A By-law to designate 1239 Lakeshore Road East as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), 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 Council for The Corporation of the City of Mississauga approved the designation of the property at 1239 Lakeshore Road East in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0199-2022;

AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;

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

- 1. The Property, including all the buildings and structures thereon, at 1239 Lakeshore Road East in the City of Mississauga and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the Heritage Act.
- 2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
- 3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
- 4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSE	this day of	, 2023.
Approved by		
Legal Services		MAYOR
City Solicitor		
City of Mississauga		
Lie Magi		CLERK
Lia Magi		
Date: September 19, 2023		
File: CS.08-22.01		

Legal Description

1239 Lakeshore Road East

In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of Lots 11, 12, 13 & 14, Registered Plan H-23.

SCHEDULE 'B' TO BY-LAW

The subject property is a two-storey school located at 1239 Lakeshore Road East.

Statement of Cultural Heritage Value or Interest

The property has design and physical value because it is a rare surviving example of a Georgian Revival mixed with Edwardian architectural style institutional building in Mississauga. It is a rare surviving early twentieth century school in Mississauga and its longest running school. The school is of a design that was common amongst rural areas, and as such links a vibrant and growing area of Mississauga to its rural past. It also demonstrates artistic merit.

The original two-storey 1923 building is framed on the east and west sides by two additions, dating to 1954 and 1962, which were built to handle the increasing population of the area over time. The property has historical and associative value as it yields information about the growth of the area in the 20th century.

The property has contextual value as a landmark along Lakeshore Road East due to its prominence in the community and its iconic style. Because it served the community, it is also physically and historically linked to its surroundings.

Description of Heritage Attributes

Historical, associative and contextual attributes include:

- The relationship, orientation and setback from Lakeshore Road East anchor it as a landmark in the neighbourhood and community contributes to the cultural heritage value of the property because they speak to the rural history of the area
- Its visibility from Lakeshore Road East contributes to the cultural heritage value of the property because the school is a local landmark
- Its location in Lakeview contributes to the cultural heritage value of the property because it attests to the rural history of Lakeview

Design attributes include:

- The overall rectilinear shape and form of the original 1923 school contributes to the cultural heritage value of the property because they form the basis of the school
- The common bond red brick material with stack bond detailing and decorative brickwork with green tinted bricks, with English bond brickwork within the frames on the west and east ends – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- Decorative wood blocking, including semicircle panel that provides additional prominence to the central second storey front window – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original front entrance portico including pilasters, detached square columns with transom window above the double doors contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original cupola and chimney, their shape and form, materials and their central placement on the building contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The symmetrical and orderly arrangement of windows, including the 16 over 16 windows along the front with raised muntin bars and casement windows within, and more distinctive central window on the front second storey – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original windows and their shape, form and material contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style

- The shutters and their detailing including moon shape cut-outs contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The brass plate above the original front entrance, with raised lettering that reads "Lakeview Park School, S.S. no. 7, 1923" – contributes to the cultural heritage value of the property because it speaks to the age of the school
- The cross gabled roof contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The dormer on the east side of the building contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The eave returns contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- Raised basement contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style