



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0101-2009

A By-law to designate the Bell Gairdner
Estate located at 2700 Lakeshore Road
West as being of cultural heritage value

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Notice of Intention to designate the Bell Gairdner Estate located at 2700 Lakeshore Road West, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Bell Gairdner Estate located at what is municipally known as 2700 Lakeshore Road West, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended.
2. That the reasons for designating the property known as the Bell Gairdner Estate located at 2700 Lakeshore Road West, in the City of Mississauga, under section 1 of this By-law, are duly set out in Schedule "B".
3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules "A" and "B" form an integral part of this by-law.
5. That the City Solicitor is hereby directed to register a copy of this by-law against the property located at 2700 Lakeshore Road West in the proper land registry office.

ENACTED AND PASSED this 8th day of April, 2009.

MAYOR

APPROVED AS TO FORM City Solicitor MISSISSAUGA
REZ
Date April 2 09

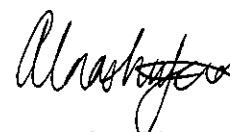
CLERK

SCHEDULE 'A' TO BY-LAW 0101-2009

Summary: Part of Lot 34 and all of Lot 35, Concession 4, South of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 2, City Zone 4 in the vicinity of Lakeshore Road West and Winston Churchill Boulevard)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed part of Lot 34 and all of Lot 35, Concession 4, South of Dundas Street, of the said Township, designated as Parts 1 to 7 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-22402.



Alnashir Jeraj
Ontario Land Surveyor

DESIGNATION STATEMENT**Bell Gairdner Estate, 2700 Lakeshore Road West**

The Bell Gairdner Estate is a large property on Lake Ontario. It lies south of Lakeshore Road West and just east of Winston Churchill Boulevard, the western boundary that divides Mississauga from Oakville.

Statement of Cultural Value or Interest

The Bell Gairdner Estate has physical/design value as it is a rare example of Modern Classicism in Mississauga. It also displays a high degree of craftsmanship and artistic merit.

The Bell Gairdner Estate has historical/associative value because it has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The property yields or has the potential to yield information that contributes to an understanding of early 19th century and privileged mid twentieth century life in Toronto Township. The estate demonstrates the work and ideas of Bank of Canada architect Marani Lawson and Morris, a significant Canadian architectural firm.

The Bell Gairdner Estate has contextual value because it is physically and historically linked to its surroundings. This includes "millionaire's row" to the west, which is Oakville, and the Robertson Farm to the north.

Description of Heritage Attributes

Key attributes that reflect the Bell Gairdner Estate's physical/design value include:

- The overall shape and form of the house
- The rectilinear shape and form of the house
- The symmetrical arrangement of the house, including projecting wings, number and placement of dormers, symmetrically placed windows
- The rectilinear shape and form of the windows and other openings
- The stone window sills
- The brick headers above the windows and openings
- The paired shutters and their shape and form
- The gently projecting curved bays on the south face and their flat roofs
- The cornices
- The raised horizontal banding
- The projecting frontispiece at the Lakeshore entrance, including the pediment above the second storey
- The stone entryway and its shape and form, including raised platform, column bases, horizontal incised bands that suggest cornice and capitals, stonework around door
- The door frame and transom over the door, of the main Lakeshore Road entrance
- The shape, form and pitch of the gable roofs
- The brick chimneys, including their shape, form and symmetrical placement
- The tiled roofing
- The shape and form of the dormers and their openings
- The shape, form and design of the balcony enclosure atop the Lakeshore entryway
- The Credit Valley foundation/basement, including its shape and form, including piers and treatment around entryway
- The shape, form and design of the grillwork between the piers of the rear (south) patio
- The roundabout at the Lakeshore entrance of the house, including the low Credit Valley stone walls and lamp posts
- The remains and/or foundations of any outbuildings, pools, etc. that are no longer in existence

DESIGNATION STATEMENT**Bell Gairdner Estate, 2700 Lakeshore Road West**

- The brick gateposts at the Lakeshore entrance, their symmetrical placement and Classically-inspired shape and form
- The main curving stairwell, west of the main (Lakeshore Road) entrance
 - Its shape, form and placement
 - Its steps, including shape and size
 - Its railing, including shape, form and material
 - Its spindles, including shape, form and material
- The wood panelled library, which comprises the first floor of the projecting section on the west side
 - Its fine crafted wood interior
 - Its inset shelves, including their shape, form and material
 - Its fireplace, including its shape, form and material
- The garage structure, which includes apartments
 - Its overall shape and form
 - Its exact location and footprint, to the northeast of the main house and perpendicular to it
 - Its rectilinear shape and form of the garage
 - The symmetrical arrangement of the garage, including projecting wings and symmetrically placed windows
 - The shape and form of the gable and main roof
 - The cornices that line the gable ends
 - The shape and form of the roofs on the projecting wings
 - The roof tiles that match the main house
 - The window surrounds and shutters, including their shape and form
 - The banding that runs along the top of the windows of the first storey of the main section
 - The brick chimney on the south end, and its shape and form
 - The horizontal siding
 - The round vent(s), including shape and form and placement at gable centre
 - The cupola, including its shape and form and central placement

Key attributes that reflect the Bell Gairdner Estate's historical/associative value include:

- Any early 19th remains on the property
- The main house, outbuildings, lagoon and any remaining landscaping from the tenure of Charles Powell Bell, Kathleen Harding and James Arthur Gairdner
- The main house in its entirety

Key attributes that reflect the Bell Gairdner Estate's contextual value include:

- Its location south of the Robertson Farm and east of millionaire's row
- View and vista from the house to Lakeshore Road West
- View and vista from the house to Lake Ontario