

## Deputation to Heritage Advisory Committee – November 14, 2023

To the Heritage Advisor Committee.

In 2022, the Lakeview Ratepayers Association (LRA) discovered their roots. Documentation was forwarded to us from the Province of Ontario providing the reason for our incorporation, registered on Aug 24, 1921, Gazetted Sept 24, 1921, and duly filed Nov 11, 1921.

- John Wilson Dods and Willian Osborne Scott, carpenters & builders
- Horace George Page and Richard Williamson, Machinist's
- Andrew Melville, Bookbinder
- George Henry Bush, Railway Clerk
- Samuel Wismer, Photographer
- Alexander Young Waldrum, Butcher
- George Duck Farmer

All residents of the Township of Toronto, in the County of Peel officially incorporated the Lakeview Ratepayers Association for the purpose as follows: (see attached documentation)

- To promote and conserve at all times the best interests of school section number 7.
- To promote the facilities for educating the children to residents in the said school.
- To acquire or provide a site or sites for building schools.
- To purchase, acquire and invest in land for public purposes and assist in doing so.
- To do all things possible to promote the prosperity of the said school Section and the health and wellbeing of its residents.
- To do any other or thing for the improvement or benefit of the said school section or tending to promote the lawful interest of owners of property therein, resident therein and the members of this asocial in connection therewith.

In 1923, James Walsh purchased land for suburban development, and registered this land with the township as a residential subdivision plan H-23. With Plan H-23 approved, the Lakeview Ratepayers Association purchased three full lots, and portions of two more adjacent lots, which it transferred to the trustees of School Section #7.

The LRA had been incorporated two years earlier with the primary goal of building a school in the east end of the village, the developer knew he had a ready buyer for lots in his development. (The school was also an incentive for other potential buyers of H-23 lots.)

Soon after the transfer of land to the trustees, a two-storey, four room schoolhouse was built on the subject property. The school operated until 2015, and still holds the record of being the longest running school in Mississauga, 93 years and 4 months.

In 2016, the PDSB informed the Lakeview Ratepayers Association by letter that they would be removing the school from their inventory.

The immediate concern of the association was that the school could be sold and demolished. On behalf of the board, Deborah Goss pursued the idea of having the property historically designated through conversations with historian, Richard Collins in the presence of Councillor Tovey at the beginning of a Jane's Walk on May 16, 2016.

Richard Collins was gracious enough to put together a 'few notes' in the form of his 45-page version of a Physical, Historical and Contextual Assessment of 1239 Lakeshore Road East. Richard had moved away

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from the area, however we reconnected via email and with his approval on Aug 24, 2019, his first assessment was first delivered to HAC by the Lakeview Ratepayers deputation in Sept 2019.

With the discovery of the Lakeview Ratepayers incorporation records in 2022, Richard wrote his second iteration (72-page assessment) and there followed a second deputation to HAC by Krys Stechly, resident, Trevor Baker, President, LRA and Deborah Goss, resident in September 2022. The heritage designation was then suggested.

In finishing up, I would like to include a quote that Richard Collins used in his assessment of Lakeview Park Public School as it is most fitting.

“Show me your schoolhouses. They will tell me more about the people of your township than I can learn in any other way.

They speak the truth... about the attitude of your municipality towards all that makes for genuine progress.” Ontario Department of Education, 1909

We ask that HAC and the City uphold the heritage designation of this most significant landmark from our past. At the very least the original 1923 building should be protected and remain. We note that many other red brick schoolhouses are repurposed, feel sure that we can do likewise with this rare gem, in particular with the increase in density and need for amenities in the Lakeview area.

In addition, we have a great need for a small theatre space in the area. The 1965 parts of the building provides a beautiful community theatre that could be immediately put into to use.

We have long asked the province to use the one-acre land at the rear of the property for a potential long term care facility and /or seniors affordable housing (see attached PPT). This falls in line with the Lakeview MZO that mentions the requirement for an LTC in the Innovation Corridor.

As a landmark, Krys Stechly is the best person to speak to the school, having attended as a student along with her siblings. Krys attests to the school being the hub of the community with many families gathering for picnics, field days, Girl Guides events, winter ice-rink for skating and hockey plus many other uses.

Women working at the Small Arms, including Cree women used the school while they worked a couple of minutes away. In times of need, after the war and during Hurricane Hazel, the school was a place of refuge.

Richard Collins can speak much more eloquently about the architectural significance of this school and the historical context.

Thank you for considering the long-term significance of Lakeview Park Public School to our community.

Lakeview Ratepayers Association, Deborah Goss



A PHYSICAL, HISTORICAL and CONTEXTUAL ASSESSMENT of

**1239 LAKESHORE ROAD EAST**  
MISSISSAUGA, ONTARIO

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“Show me your school-houses. They will tell me more about the people of your township  
than I can learn in any other way.

They speak the truth . . . about the attitude of your municipality towards all that makes for genuine progress.”

Ontario Department of Education, 1909

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## 0.0 CONTENTS

### 1.0 Property Information

### 2.0 General Requirements

#### 2.1 Detailed site history

- 2.1.1 list of owners from the Land Registry Office
- 2.1.2 a history of the site use(s)
- 2.1.3 Indigenous history, where applicable

#### 2.2 Complete listing and full written description of property

- 2.2.1 built forms
  - structures
  - building materials
  - building elements
  - architectural and interior finishes
  - natural heritage elements
  - landscaping
  - archaeological resources
- 2.2.2 conclusions regarding the significance and heritage attributes
- 2.2.3 location
  - existing land use
  - zoning
  - land use of adjacent properties

#### 2.3 Existing conditions related to the heritage resource

- 2.3.1 exterior photographs
- 2.3.2 interior photographs
- 2.3.3 elevations of existing building(s)
- 2.3.4 floor plans of existing building(s)
- 2.3.5 site plan or survey
- 2.3.6 historical photos, drawings, or other archival material
- 2.3.7 municipal/agency requirements that affect conservation

#### 2.4 Proposed development outline

- 2.4.1 outline of proposed adaptive reuse

#### 2.5 Architectural drawings

- 2.5.1 proposed building(s): plans
- 2.5.2 proposed building(s): elevations

#### 2.6 Trees of heritage significance

- 2.6.1 Inventory of trees

#### 2.7 Alternative development options/mitigation measures

- not applicable

#### 2.8 Summary of conservation principles

- not applicable

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- 2.9 **Proposed Demolition/Alterations**
    - not applicable
  - 2.10 **Salvage Mitigation**
    - not applicable
  - 3.0 **Summary Statement**
    - 3.1 **Significance of the Heritage Attributes**
      - 3.1.1 list of attributes
        - physical
        - historical
        - contextual
    - 3.2 **Impact of Proposed Development**
      - 3.2.1 impact of proposed adaptive reuse on the cultural heritage
  - 4.0 **Recommendation**
    - 4.1 **Regulation 9/06, Ontario Heritage Act**
      - 4.1.1 does the property meet the criteria for designation
      - 4.1.2 conclusion
  - 5.0 **Qualifications**
    - 5.0.1 author
    - 5.0.2 references
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## 1.0 PROPERTY INFORMATION

### Name(s)

#### 1.11 Historic Place Name

Township of Toronto School Section #7: Lakeview Park

#### 1.12 Other Name(s)

Lakeview Park Public School

Indec School South

Peel Alternative School South

### Recognition

#### 1.21 Authority

City of Mississauga

#### 1.22 Inventory Number

510

### Location

#### 1.31 Address

1239 Lakeshore Road East

#### 1.32 Postal Code

L5E 1G2

#### 1.33 Lower Tier

City of Mississauga

### Coordinates

#### 1.41 Latitude

43° 34' 55" north

#### 1.42 Longitude

79° 33' 15" west

### Boundaries

#### 1.51 Lot

Plan H-23, Lots 11 to 14, and part of Lots 35 and 36

#### 1.52 Property Area

9,748.97 m<sup>2</sup>

#### 1.53 Depth

~205 m

### Zoning

#### 1.61 Zoning

R3-75 and RA1-27

#### 1.62 Status

listed, but not designated

#### 1.63 Bylaw

n/a



looking north



looking east



looking south



looking west

(all photos above: Bing Maps)

#### 1.71 Property Description

The subject property is located on the north side of Lakeshore Road East, between Fergus Avenue and Orchard Road, in the historic village of Lakeview, in modern-day Mississauga, Ontario.

The complex of structures at the south end of the property consists of a two-floor, four-room, red-brick schoolhouse built in 1923, with a two-floor, two-room 1954 extension north and west of the 1923 school, and a 1965 addition located to the east of the 1923 school, consisting of a tall gymnasium to the south end of the extension and a six-room, single-floor extension northward from the gymnasium.

#### 1.72 Landscape Features on the Property

The property is relatively flat. Because the property northward from the main complex of buildings was used as a school recreation field, there are no trees, shrubs or gardens here. A variety of deciduous trees, ranging in height from approximately 15 to 20 metres mark the east property line. Four taller trees at the south end of the property – a pine, a sugar maple and two black maples – block the view of the facade of the 1923 schoolhouse, and form a canopy over the sidewalk leading to the 1923 main entrance.

## 2.0 DETAILED SITE HISTORY

### General Requirements

#### 2.1 Detailed site history

##### 2.1.1 list of owners from the Land Registry Office

Traditional stories state the Haudenosaunee people occupied a large territory consisting of modern-day southern Ontario and western New York state dating at least back to the mid 1400s, although archaeological surveys conducted in the area that is now the City of Mississauga reveal Indigenous land use (if not specifically settlement) going back a thousand years earlier. Hunting tools uncovered in these local surveys indicate that seasonal hunting took place in what is now Mississauga.

(No artifacts have been uncovered to show that the subject property of this report was occupied by Indigenous people.)

The Haudenosaunee people either moved south into western New York by choice, or were pushed out of modern-day Mississauga by arriving Anishinabe people around 1700. In 1805, when the British crown expressed interest in purchasing the land which includes present-day Mississauga, arrangements were made to sell a tract (including the subject property). Following 1805, land registry records for the subject property include several short-time owners who did not develop the property, but either acquired the property through land grant, or by quit claim on other property claimants who did not develop the property for lack of need, interest or money.

Regarding the history of the school on the subject property, James Walsh purchased this property along with the remainder of Concession II SDS, Lot 6 from Mary McEvay, in 1923. The McEvays operated a modest market vegetable farm on this property, but Walsh purchased the land for suburban development. That same year he registered a residential subdivision plan, H-23, with the township.

With Plan H-23 approved, the Lakeview Ratepayers Association purchased three full lots, and portions of two more adjacent lots, which it transferred to the trustees of School Section #7. The LRA had been incorporated two years earlier with the primary goal of building a school in the east end of the village, so Walsh knew he had a ready buyer for lots in his development. (The school in the neighbourhood was also an incentive for other potential buyers of H-23 lots.)

Soon after the transfer of land to the trustees, a two-storey, four room schoolhouse was built on the subject property. The property remained in use a school and schoolgrounds to 2015.

The property has been unused since 2015, although the school building complex and recreation fields remain in place.

##### 2.1.2 a history of the site use(s)

see item 2.1.1

### **2.1.3 Indigenous history, where applicable**

Aside from ownership of the land – recognized legally through the Mississauga Surrender Treaty 13A of 1805 – there is no record, from traditional sources, that the Indigenous people of early Mississauga occupied this specific property. Through most the period of occupation by the Credit Mississauga nation, most of what is now the City of Mississauga was used as hunting territory.

## **2.2 Complete listing and full written description of property**

### **2.2.1 built forms**

#### **2.2.1a structures**

There is one structure on the subject property with a foundation, built in three stages. The first structure is the 1923 four-room schoolhouse facing southward to Lakeshore Road East. An annex was added to the north and east of the 1923 section in 1954. A larger addition was built to the north and west of the 1923 section in 1965.

#### **2.2.1b building materials**

All sections of the current building complex are made of brick, with a concrete foundation. The 1954 and 1965 sections are of conventional single-wythe red brick construction, in a common bond. The 1923 section is of double-wythe construction using a more-complex variation of brick bonds and colours to create simple, decorative design motifs.

#### **2.2.1c building elements**

A low, iron fence remains along the south (front) perimeter of the property. This fence likely dates to 1923, when the earliest section of the current building was built. Guidelines for school properties, established in 1909 by Ontario's Department of Education, urged trustees to build perimeter fences at all publicly-funded schools.

#### **2.2.1d architectural and interior finishes**

The 1909 provincial manual for proper school design included the 1909 equivalent of 'paint chips' so that appropriate colours could be used for school walls and wainscoting, to soften the glare of sunlight, using specific tones of gray selected according the direction of sunlight. See image 3.1.1f.

#### **2.2.1e natural heritage elements**

To provide necessary clearance for the requisite team sports field, the rear (north) portion of the property has no tall trees. Two mid-age deciduous trees are located to the far north end of the rear field. There are taller trees along the east and west perimeters of the property. There is a moderately dense mix of deciduous and coniferous trees along the south (front) of the property which obscure the front facade of the 1923 and 1965 sections of the school.

Two large trees on the front property are black maples. These were likely planted coincident to the construction of the 1923 schoolhouse. Department of Education guidelines for school properties recommended the planting of maples at the front of schoolhouses. These provided shade for the classrooms in summer and shelter from



winds in the winter. (Barrier trees with thick leaf canopies were an important consideration in the days before central air conditioning.) Oaks also provide excellent weather shelter, but maple was preferred at least partially to the fact that the maple is the national symbol.

Black maples were planted decades later along the north side of the industrial properties on the south side of Lakeshore Road East, across from the subject property. Perhaps those later urban planners were influenced by Lakeview Park's signature purple-hued maples.

#### **2.2.1f landscaping**

Typical of school properties, the land profile is flat and level. This was necessary to provide safe playground and team sports facilities for students.

#### **2.2.1g archaeological resources**

No detailed archaeological study has been undertaken at the subject property.

### **2.2.2 conclusions regarding the significance and heritage attributes**

Architecturally, the building at 1239 Lakeshore Road East in Mississauga, Ontario is a defining element of early 20th century Lakeview. The village grew quickly from rural farmland to a cohesive suburban community in the 10 years preceding and following the school's construction. (In fact, the school's origin is directly related to village's rapid growth and the community's quick response to the growing demand for better, larger education facilities.)

The school's design is based on contemporary rural school plans, but the school's overall proportions are more typical of early suburban multi-room schools. Lakeview Park is a rare, successful demonstration of the versatility of provincial standardized school plans, in its ability to combine a rural school house plan with the demands of a community outgrowing its rural heritage. The rural simplicity of the school's basic massing, balanced by the more sophisticated Edwardian and Classical design elements typical of contemporary urban schools, can be observed in the 1923 section of Lakeview Park school.

Historically, Lakeview Park has served as an elementary and secondary school longer than any other school in Mississauga. Thousands of Lakeview families attended school here, voted here, were inoculated here, and gathered here for plays, political debates, and for many community meetings that determined the future course of Lakeview and its residents.

Contextually, the school remains at the centre of the east portion of the village, and remains a visual landmark along Lakeview's busy main street.

All sections of the current building complex, notably the oldest section dating to 1923, are in good condition. With the exception of modern, energy-efficient windows (which replaced original windows, in 1991) most of original exterior architectural features of the historically-significant 1923 section remain, in an unaltered form.

**2.2.3 location****2.2.3a existing land use**

The last classes were held at the school on the subject property in 2015. Since this time, the property has been vacant, although the playground to the rear is still used for its intended purpose by local families.

**2.2.3b zoning**

At the time of the publishing of this report in September 2022, the subject property was zoned RA1-27, which permits only a public school or day care.

**2.2.3c land use of adjacent properties****1227 Lakeshore Road East**

The property located immediately west of the subject property is a four-storey multi-unit residential complex. Zoned RA1-1

**1257 Lakeshore Road East**

The property located immediately east of the subject property is a seven-storey multi-unit residential complex. Zoned RA-4

**1220-1250 Lakeshore Road East**

The property located south of the subject property, on the south side of Lakeshore Road East, is a one-storey warehouse structure, currently used a multi-unit commercial storage facility. Zoned E2-21

**2.3 Existing conditions related to the heritage resource****2.3.1 exterior photographs**

See images 2.3.1a to 2.3.1s.

**2.3.2 interior photographs**

See images 2.3.2a to 2.3.2z.

**2.3.3 elevations of existing building(s)**

Image to come.

**2.3.4 floor plans of existing building(s)**

See pages 39 and 40

**2.3.5 site plan or survey**

See image 2.3.5.

**2.3.6 historical photos, drawings, or other archival material**

See images 2.3.6a to 2.3.6g.

**2.3.7 municipal/agency requirements that affect conservation**

not applicable

**2.4 Proposed development outline****2.4.1 outline of proposed development**

As of the date of publication of this report, in September 2022, the property is owned by the Peel District School Board, and is currently vacant. There is uncertainty, at the time of publication, regarding plans for development, redevelopment, reuse or

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adaptive reuse, and/or sale or transfer of ownership of the subject property. At the time of publication of this report there were no development applications or Committee of Adjustments applications for this property.

**2.5        proposed building(s)**

not applicable

**2.6        Trees of heritage significance**

**2.6.1      Inventory of trees**

There are no trees of known heritage significance on the property. Some of the trees on the south (front) lawn of the property, notably two black maples, were likely planted at the time of construction of the 1923 section of the school, being consistent with the recommendation set for by the Ontario Department of Education in 1909 regarding the use of full-canopy shade trees in front of schoolhouse to function as sun and wind barriers at appropriate times of the year.

**2.7        Alternative development options/mitigation measures**

not applicable

**2.8        Summary of conservation principles**

not applicable

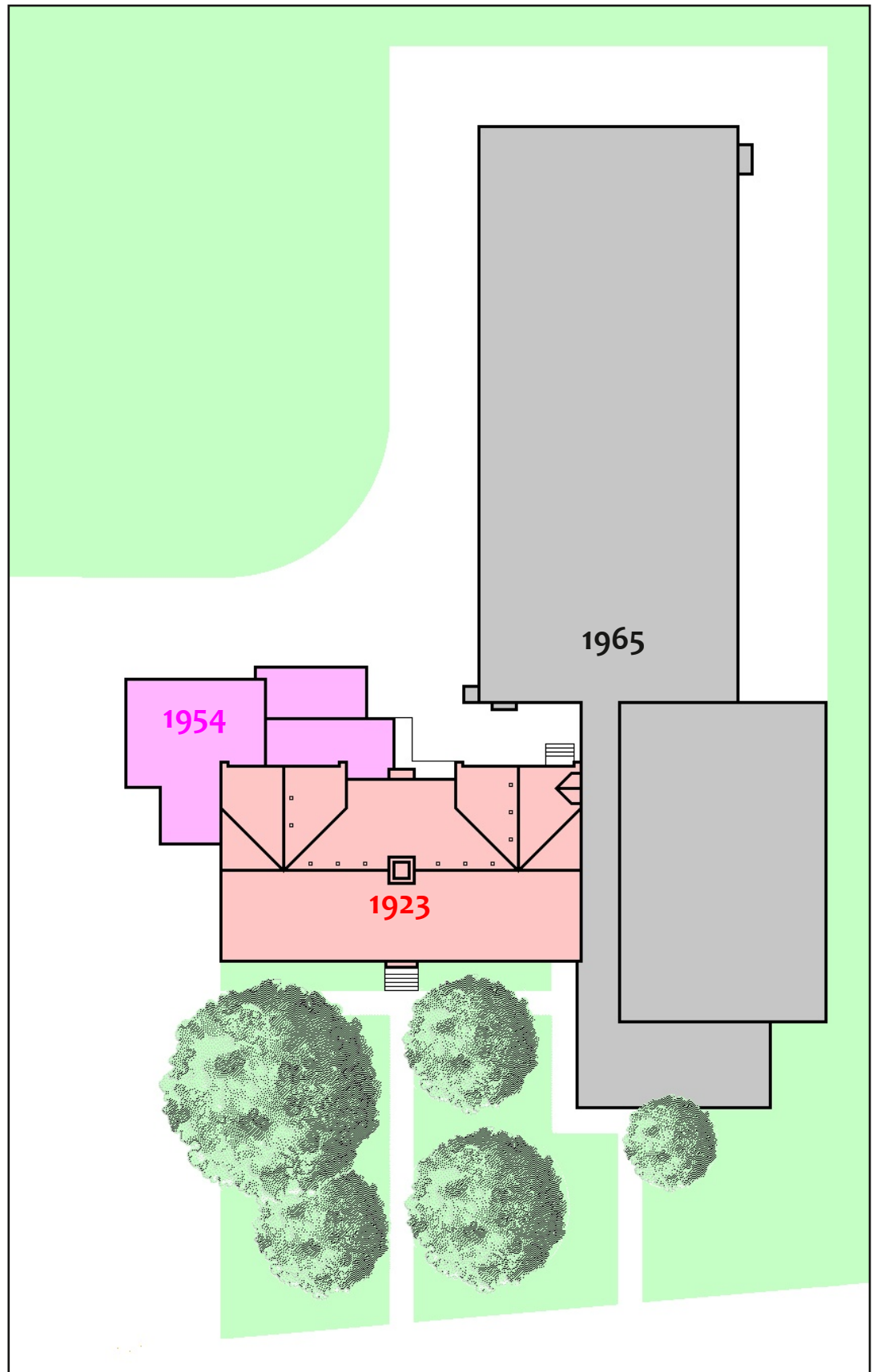
**2.9        Proposed Demolition/Alterations**

not applicable

**2.10      Salvage Mitigation**

not applicable

2.2.1  
Built Forms



2.2.1a: growth of S.S. #7 - Lakeview Park

2.2.1  
Built Forms



2.2.1b: S.S. #7 - Lakeview Park; Plan H-23, Lots 11-14 and parts of Lots 35 and 36



2.3.1  
Exterior Images



2.3.1a: south elevation of the 1923 section, looking north



2.3.1b: south elevation of the 1923 section, looking northeast





*2.3.1c: north elevation of the 1923 (centre) and 1954 (right) sections*



*2.3.1d: north elevation of the 1965 (left), 1923 (centre) and 1954 sections*





*2.3.1e: complementary massing of the 1923 (right) and 1954 sections*



*2.3.1f: detail of the 1923 chimney and cupola*



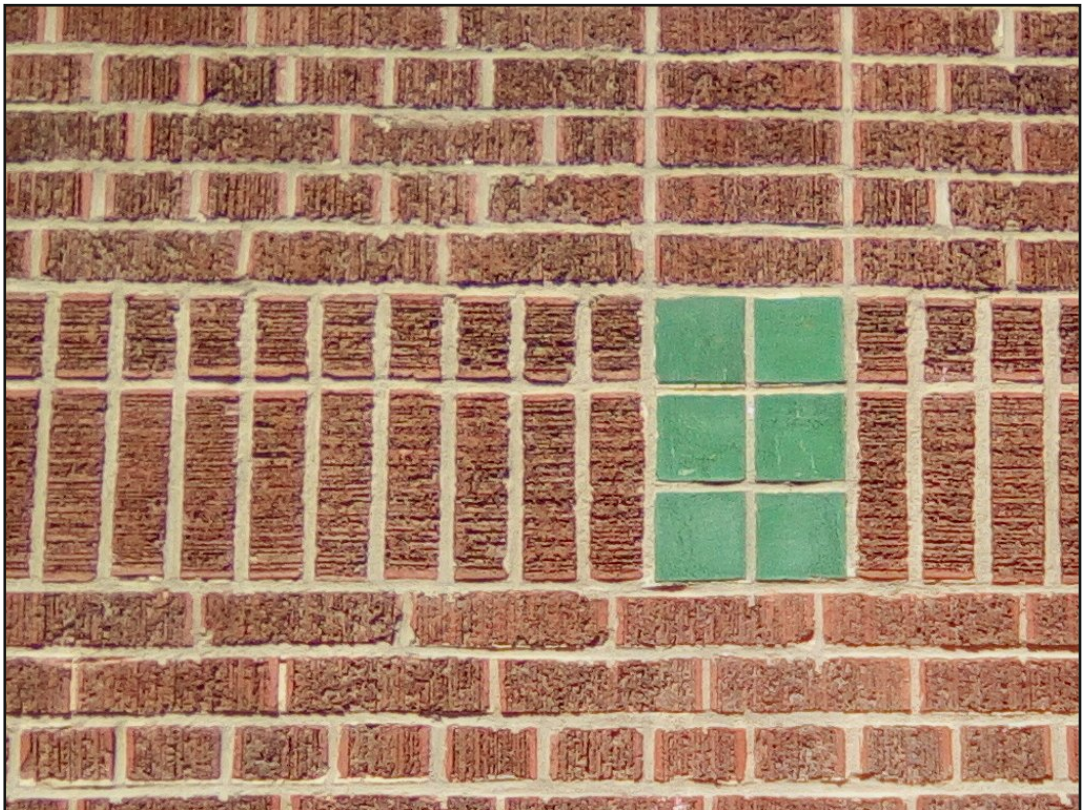


2.3.1g: chimney of the 1965 section





*2.3.1h: variations in brick bonds, west elevation of 1923 section*



*2.3.1i: detail of brick colours and textures, 1923 section*





*2.3.1j: north elevation of the 1954 section*



*2.3.1k: west elevation of the front entrance of the 1965 section*





*2.3.1l: window of the 2nd-floor nurse's office*



*2.3.1m: gable and cornice returns of the easterly lengthwise annex of the 1923 section*





*2.3.1n: east elevation of the 1954 section*



*2.3.10: north elevation of the 1923 section and east elevation of the 1954 section*



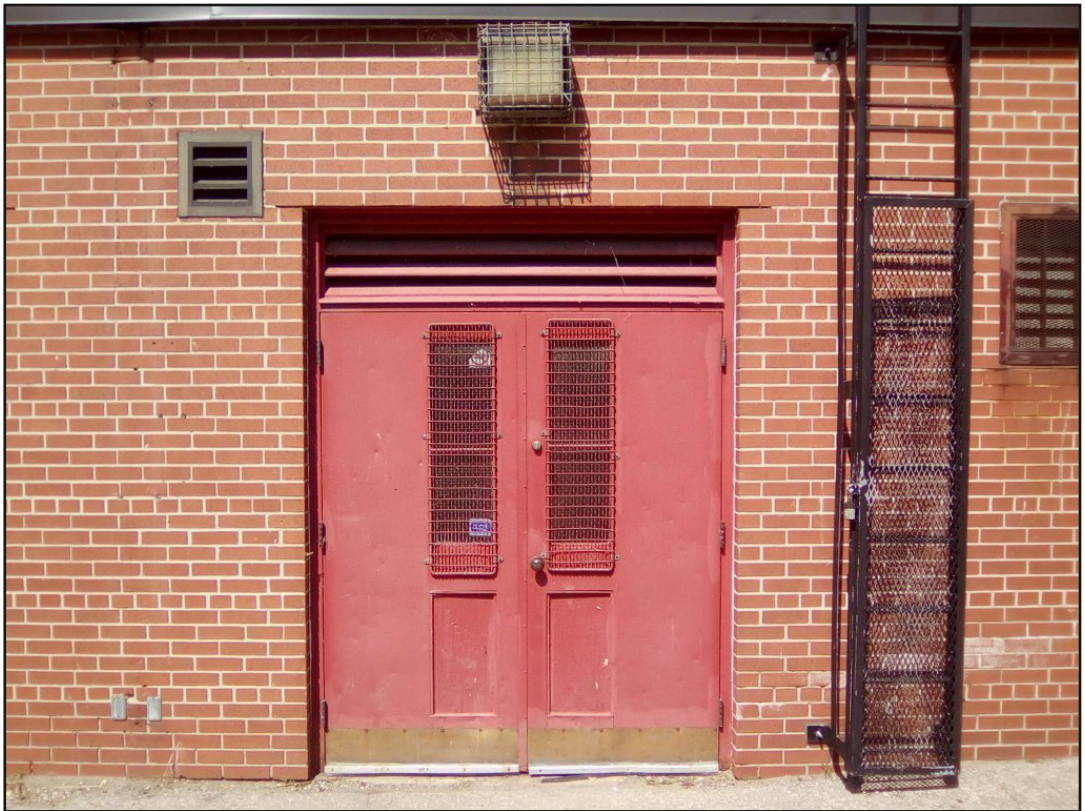


2.3.1p: south and east elevations of the 1965 gymnasium section



2.3.1q: contrasting construction materials of the 1965 (left) and the 1923 sections





*2.3.1r: west elevation doors of the 1965 section*



*2.3.1s: south elevation, 1991 windows of the 1923 section*



**2.3.2a: former cloakroom, converted to computer stations**



**2.3.2b: first floor west classroom, looking west**





*2.3.2c: 1st-floor west classroom, looking north*



*2.3.2d: 1st-floor east classroom, looking west*



**2.3.2e: 1st-floor east classroom, looking northeast**



**2.3.2f: 1st-floor east classroom, looking southeast**





*2.3.2g: lengthened chalkboard encroaching on earlier hardware*



*2.3.2h: evidence of the lengthened chalkboard, and outlets for computers*



**2.3.2i: makeshift file cabinet, 1st-floor classroom**



**2.3.2j: outdated multi-media devices left behind after the school's closure**





**2.3.2k: deteriorating bricks, basement**



**2.3.2l: deteriorating bricks, basement**



**2.3.2m: deteriorating basement floor**



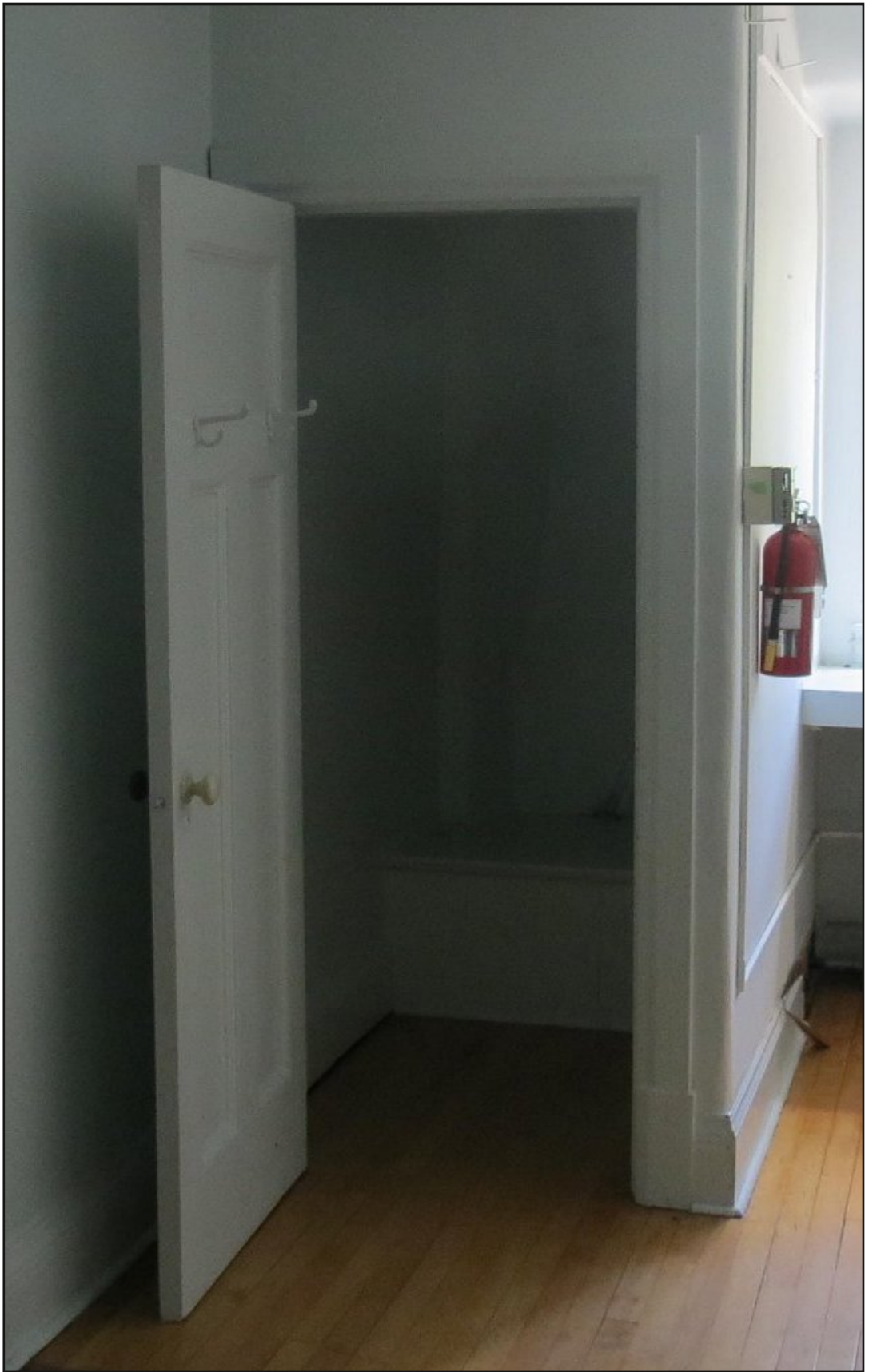
**2.3.2n: wear and tear, 1st floor office floor**



*2.3.20: stairs to the third floor*

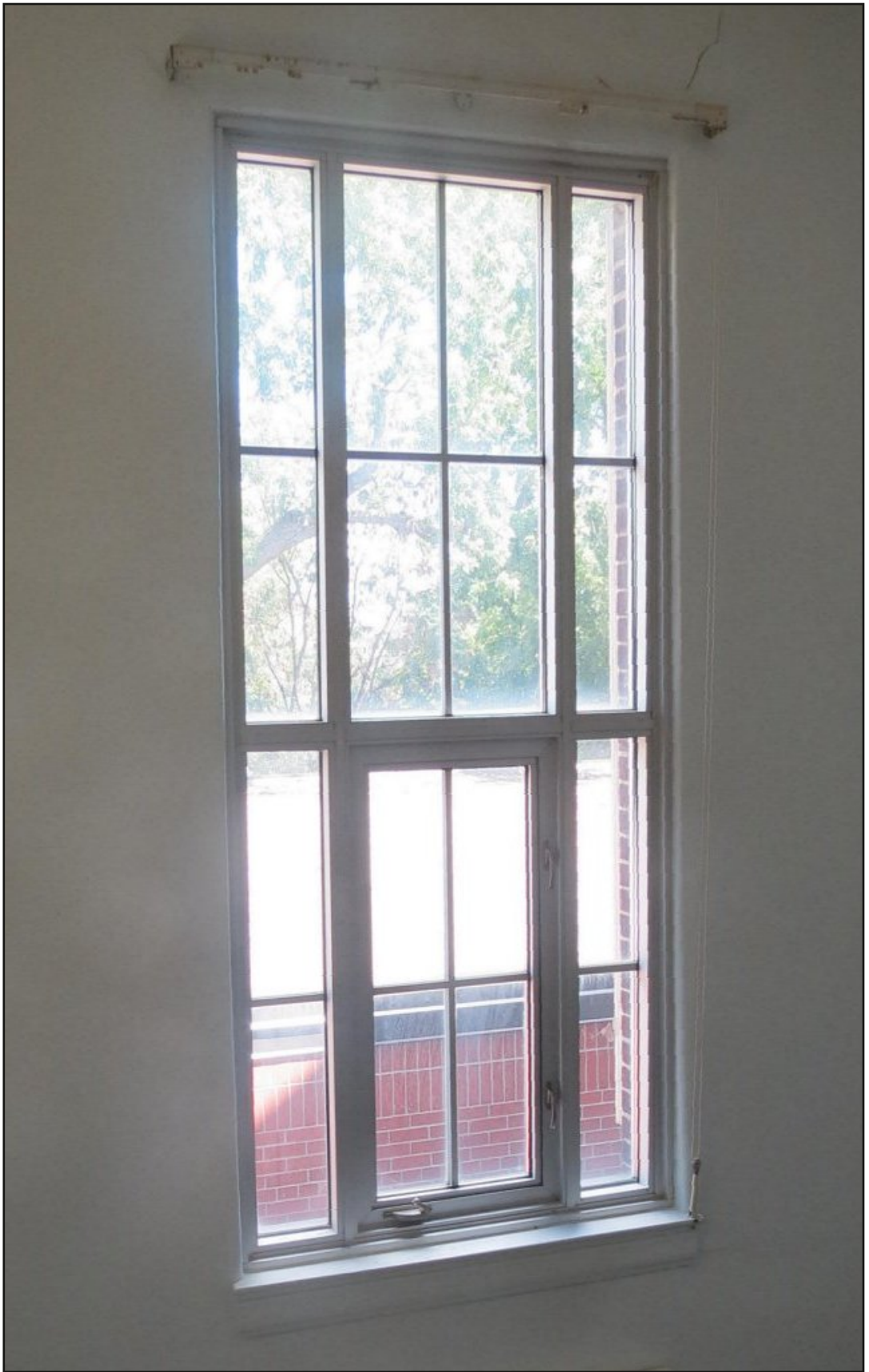
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*2.3.2p: 3rd-floor commode, capped after municipal plumbing was installed*





*2.3.2q: tall stairwell windows, between the first and second floors*



*2.3.2r: discontinued coal chute*



**2.3.2s: boiler and coal scuttle**

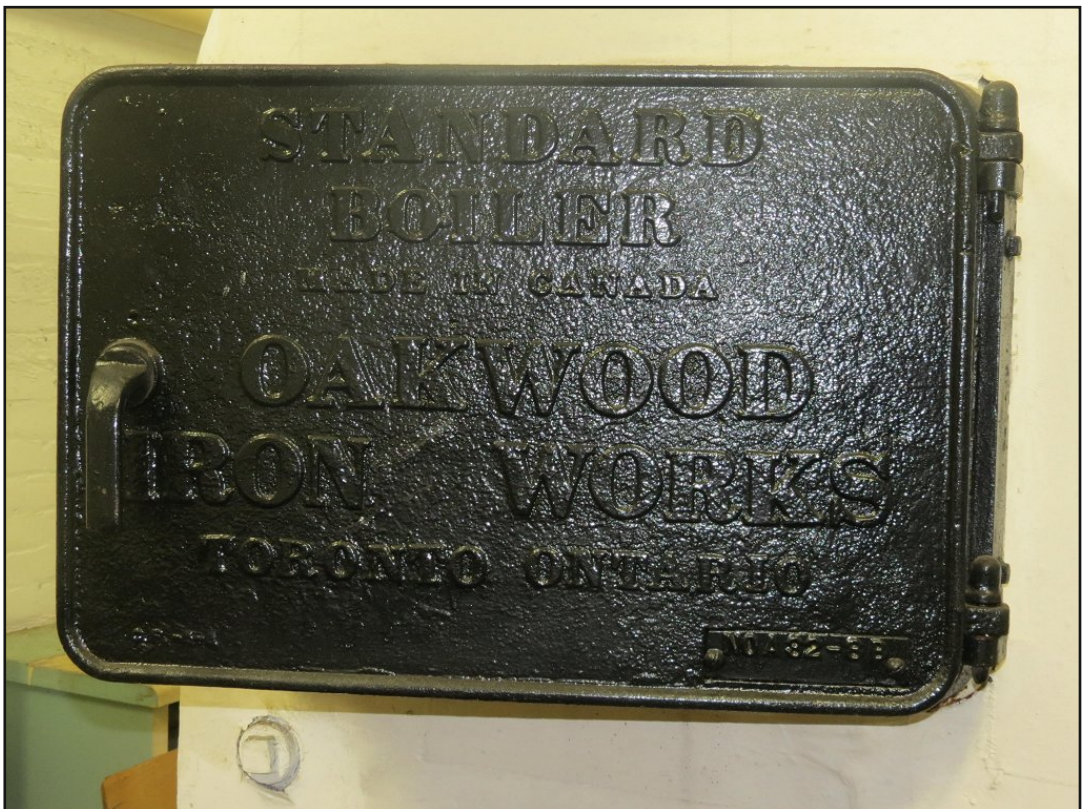


**2.3.2t: boiler flues**





2.3.2u: boiler guages



2.3.2v: boiler flue door



2.3.2w: boiler ashpan door



2.3.2x: coal chute outlet





*2.3.2y: modern water heater adjacent to the 1923 coal boiler*



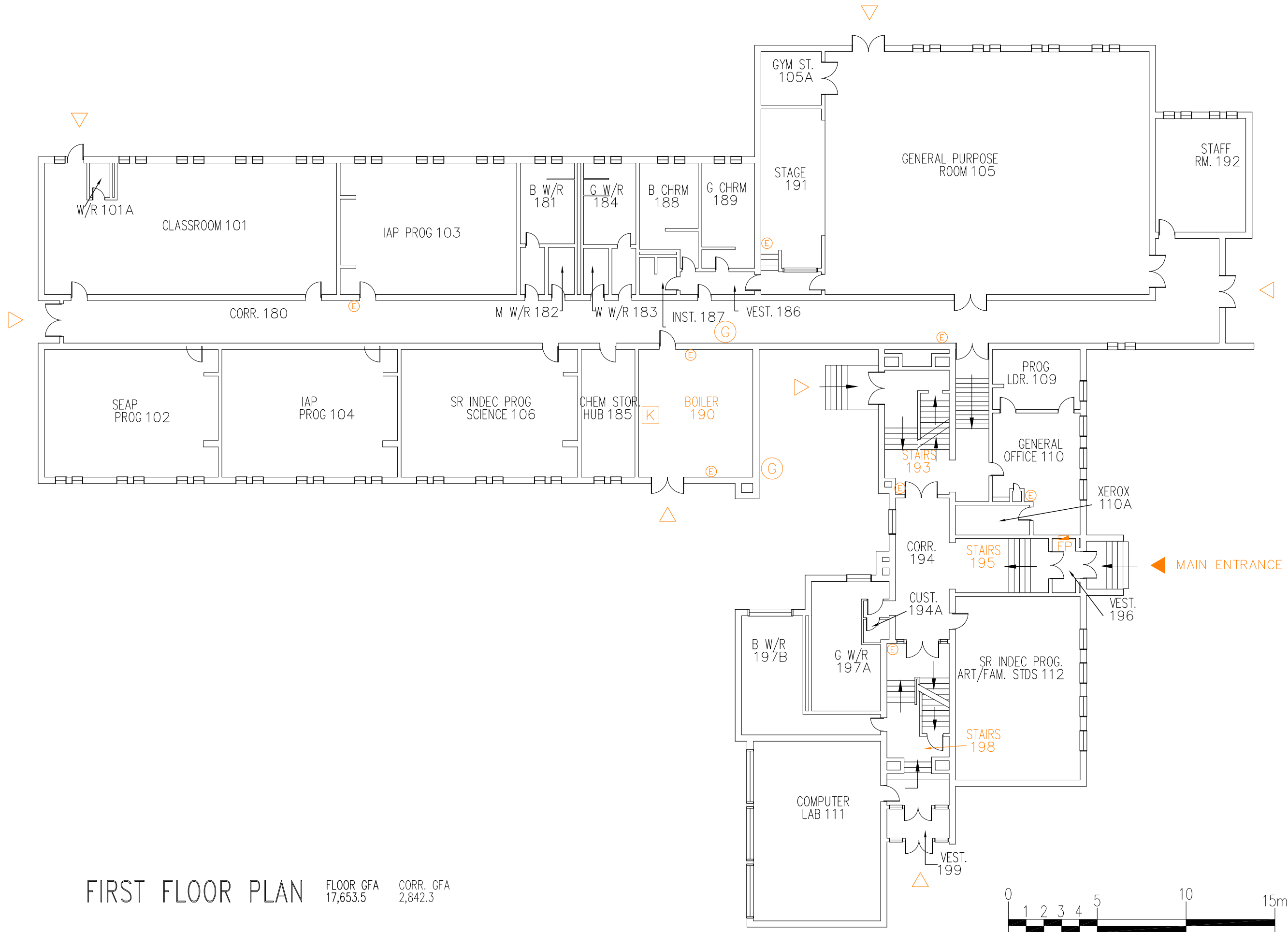
*2.3.2z: modern and 1923 water control valves*



UPDATED ON JANUARY 3, 2006

# FIRST FLOOR PLAN

FLOOR GFA 17,653.5  
CORR. GFA 2,842.3



## FIRE LEGEND

- FHC FIRE HOSE CABINET
- FA FIRE ALARM ANNUNCIATOR PANEL and GRAPHIC
- FP FIRE ALARM CONTROL PANEL
- E MAIN ELECTRICAL PANEL
- E FIRE EXTINGUISHERS
- X FIRE PROTECTION CONTROL VALVES
- K KEY BOX
- T TRANSFORMER VAULT
- III STAIRS
- ELV. ELEVATORS
- MAIN BUILDING ENTRANCE
- SECONDARY ENTRANCES
- FIRE HYDRANT
- SIAMESE CONNECTION
- G GAS VALVE (NATURAL)
- POST INDICATOR VALVE

No.	DESCRIPTION	BY	DATE
1	ISSUED FOR FIRE DEPARTMENT		
ISSUED/REVISED			



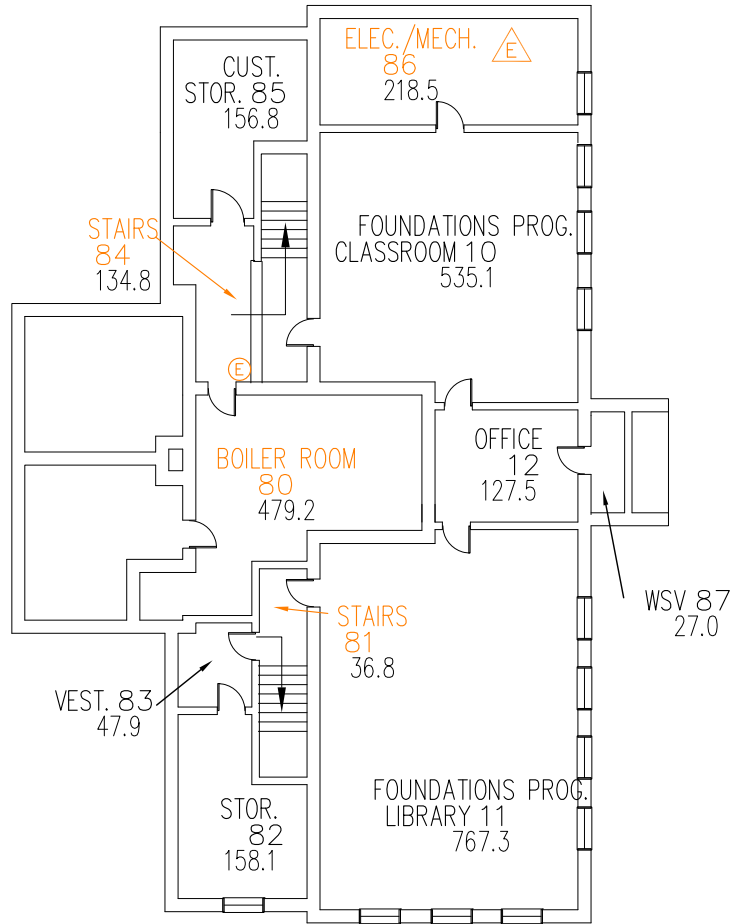
**peel District School Board**  
DESIGN & CONSTRUCTION  
5650 Hurontario Street, Mississauga, Ont., L5R 1G6  
Tel: (905) 890-1099, Fax: (905) 890-9453

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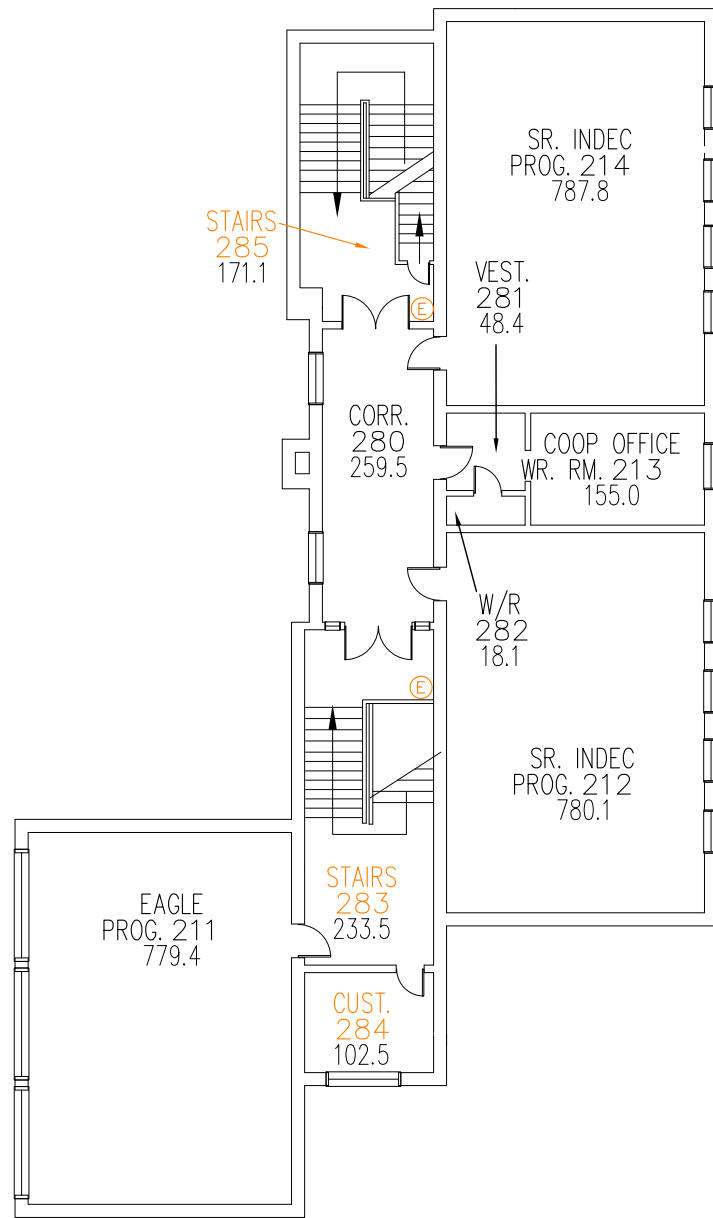
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Peel Alt. School South @  
Lakeview Park  
1239 Lakeshore Road E.  
Mississauga, Ont., L5E 1G2

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FIRE SAFETY PLAN

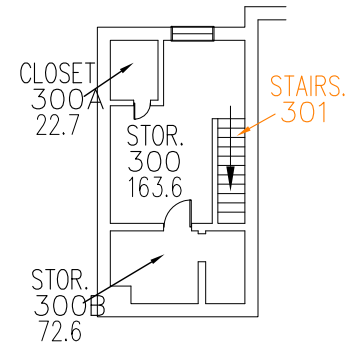
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F-1 of 2



BASEMENT FLOOR PLAN FLOOR GFA 3534.2 CORR. GFA 171.6



SECOND FLOOR PLAN FLOOR GFA 4150.6 CORR. GFA 663.5

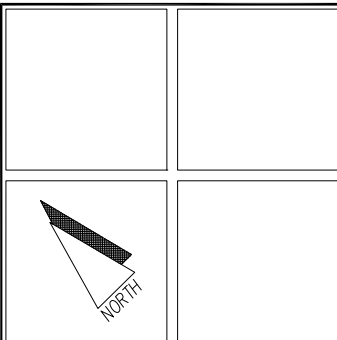


THIRD FLOOR PLAN FLOOR GFA 370.3



- FIRE LEGEND**
- FHC FIRE HOSE CABINET 7.4
  - FA FIRE ALARM ANNUNCIATOR PANEL and GRAPHIC
  - FP FIRE ALARM CONTROL PANEL
  - E MAIN ELECTRICAL PANEL
  - E FIRE EXTINGUISHERS
  - ⊗ FIRE PROTECTION CONTROL VALVES
  - K KEY BOX
  - T TRANSFORMER VAULT
  - IIII STAIRS ELV. ELEVATORS
  - ▲ MAIN BUILDING ENTRANCE
  - △ SECONDARY ENTRANCES
  - FIRE HYDRANT
  - SIAMESE CONNECTION
  - Ⓢ GAS VALVE (NATURAL)
  - ⌞ POST INDICATOR VALVE

1	ISSUED FOR FIRE DEPARTMENT		
No.	DESCRIPTION	BY	DATE
ISSUED/REVISED			



**peel District School Board**  
**DESIGN & CONSTRUCTION**  
 5650 Hurontario Street, Mississauga, Ont., L5R 1G6  
 Tel: (905) 890-1099, Fax: (905) 890-9453

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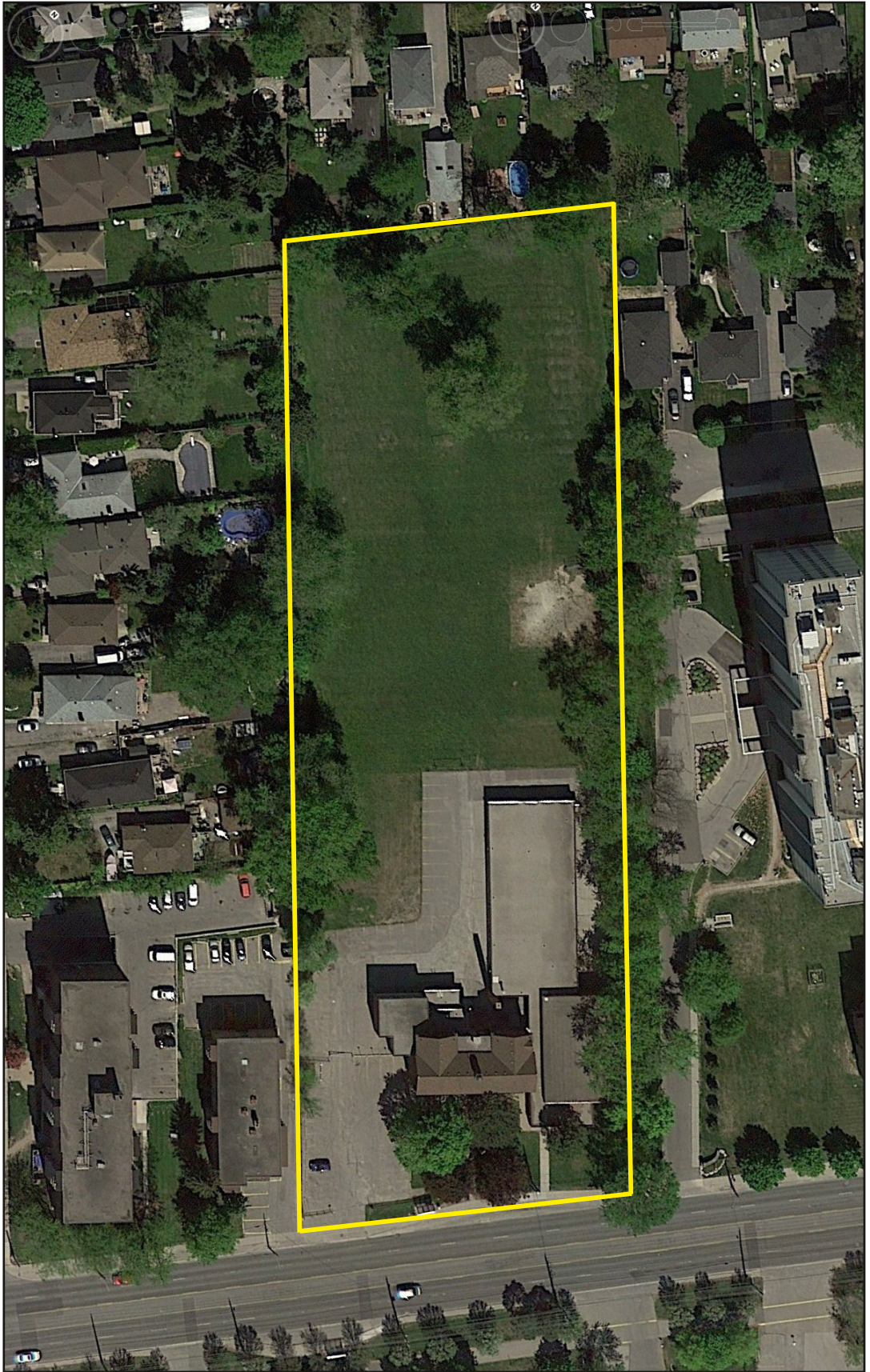
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 Peel Alt. School South @  
 Lakeview Park  
 1239 Lakeshore Road E.  
 Mississauga, Ont., L5E 1G2

DRAWING TITLE:  
**FLOOR PLAN**  
**FIRE SAFETY PLAN**

PROJECT NUMBER: SHEET NUMBER: **42**  
**F-2 of 2**



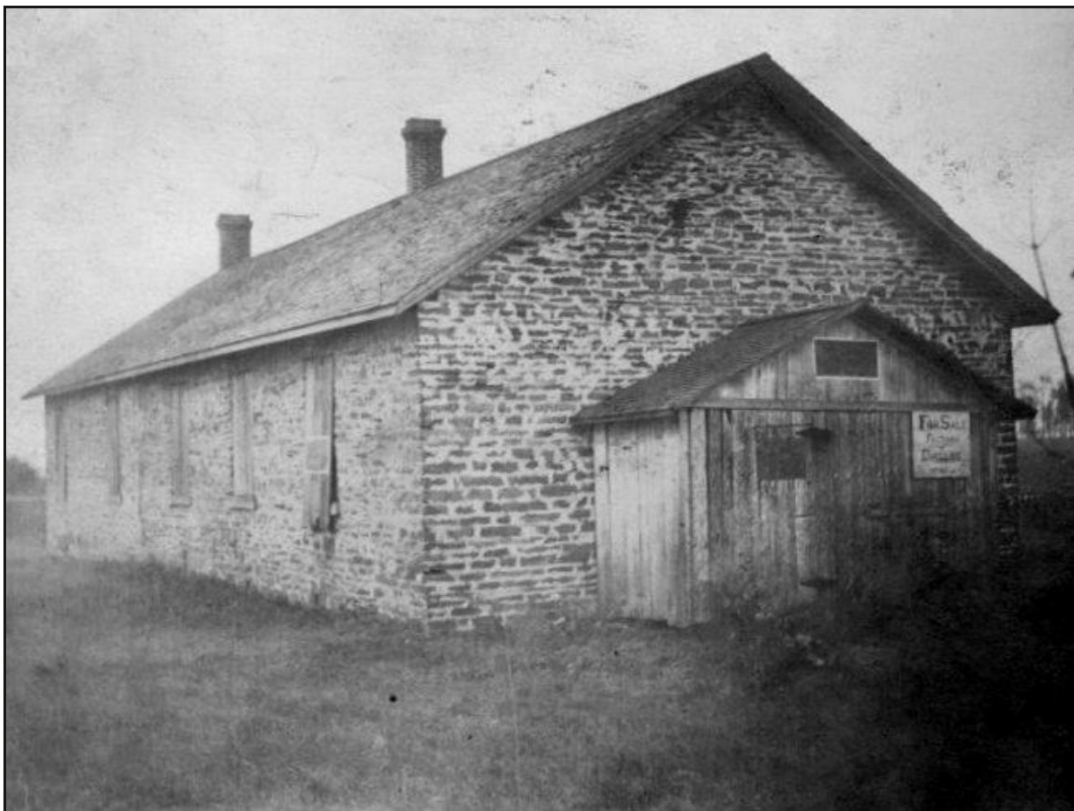
2.3.5  
Site plan / survey



2.3.5: property boundaries



2.3.6  
Historical photos,  
drawings  
or other  
archival material



2.3.6a: S.S. #7 - Lake Shore (1872 to 1893)



2.3.6b: S.S. #7 - Lakeview (1893 to 1923)





*2.3.6c: S.S. #7 - Lakeview Beach (1923-1985) (left) and S.S. #7 - Lakeview (1893-1923)*

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*2.3.6d: S.S. #7 - Lakeview Park (1923-2015)*

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2.3.6e: Lakeview Park school, 1954 with Soldiers Housing Premises across the road



2.3.6f: Mr. Hume's Room #8 class, 1963-64



(Petition for Incorporation Without Share Capital.)

TO HIS HONOUR THE LIEUTENANT-GOVERNOR OF THE PROVINCE OF ONTARIO:

The Petition of John Wilson Dods, of the Township of Toronto, in the County of Peel, Carpenter and Builder; Horace George Page, of the Township of Toronto, in the County of Peel, Machinist; Andrew Melville, of the Township of Toronto, in the County of Peel, Bookbinder; Richard Williamson, of the Township of Toronto, in the County of Peel, Machinist; George Henry Bush, of the Township of Toronto, in the County of Peel, Clerk; Samuel Wismer of the Township of Toronto, in the County of Peel, <sup>Railway</sup> Alexander Young Waldrum of the Township of Toronto in the County of Peel, Butcher; George Duck of the Township of Toronto in the County of Peel, Farmer and William Osborne Scott of the Township of Toronto, in the County of Peel, Carpenter and Builder:

Humbly sheweth as follows:-

1. Your petitioners are desirous of obtaining Letters Patent, under the provisions of The Ontario Companies Act, constituting your petitioners and such others as may become members of the corporation thereby created, a body corporate and politic without share capital, under the name of LAKEVIEW RATEPAYERS ASSOCIATION or such other name as shall appear to Your Honour to be proper.
2. Your petitioners have satisfied themselves that the corporate name under which incorporation is sought is not on any public ground objectionable, and that it is not that of any known body or association, incorporated or unincorporated, or of any partnership or individual, or any name under which any known business is being carried on, or so nearly resembling the same as to be calculated to deceive.
3. Your Petitioners have satisfied themselves that no public or private interest will be prejudicially affected by the incorporation of your petitioners.
4. Each of your petitioners is of the full age of twenty-one years.

-2-

5. The object for which incorporation is sought is to:-

- (1) To promote and conserve at all times the best interests of School Section Number 7 Toronto Township, in the County of Peel and Province of Ontario, and of the residents in the said Township and the Members of the Association in their relations thereto.
- (2) To promote the facilities for educating the children to residents in the said School Section Number 7 and in that behalf to consult with and co-operate with the proper authorities.
- (3) To acquire or provide a site or sites for building Schools or other educational institutions and to assist in so doing.
- (4) To purchase, acquire and invest in land for public purposes and assist in so doing.
- (5) To take steps in conjunction with Local authorities, property owners and institutions for the protection of property in the said school section and for the prevention of unjust, unfair, inequitable and unequal taxation thereof.
- (6) To attract to the said School Section desirable persons as residents.
- (7) To promote the setting apart and upkeep of land for Public Parks, Playgrounds and the like purposes.
- (8) To do all things possible to promote the prosperity of the said School Section and the health and well-being of its residents.
- (9) To do any other act or thing for the improvement or benefit of the said School Section or tending to promote the lawful interests of owners of property therein, residents therein and of the members of this Association in connection therewith.

6. The said John Wilson Dods, Horace George Page, Andrew Melville, Richard Williamson, George Henry Bush, Samuel Wismer, Alexander Young Waldrum, George Duck and William Osborne Scott, are to be the provisional directors of the Corporation and the place from which the undertaking of the Corporation is to be carried on is at the School Section, Number 7 Toronto Township, in the County of Peel.

7. Your petitioners have signed a memorandum of agreement (IN TRIPLICATE) setting out the purposes and objects of incorporation and provisions for administering the affairs of





2.3.6i: Aerial of the school at the time of the underground replacement proposal

**PARK ROYAL  
ERINDALE  
CLARKSON  
DIXIE AREA  
APPLEWOOD**

# The Weekly

"SOUTH PEEL'S OWN NEWSPAPER"

**LORNE PARK  
LAKEVIEW  
STREETSVILLE  
PORT CREDIT  
COOKSVILLE**

VOL. 26, NUMBER 47

THURSDAY, APRIL 9, 1964

\$4.00 Per Year — Single Copy 10c

## STUDY UNDERGROUND SCHOOL

### Black Four Days In Area Three Motorists Dead

Traffic accidents claimed the lives of two South Peel men, and a third suffered a heart attack while waiting for a car to start, during the past week.

David and Robert William Curran, 38, of 245 Centre Rd., Oakville, who passed away April 3, died of a heart attack while waiting for a car to start on Highway 10, near the intersection of Highway 10 and Highway 104, on Monday morning, April 6, and David Curran, 38, of 1175 Lakeshore Rd., Oakville, who died of a heart attack while waiting for a car to start on Highway 10, near the intersection of Highway 10 and Highway 104, on Monday morning, April 6.

The cause of death in both cases was a heart attack, which occurred while the men were waiting for their cars to start.

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### Town's Old Water Tower Now Thing Of The Past

The old water tower, which has been a landmark in the town for many years, is to be demolished.

The old water tower, which has been a landmark in the town for many years, is to be demolished.

The old water tower, which has been a landmark in the town for many years, is to be demolished.

### Seek Re-Zoning To Speed Town Development

The Town Council is considering a re-zoning of the town to speed up development.

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### Charge Local Refinery Costing Residents Sleep

The local refinery is being charged with costing residents sleep.

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The local refinery is being charged with costing residents sleep.

### To Take Second Look At 'Fair Wage' Policy

The Town Council is taking a second look at its 'fair wage' policy.

The Town Council is taking a second look at its 'fair wage' policy.

The Town Council is taking a second look at its 'fair wage' policy.

### April 12-18 C. of C. Week

The C. of C. Week is being held from April 12 to 18.

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2.3.6j: South Peel Weekly; April 9, 1964

## 3.0 CONSERVATION RECOMMENDATIONS

### 3.0 Summary Statement

#### 3.1 Significance of the Heritage Attributes

##### 3.1.1 list of attributes

##### 3.1.1a physical

##### Architectural Style

According to the City of Mississauga's heritage database, the subject property at 1239 Lakeshore Road East is included in the city's inventory of heritage properties for its architectural merit. This institutional building is defined in the database as being in the Georgian Revival style, although the schoolhouse was built at the peak of the Edwardian period in Canada, and contains elements of that contemporary style, too.

Lakeview Park schoolhouse does have some characteristic Georgian features; most notably its horizontal symmetry, which was requisite of the architectural style. Viewed from the front (south) façade, the east half of the schoolhouse is a mirror image of the west half. The centre line of the main entrance of the 1923 structure is precisely the centre line of the whole structure. Seen from the point of view of an overhead plan, the 1923 schoolhouse also has a symmetrical east-west axis, but breaks from perfect symmetry in having two perpendicular (north-south axis) gable roofs at both ends of the east-west axis, but which extend only from the northward face of the east-west axis. There are no end-gables on the south (front façade) view. There is also a small break from symmetry in the form of a smaller gable roofs extending eastward only, from the east end-gable. The west end-gable does not have a corresponding gable.

The cupola on the roof of the building is decorative; not functional. (Cupolas on barns during the Georgian Revival period in Canada were functional, allowing gases from the fermenting grain stored in the mow to be vented, and were often added to rural schoolhouses to emphasize the agricultural character of the community – which Lakeview was at the time the earliest portion of subject school was built.)

The portico entrance at Lakeview Park school is typical of the Georgian Revival era, being generally more understated than the elaborate porticos of the Classical style. Lakeview Park's portico has two narrow, square columns and a flat roof, which seems modest (compared to the multi-columned portico at S.S. #4 - Erindale, capped with a pediment; see image 3.3.1k.)

The brass plaque above the portico, with the name of the school and its "school section" number is unique to S.S. #7: Lakeview Park. No other schoolhouse built in Mississauga prior to the end of school sections, in 1952, has this design element. Even the S.S. #7: Lakeview Beach school built the same year did not have an identifying plaque. It's as if the Lakeview Park school is proud to be in Lakeview.

##### Provincial Standards for School Architecture

The design standards for rural schoolhouses in Ontario in 1909 were established



partly to create a cohesive look for all schools in the province, and to take advantage of the economy of scale inherent in standardized plans using common building materials of specified dimensions. But more importantly, the political administrators established design criteria for schools and the schoolgrounds on the belief that such standards could create an ideal setting of neatly-trimmed hedges, a manicured garden and spartan fences to promote the right environment for a proper conservative education. See image 3.1.1g.

### **A History of Ontario School Architecture, and Lakeview Park's Place**

Four general periods of school architecture in Ontario can be discerned.

The first period includes schools built during the early settlement period in Upper Canada. There was no consistency in school “design” (if such a term fits), except those which came about by necessity. Most pioneer-era schools were built of logs, or of lumber if the village had a sawmill. They were small; almost always one room.

No schools from this period remain in Mississauga. Few remain anywhere in Ontario, mostly because these pioneer schools were replaced by a newer, larger schoolhouse on the same property, as the community grew.

The second phase in school architecture in the province becomes prominent around 1846. In that year, a legislative act (promoted by Egerton Ryerson to provide funds for schools through municipal levies) created, as an afterthought, general standards for schoolhouse styles and dimensions. Most schools built after the *Common Schools Act - 1846* continued to be one-room schoolhouses, still built by local hands and still using local, donated building materials, but over time the schools in this period came to take on a common form, as a school in one “school section” copied the effective techniques from earlier schools. The resulting plain, gable-roofed style of schoolhouse can be seen all over Ontario.

Two one-room schoolhouses in this second-phase style survive in Mississauga. The 1876 schoolhouse on the Britannia Farm is made of brick, while the 1871 schoolhouse in the Meadowvale Heritage Conservation District is wood frame, but both have essentially the same basic form, and a nearly identical interior layout.

The third period evolved from the second, with the Department of Education taking on, at first, an advisory role “to provide [school] trustees with the help they need”, then later enforcing (through the Provincial Inspector of Public Schools) guidelines that had been adopted from experience by school trustees over the previous decades. Today, the Ministry of Education would likely use the latest catch phrase “best practices” to express the same concept.

The province’s standards discouraged wood. Timber lacked a sense of permanence. Brick was the nearly universal construction material after 1909, with sturdier, usually double-wythe walls all around.

A “private room” for the teacher (usually at front end, to one side, with a storage room on the other side) was advised by the education department. “Most of our teachers are women, and it is only reasonable that they should have some place where

they can make necessary changes or adjustments of their clothing. The slight additional expense of a private room should not deter the trustees from providing one.”

Also standard form was an isolated, enclosed entrance vestibule with cloak rooms (one side for boys, and the other for girls). “The exudations from damp clothing” the province warned, “are a source of air pollution”. Hence the enclosed nature of the cloak room. Ben Madill, a lifetime resident of Mississauga, and supporter of the Britannia schoolhouse restoration in the 1980s, liked to tell the story of the day he caught a skunk in the Britannia Farm field and kept the carcass in the cloak room to be picked up at the end of the school day. It took all afternoon for the smell to reach Miss Anderson at the teacher’s lectern at the front of the room – a testament to the effectiveness of the enclosed vestibule in this second-period Ontario school.

While on the topic of “exudations”, space was to be made available for two washrooms (gender specific, again) in third-phase schools if and when the surrounding neighbourhood should ever be equipped with sewage mains.

Also, all three surviving multi-room, third-phase schools in Mississauga sit on raised, windowed, cement foundations complying with the guidebook suggestion that multi-room schools have a full basement to serve as a recreation room. Historian and Lakeview resident Verna Mae Weeks remembers the basement of Lakeview Park being in two halves; one side for boys and the other for girls.

These same design elements for rural schools were incorporated into urban schools, which were usually of a multi-room plan, often two-storeys, but where the architect had an increased freedom to design in a style of his choice, so long as standard brick, masonry and lumber frame materials specified by the Department of Education were used, or where provision for additional funding were secured when deviating from the standard. Many urban schoolhouses in this period incorporated bas relief carvings, intricate brickwork and/or brass highlights. Well-designed schoolhouses in Ontario could still stand out from the norm, even while staying within standard form, as we’ll see later with S.S. #7: Lakeview Park.

No one-room school from this third period survives in Mississauga. The closest extant school in this style is *Trafalgar Township S.S. #2: Palermo* in Oakville, which was built near the end of this period, in 1942 as an enlarged version of the previous, second period schoolhouse built on the same site in 1875. However Mississauga does have three fine examples of the urban (multi-room) school from the third period, each in a different style. Dixie’s school at 2520 Dixie Road, built in 1921 is in a Romanesque Revival style. Erindale’s 1922 school – with its Corinthian-columned portico and symmetric facade – would be at home in ancient Greece (if the ancient Greeks had used red bricks).

Finally, from this period we have our subject property, Lakeview Park, which merges elements of Georgian Revival and contemporary Edwardian elements into a simple, elegant form. Despite the unique style of each, the three surviving third-period



urban schools in Mississauga share a common rectangular plan (Lakeview Park is essentially a two-storey version of SS #4 - Erindale), and all three are made of brick. All three adhere to the same standard for classroom dimensions, and for location of closets and office space. Each has a cupola, although the three are as distinct as their overall architectural differences.

Mississauga's three multi-room, school section-era schoolhouses also share commonalities in what they don't have. During the third phase of school design in Ontario, the bell tolled for the once-obligatory bell tower. None of the three surviving third phase, multi-room schools in Mississauga has a bell tower. The cupola appears to have evolved into a vestigial version of it in third period schools.

For the sake of finality, a fourth period of school architecture arrived after World War II in the form of boxy, unadorned styles often referred to architecturally as Functional or Rational. The style was popular partly because the simplicity of the style made it trendy after WWII, but mostly because uncomplicated building forms were easy to construct en masse; which was an important factor for Ontario's treasurer to consider when confronted with a rapidly-increasing demand for postwar schools.

Having expanded from farmland to suburb over the past 50 years, almost all schools in Mississauga are built in this fourth style, which makes the few schools that predate the style all the more important to consider for on-going preservation, since these alone represent Mississauga's pre-suburban schoolhouse heritage.

A number of recent schools have incorporated either post-modern or heritage pastiche elements, but these schools remain boxy and functional underneath. Lakeview Park is a survivor from that early period when the province's education department took much care to present their schools as models of "stability, simplicity and dignity in form and design".

#### **Lakeview Park's Architectural Features**

S.S. #7: Lakeview Park shares traits with its sister multi-room schoolhouses in Mississauga in that it is essentially rural in basic form – with a central hallway and stairs leading to four equal-sized, evenly-spaced rooms in symmetric layout, but deviates from that norm by incorporating Georgian Revival and contemporary Edwardian elements that were not typical of the township's other early schoolhouses.

The many design elements common to urban schools that find their way into Lakeview Park's otherwise rural form include Classical eave returns and an arched central, second floor, front (south) façade window, tall hall windows to both side façades (east and west elevations), large Edwardian 16-pane windows, and a modest portico with pilasters and square, simple-form columns.

Especially notable at S.S. #7: Lakeview Park is the decorative brickwork used to highlight the east and west façades. These are the two walls that would be seen first as the Lakeshore Road trolley approached from either direction. The dominant red brick is subtly contrasted by green-tinted brick highlights located where decorative vertical- and horizontal-stacked pattern bricks meet at rectangular corners. Outside

this stacked-bond design feature, bricks in a conventional stretcher bond contrast with bricks in an English bond pattern inside the rectangle. The patterns are complex on close inspection, but convey an almost subliminal pattern at a distance.

### **3.1.1b historical**

#### **School Sections**

If you're one of those who believed your grandfather was exaggerating when he told you that he used to walk five miles to school, you may be relieved to hear that your grandfather was exaggerating – just a bit. Back in his day, in Ontario at least, schools were few but they were located in well-defined “school sections” that were, for the most part not far between. School sections were geographically subdivided to serve an area roughly equivalent to two concession roads, with the corresponding school located somewhere along, or near the middle concession road, making the longest walk usually about two kilometres.

The “S.S” in the plaque above the front door of Lakeview Park's historic school refers to one of these “school sections”. School sections defined which school you had to go to, based on where you lived, and it also determined which school your parents had to finance. Historic Mississauga had 24 school sections in 1846, when school sections were established. (Toronto Township had 22 sections and Toronto Gore Township had two.) See image 3.3.1h.

#### **Schools Before School Sections**

The first schoolhouse in the Port Credit-Lakeview area was built in 1833, before the establishment of publicly-funded schools, and the resulting division of townships into sections. Like other schools in historic Mississauga built before the *Common Schools Act - 1846* (the Credit Mission school and Sebastian Greeniaus' school near Sheridan, for example), the first school in the Port Credit-Lakeview area was built on land donated by a local landowner; in this case, John Cawthra, Sr. (1789-1851). Conveniently, Cawthra's property was located about midway between Etobicoke Creek and the Credit River, so the school was central for students in both Port Credit and Lakeview. The former school was located on the south side of Lakeshore Road East, at the south end of Shaw Drive. The school site is now part of the *Lakeshore Plaza* parking lot.

This school was known locally as the “Lake Shore” school. (The village of Port Credit was not founded until a year after the school was built so that name was not yet in common use, and while a number of farm families were already well established in what is now “Lakeview”, the area was also not known by that name at the time.)

Local stories state that this 1833 school was built in the tradition of a log building. Being built before the era of public funding for schools, this log school was likely managed by a trusteeship appointed by the families in the area to collect donations for its construction, to pay for books, and to provide a salary for a schoolmaster. The school was likely built by members of the community, who also donated the logs. This



typical method for funding and building schools remained essentially the same after 1846 except that funding of schools after 1846, under Ryerson's school act, was drawn from property levies.

### **Establishing School Section #7**

A simple method for dividing a township into sections was to lay a checkerboard grid over the area, with each section about 36 square kilometres. This simple apportioning system worked well in 1846 when Toronto Township consisted almost entirely of large farm lots, but the process tended towards awkwardness where the grid confronted "broken lots". Broken lots were standard grid lots interrupted where a natural shoreline didn't fit the neat order that the British surveyors preferred. Because the southeastern-most two grids in Toronto Township were half-sized (thanks to Lake Ontario taking up most of the area of these two grids) they were merged into one longer, narrow school section, and assigned number "7".

Also, the sectioning process didn't factor for future growth. The school section method of apportioning zones became increasingly muddled as some sections remained rural while others in the same township began to suburbanize.

As the population of S.S. #7 grew, the decision was made by the school trustees in 1893 to divide Toronto Township School Section #7 into two separate sections, with Lakeview keeping the #7 designation, and Port Credit taking the #19 designation that had originally been assigned to the Alpha Mills area, north of Streetsville, but which was never used because the population of that area was slow to grow.

With a larger funding base provided by property levies, provided for by the *Common Schools Act - 1846*, the 1833 school was replaced by a larger frame school in 1850, built a few hundred metres further west at a site halfway between Shaw Drive and Seneca Avenue. There is little information on this school, but it was likely larger than the log school, and likely of wood-frame construction. The 1850 school was replaced in January 1872, possibly after a fire destroyed the 1850 school. Local author Verna Mae Weeks identified the 1872 school as "the stone school". (Refer to the image 2.3.6a.) This stone school was used by students in both Lakeview and Port Credit until 1893, when a separate school section was established for the village of Port Credit, and plans were made for a school located at the present site of Riverside Public School.

### **The 1893 Split**

When S.S. #7 became a Lakeview-only section in 1893, the old stone school was considered too far west, being just a stone's throw from the S.S. #19 boundary, so a new school was built at what is now the northwest corner of Lakeshore Road and Greaves Avenue. (See image 2.3.6b.) In 1905, when the Toronto and York Radial Railway extended its electric rail service through Lakeview to Port Credit, from Sunnyside, this school was at Stop 35 (Stop 8, from Brown's Line, from 1928). From 1921, when the Hydro-Electric Power Commission of Ontario operated the radial line, their timetables referred to the radial stop as the *Lakeview School* stop.

### **The 1923 Schools**

The S.S. #7 Lakeview schoolhouse was a victim of a 1921 fire. The damage was not serious, but based on the cost to repair the damage to the existing building, combined with the rapidly growing population of Lakeview, the secretary of the S.S. #7 board, Harry Long urged his fellow trustees to replace the 1893 one-room schoolhouse school with a multi-room school.

Feeling that a single, new school at the west of the village was not sufficient to meet the needs of the community, the people of Lakeview formed a residents' association (the first in Mississauga). Responding to the rapid growth of Lakeview at this time, the new Lakeview Ratepayers' Association urged the province to replace the one-room school with two two-room schools. One of these larger schools was to be built to replace the now-inadequate one room school in the west end of the village, and a second was proposed about a mile east of this school to reduce the long walking distance for students who lived in the east end of the village.

The articles of incorporation show that the need for better schools was the primary reason for the formation of the ratepayers' association. (See images 2.3.6g and 2.3.6h.) The LRA used the boundaries of School Section 7 as the basis for the association's boundaries.

### **LRA's Need for Two Schools**

Lakeview's one-room school had started out, in 1893, with 20 students. It fell to a low during World War I when teacher Harriet Black had only 14 students. But in the decade following the war, Lakeview's population increased by a factor of five times. Seventy-two students found themselves with an extended holiday after the 1921 fire. Enrolment was up to 95 students by the time the two replacement schools opened in 1923.

Of the two schools built that year, Lakeview Beach school was built on land immediately west of the one-room 1893 school (which was later demolished). In the east end of the village, James Walsh offered land along the Lakeshore Road frontage of his farm property, near Dixie Road, to the trusteeship for the construction of Lakeview Park school. The proposed site for this new Lakeview Park school was near Stop 31 (Stop 3, from 1928) on the Port Credit electric radial line; known locally as "Walsh's stop".

Meredith Avenue was the boundary between the two school zones. Students who lived west of this street (Stop 34 on the radial line, otherwise called the *Rifle Ranges* stop) attended Lakeview Beach school. Students living east of Stop 34 attended Lakeview Park school, although students could chose which of the two they wished to attend, regardless of their home address, since financial resources for funding both schools came from one section-wide assessment zone (S.S. #7) which encompassed all of Lakeview.



### **Teachers at S.S. #7: Lakeview Park**

Lakeview Park school was built at a cost of \$10,000, raised from land levies in the school section, and from a fundraising event held by the LRA in August 1921, held at the home of George Duck.

City of Mississauga records identify Charles M. Hare as the architect of Lakeview Park school, but Hare was the Port Credit-based contractor who built the school. The architectural plans for Lakeview Park (and Lakeview Beach) were prepared by the Department of Education. J.A. Wicket and Co. (an Etobicoke-based contractor) won the contract to build the larger Lakeview Beach school.

Lakeview Park school was designed from the start as a four-room school, but only two rooms were ready for students at the start of the 1923 school year. Eighty students were taught by two teachers; Gertrude Lewis (who had moved over to Lakeview Park from the old Lakeview School), and a newly-hired teacher, Phyllis Ford. Because both Lakeview Park and Lakeview Beach still remained part of the same school section, they shared one principal, James H.S. “Stan” Leuty, whose office was at the larger Lakeview Beach school. Lillian Davidson was hired, part time, to assist the two Lakeview Park teachers when overcrowding became a problem.

Just when it was desperately needed, the third classroom at Lakeview Park was made ready for students in 1926. Miss Wilmer D. Wells was hired at this time. The fourth room at Lakeview Park was completed in 1930 for kindergarten students, at which time the school had 126 students. Howard Bowyer was principal at Lakeview Beach, with Colin A. McIntosh hired as a vice-principal to manage Lakeview Park.

Lakeview Park was never equipped with a cafeteria, so students walked down Lakeshore Road (or hopped the trolley) to have lunch at Lakeview Beach’s cafeteria before heading back to Lakeview Park for afternoon classes.

In 1936, at the abyss of the Depression, enrolment was up to 136 students. The four teachers in the four-room school at this time were V. Isobel Cherry, Agnes E. Cochrane, Lillian Davidson (now as a full-time teacher) and vice principal McIntosh.

### **New Schools for an Ever-Expanding Lakeview**

Because Lakeview had become such a busy place during World War II, with a basic training camp, a bomber training centre, a special weapons range, and a large, purpose-built small arms factory nearby, Lakeview Park teachers Evelyn V. Giles, Kathleen Morrison, Catherine Shaw, and (soon-to-be locally renown) Neil C. Matheson were kept busy with a peak enrolment of 160 students, through the early 1940s.

Matheson (1908-1978) moved from Lakeview Park to Lakeview Beach in 1943 to become the S.S. #7 principal. While in this position, the community of Lakeview expanded even more rapidly after World War II – so much so that the trustees of School Section #7 decided to build a new school closer to the newer residential developments near the Queen Elizabeth Way, rather than commit to expansion at the two older schools on Lakeshore Road.

The first school at Ogden Avenue and Fifth Avenue (now Atwater Avenue) was

not much of a school. While S.S. #7 ratepayers squabbled with the trustees over the cost of a new school, two portables were installed in 1946. This “school” was used by the 90 students from Grades 1 to 4 who lived north of the CN railway tracks. This school relieved overcrowding not only at Lakeview Beach school, but also at Forest Avenue School in Port Credit, where two rooms had been rented out by the S.S. #7 trustees to accommodate Lakeview’s ballooning population.

With some of Lakeview Park’s students switching over to one of the new schools, attendance fell to 133. Evelyn Giles was moved to the new north-end school from Lakeview Park, with Kathleen Morrison remaining on to guide Lakeview Park’s three new teachers, John T. Burrows, Elizabeth Crewe and Roberta McMunn.

In 1950, a 10-room school replaced the two portables at the Ogden Avenue site. It was named *Lakeview Central School*. This was the last school to be built in Toronto Township before 1952, when the eight 106-year old school sections south of Eglinton Avenue were amalgamated into the South Peel Board of Education to more efficiently finance new schools in the rapidly growing township. With this new funding, *Lyndwood Elementary School* opened in 1952. Just two years later, *Ogden Avenue School* (now Neil C. Matheson Public School) opened, while Orchard Heights school was under construction, and the first sod was being turned on the first Catholic district school in Mississauga; *Mary Queen of Heaven*, also in Lakeview.

In 1951, the teachers in the four-room Lakeview Park were Faith M. Crozier, Kathleen R. Meldrum, Peter Neislon and Herbert J. Smith. With the change in school administration in Toronto Township in 1952, S.S. #7: Lakeview Park was renamed *Lakeview Park Public School*.

### **Expansion at Lakeview Park**

Lakeview was growing so rapidly in the 1950s that even with the opening of five new schools in the village in as many years, a two-storey, two-room addition was completed at Lakeview Park Public School in 1954, at which time Lakeview Park had just over 200 students. With six rooms, Lakeview Park was assigned six teachers; M. Anne Cross, Joyce Hall, W. Alec Hume, G. Malcolm Kennedy, Margaret Wood and Mildred Stankie. (Kids, beings kid, must have had a grand time with that last teacher’s last name.)

Now that the school was considered large enough, the new school board assigned Eric N. Trewin as Lakeview Park’s first independent principal. Lakeview Park’s two other principals, in later years, were Grant Ferguson and Cathy Standing.

### **Going Underground**

In short time, all this growth and expansion proved inadequate to meet the needs of Lakeview’s growing population. The urgent need for expansion of Lakeview Park Public School was first put to the South Peel School Board at an April 1964 community meeting. One of the more interesting ideas for the much-needed expansion was a plan to build the school addition underground. (See image 2.3.6j.) The school board’s general business committee expressed concern that noise from



Lakeshore Road could have an adverse effect on students and that burrowing a new school would resolve this problem. The Department of Education's 1909 standards for rural schools suggested, at first, then later required schools to be no less than 30 feet (~9 metres) from a "public highway", but that rule was defined back when fewer than one in 1,000 Canadians owned a car, and Lakeshore Road – the first highway in Canada – was still an unpaved concession line. Noise, at the least, and more detrimental yet, carbon monoxide and lead, were bigger concerns for students and their parents in 1964.

The committee recommended that an architect be hired to draft plans to replace the 41 year old schoolhouse with such an underground school. The head of the business committee, Jack Brown (for whom the Peel District School Board's administrative centre in Britannia is currently named) told the community members in attendance that he had heard of just such a school near the U.S. Army's atomic testing grounds in Nevada. Brown's biggest concern was not imaginary nuclear testing at the Rifle Ranges across the street, but rather the more mundane issue of the cost of a new school. "With no windows and heating", Brown suggested "the construction cost of such a school could be lower than the regular school building". Another trustee, Albert Bond thought an underground replacement school for Lakeview Park school would be a great idea, noting that he had been to NORAD's underground base near North Bay, Ontario and "there were no complaints from any of the people working there."

An extension was approved at a later meeting, above ground, and this was opened in time for the 1965-66 school year. At age 84, James Boyle (1880-1970), was invited to open the eight-room extension. Boyle was elected trustee of School Section #7 in 1924 and served as the section's secretary until all school trusteeships in Peel County were eliminated in 1952, (when the new amalgamated school board replaced the 1846 method of local financing.) Because Boyle had served as S.S. #7's secretary for 29 years – longest of all school trustee secretaries in Mississauga's history – it was fitting to have the retired trustee open the new wing, consisting of a gymnasium/ meeting hall, a second Lakeshore Road entrance, and six more classrooms.

#### **Lakeview Park's Last Years**

Lakeview Beach Public School closed in 1985. Lakeview's centre of population had shifted northward towards the Queen Elizabeth Way. Industrial and commercial development near Lakeview Beach left the school isolated from its declining student base. Even if there had been a need for more classrooms at Lakeview Beach, there was no room to expand. As early as 1961, when plans were being made to enlarge Lakeview Park, township reeve (and long-time Lakeview resident) Robert Speck observed of Lakeview Beach schoolground that, "there isn't room left to throw a baseball".

Lakeview Park held on for another 16 years. Two portables were added in 1975. With the continued shift of the village's population northward, and the arrival of more commercial and industrial activity along Lakeshore Road East, Lakeview Park closed for regular school classes in 2001. Its 97 students were dispersed to other, younger

Lakeview-area schools (often located closer to their home than the now-isolated Lakeview Park school).

That year, the 78 year old school became one of the board's new alternative schools, Indec – for students who spent time in the workforce to support themselves and could only attend classes at limited times. Nancy McDonald Foster was 'program leader'. Indec School South was later renamed Peel Alternative School South. At PASS an Experiential Credit Program was established to assist students who had difficulty learning in a conventional school setting. The Peel Alternative School South moved out of the historic Lakeview Park School in 2015, with students moving to nearby Neil C. Matheson Public School (named in honour of the former principal of Lakeview Park school). About 400 PASS students were reintegrated into the standard school curriculum at the former Lakeview Park school.

Lakeview Park school was in the news again in late 2015 when the Region of Peel (which agreed to accommodate Syrian refugees in Canada) asked the Peel District School board if the unused Lakeview Park school (and a second closed school, Ashgrove, in west Mississauga) could be used to house displaced families until more suitable, permanent housing could be arranged for the new Canadians.

#### **Mississauga's Longest-Running School**

The day after Labour Day, in 2011. There was no fanfare. The occasion arrived without anyone noticing, but when the new 2011-2012 school year began, the Peel Alternative School South became the oldest operating school in Peel Region. September 6, 2011 was opening day of Lakeview Park's 90th year as a public school. The record had previously been held by Meadowvale's historic one-room schoolhouse which still functions as a community hall, but closed in 1959 after 89 years as a public school.

When PASS students began the move to Neil C. Matheson Public School at the end of 2015, their old school at 1239 Lakeshore Road East was the lone surviving public school in Mississauga dating back to the days of school sections.

### **3.1.1c contextual**

#### **An Enduring Symbol of Lakeview**

Lakeview Park's 93 years and four months as a public school is the record for continuous use of any school in Mississauga. Lakeview Park is also the only historic S.S. school to function both as an elementary school (from 1923 to 2001) and a secondary school (2001 to 2015).

At 146 years, S.S. #15: Meadowvale is the city's oldest surviving elementary school. Mississauga's only other surviving one-room school, S.S. #12: Britannia, is five years younger but distinguishes itself from its older rival by still being active as a school. However, it has not served as a *public school* as long as Lakeview Park school. The Peel District School Board defines S.S. #12 as a "field centre" which holds day-classes, and not full-year public school classes. Britannia's S.S. #12 was not in

continuous use over those previous 141 years. It closed as a public school in 1959, remaining vacant until restored in 1982.

The earliest part of Streetsville's grammar school dates to 1851, making it the oldest surviving senior school in Mississauga. The main structure, with its distinctive Second Empire tower functioned as a public school for 80 years.

#### **A Lakeshore Road Landmark**

Lakeview Park school is a fine, surviving example of a rural school incorporating design elements that acknowledge the suburbanization taking place in Lakeview at the time of its construction. Anyone driving along Lakeshore Road East today who is not familiar with the history and the character of this neighbourhood can easily conclude by looking at Lakeview Park school that Lakeview was a village of growing prominence at the time this school was built.

The property's contextual setting is characteristic of rural schoolhouses and helps yield information on the nature of community schoolhouses during the "school section" era of education in Ontario. The structure is built in close proximity to the road, which was a requirement in siting rural schools. The property is generally central, relative to the east half of the village of Lakeview. This too was requisite in determining village school locations, to ensure that all students in the section had generally equal access to the school.

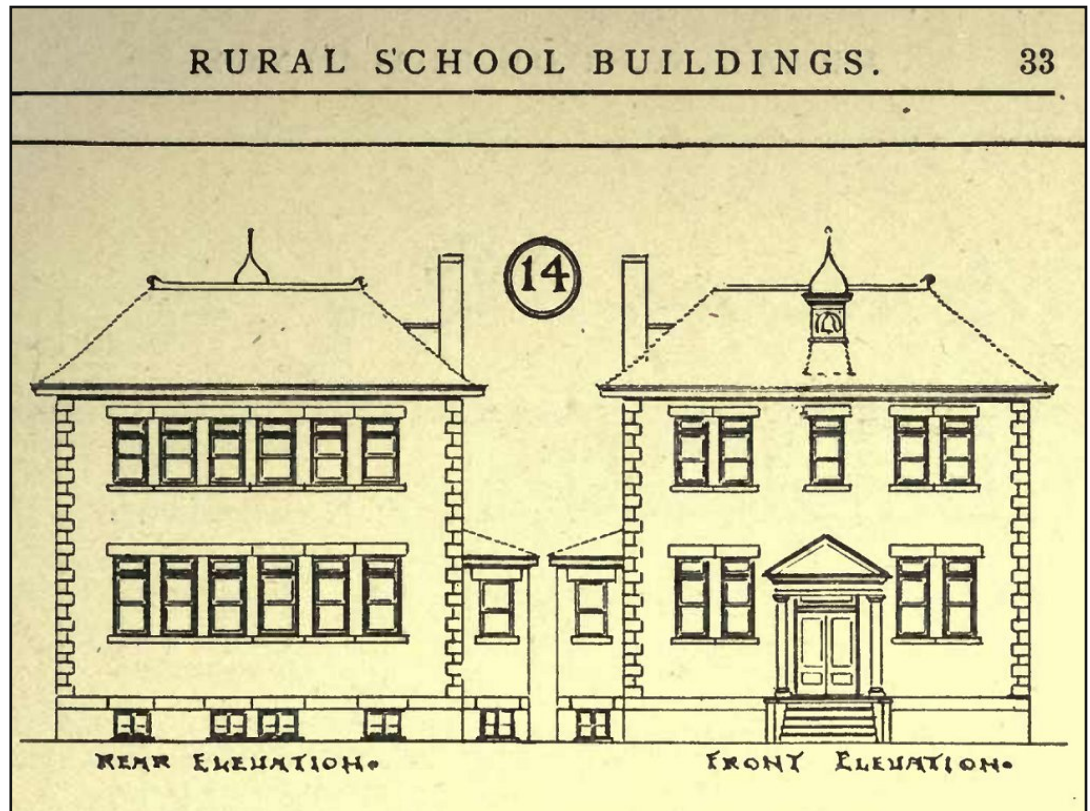
The playground area was to the back, on a portion of the property large enough to accommodate a cricket field or rugby pitch. (These were the two traditional school team sports in the 1920s when Lakeview, and Ontario in general, were very British.) Only in recent years has part of the manicured front lawn been paved. Parking lots were not necessary at a time when students walked to school and most teachers – usually single women – couldn't afford a car. The electric radial railway line along Lakeshore Road provided easy access for students and faculty, in the absence of school buses.

### **3.2 Impact of Proposed Development**

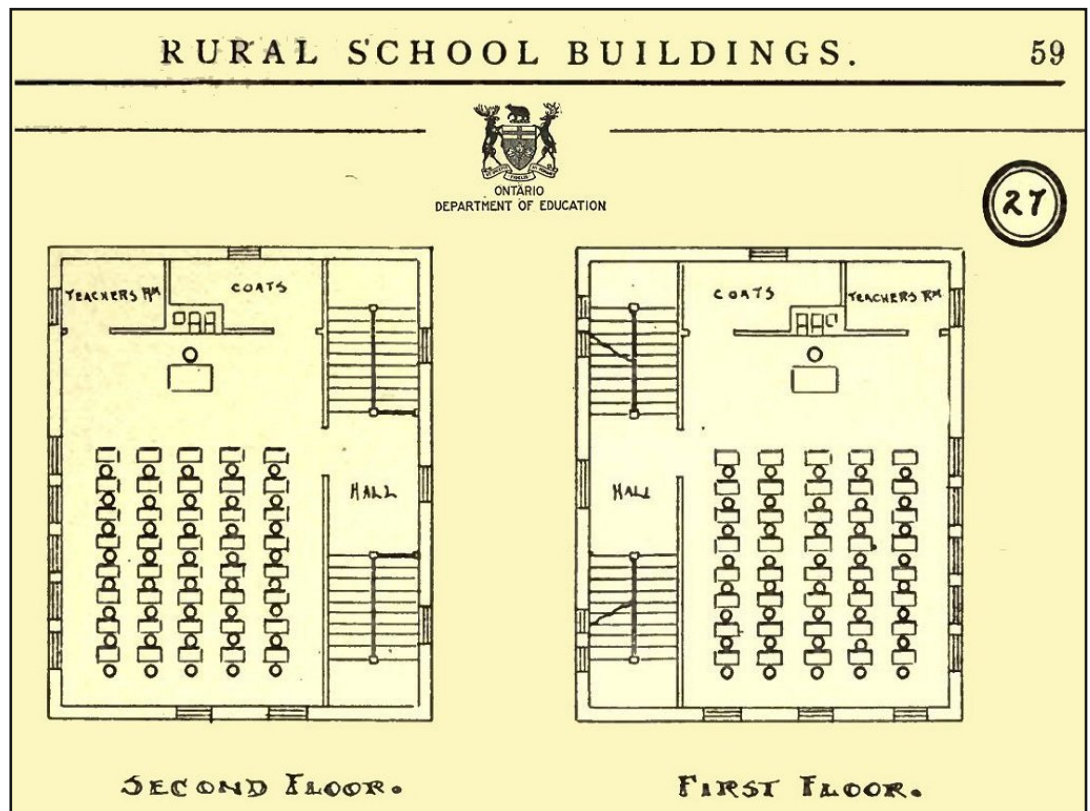
#### **3.2.1 impact of proposed adaptive reuse on the cultural heritage** not applicable



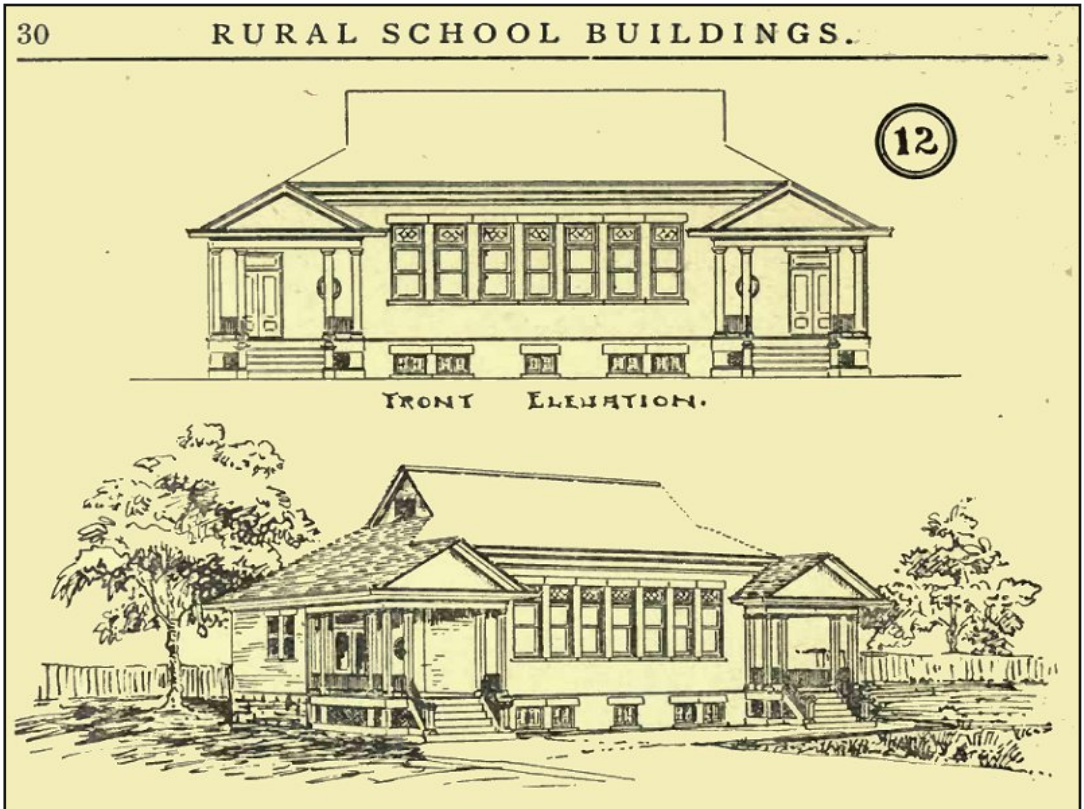
3.1.1  
Department  
of Education  
architectural  
standards - 1909



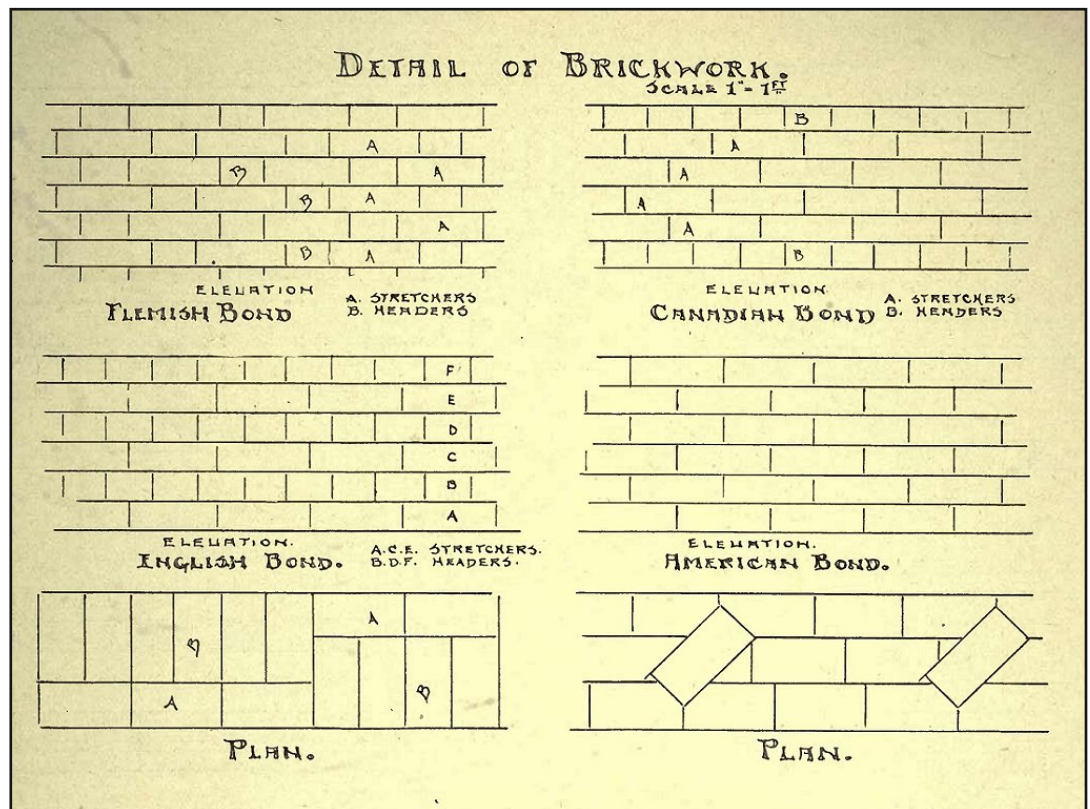
3.1.1a: Ontario Department of Education 1909 guidelines for schoolhouse elevations



3.1.1b: Guidelines for schoolhouse plans, Department of Education - 1909

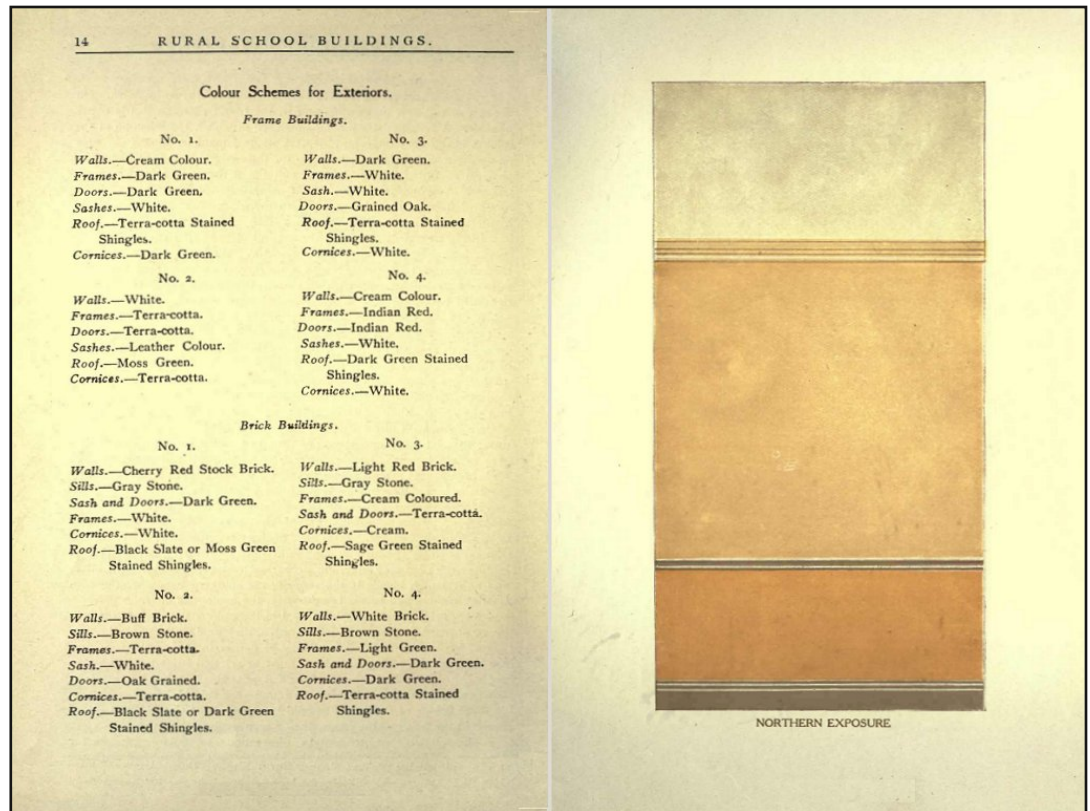


3.1.1c: example of rural schoolhouse design

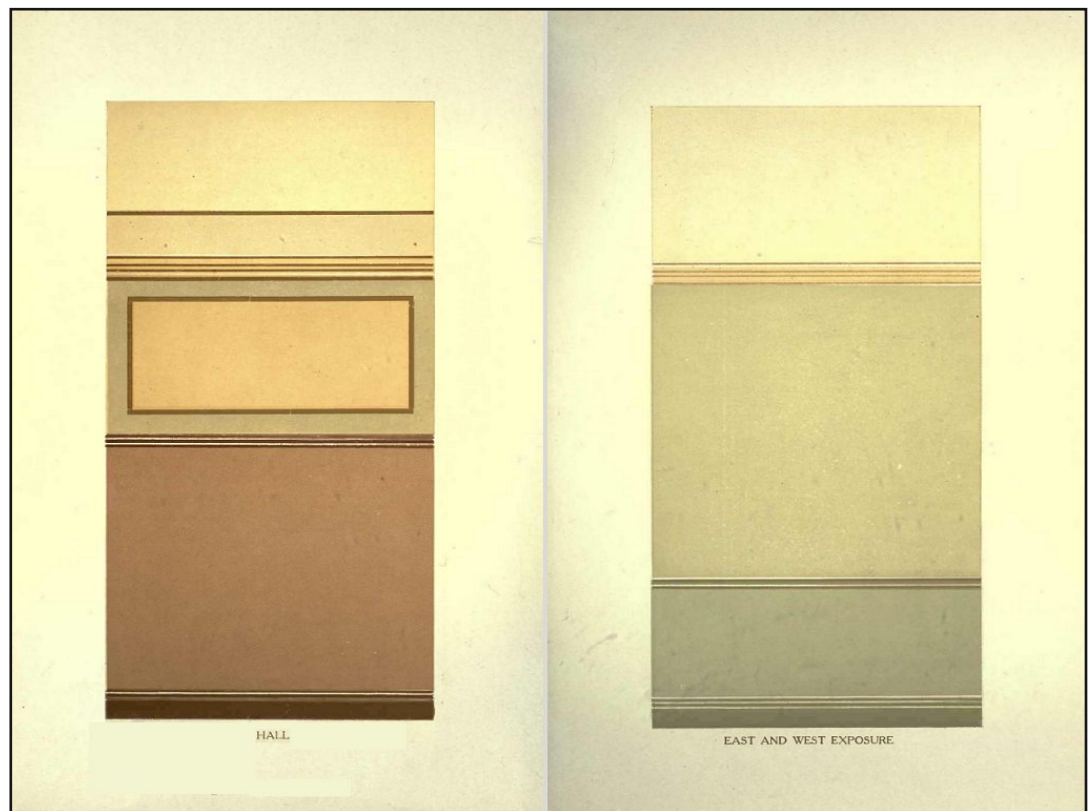


3.1.1d: guidelines for schoolhouse brick bond variations



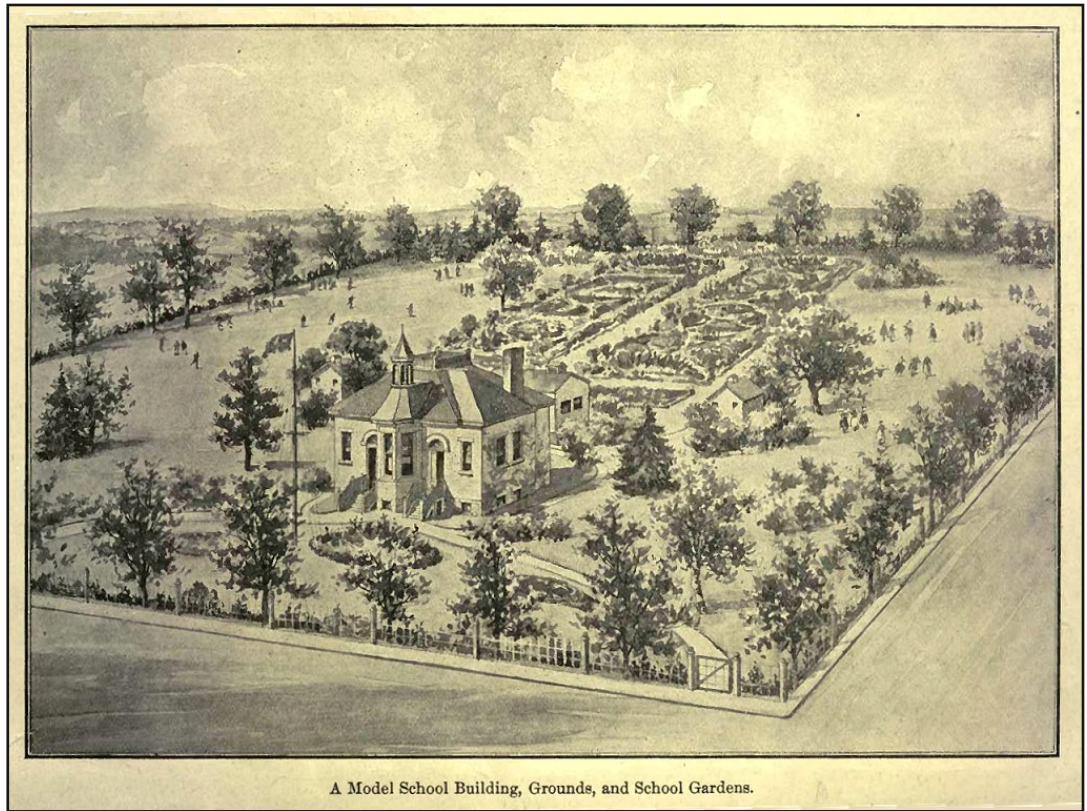


3.1.1e: colour schemes for schoolhouse exteriors



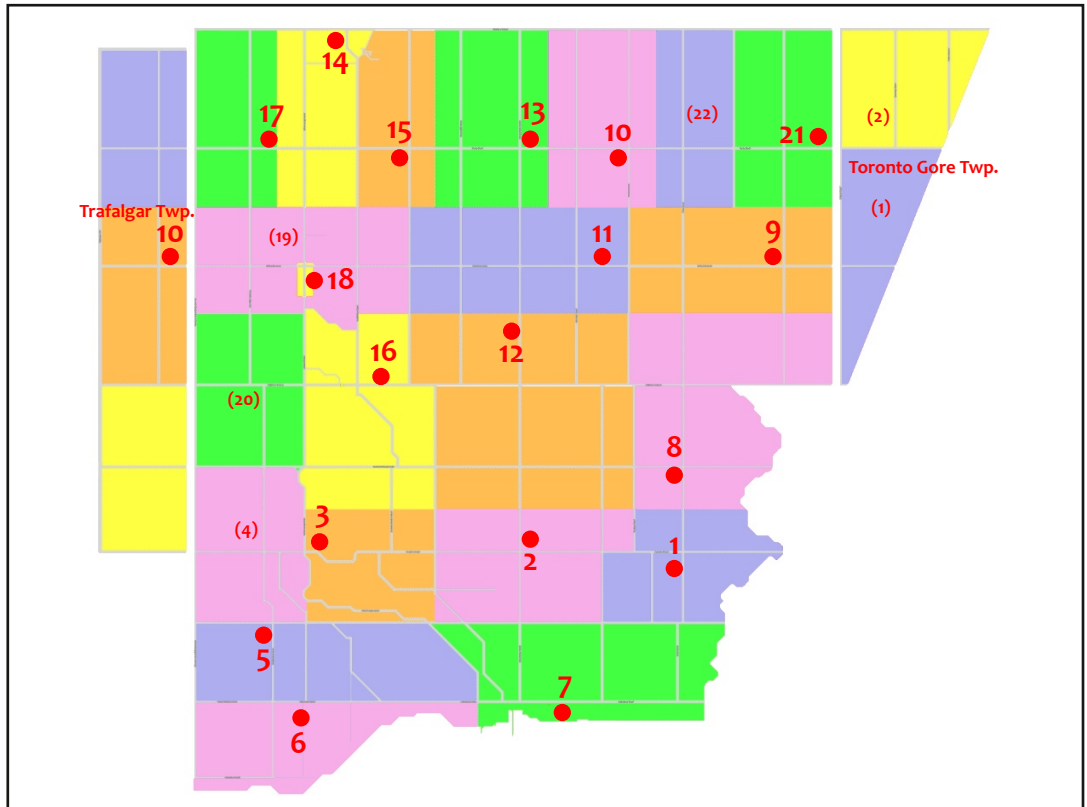
3.1.1f: colour schemes for schoolhouse interiors





3.1.1g: an idealized schoolground, showing elements incorporated at Lakeview Park

3.1.1  
School Sections  
in Mississauga



3.1.1h: school sections and schoolhouse locations in Mississauga

3.1.1  
other historic  
Mississauga  
schoolhouses



3.1.1i: School Section #15: Meadowvale schoolhouse (1871)



3.1.1j: School Section #12: Britannia schoolhouse (1876)





**3.1.1k: School Section #1: Dixie school (1921)**



**3.1.1l: School Section #3: Erindale school (1922)**



[illegible]

## 4.0 HERITAGE ASSESSMENT

### 4.0 Recommendation

#### 4.1 Regulation 9/06, Ontario Heritage Act

In January 2006, the Province of Ontario, through the Ontario Heritage Act approved Regulation 9/06 which established a criteria for determining the heritage value of a property.

Designation, when enacted applies to the entire property. In Ontario, only properties have legal status. All natural and man-made features on that property are protected by the designation status once the property itself has been designated.

Regulation 9/06 is based on three criteria

- 1) design and/or physical value,
- 2) historical and/or associative value, and
- 3) contextual value.

This regulation functions as a formal guideline to be used in evaluating a property for possible designation under the terms of the Ontario Heritage Act.

#### Regulation 9/06

A municipal council may designate heritage resources by by-law pursuant to Section 29 of the Ontario Heritage Act based on criteria set forth in Ontario Regulation 9 / 06; Criteria for Determining Cultural Heritage Value or Interest.

##### Section 1

The property has design value or physical value because it;

- i: is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii: displays a high degree of craftsmanship or artistic merit, or
- iii: demonstrates a high degree of technical or scientific achievement.

##### Section 2

The property has historical value or associative value because it;

- i: has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii: yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii: demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

##### Section 3

The property has contextual value because it is;

- i: important in defining, maintaining or supporting the character of area,
- ii: physically, functionally, visually or historically linked to its surrounding,
- iii: a landmark.

#### 4.1.1 does the property meet the criteria for designation

Under the terms of the Ontario Heritage Act a property needs to comply with any one of the items of Regulation 9/06, in any one of the three subsections of Section 29 of the Ontario Heritage Act to be considered suitable for designation.

Following is an analysis of the property defined as 1239 Lakeshore Road East in Mississauga, Ontario.

*1. The property has design value or physical value because it,*

*i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*

The 1923 section of the current building complex at 1239 Lakeshore Road East is unique in being the only school in Mississauga during the “school section” era built in an architectural style that incorporates elements of Georgian Revival architecture with contemporary Edwardian elements. The 1923 school (along with two existing schools in Mississauga, built in 1921 and 1922 but of different architectural styles) is a rare and successful attempt by the S.S. #7 trustees to commission a design for a school of essentially urban proportions but using only the limited funding that was available when the subject school section was still assessed under rural funding standards.

*ii. displays a high degree of craftsmanship or artistic merit,*

Special attention was applied to structural details during the design and construction of the 1923 section of the building complex at 1239 Lakeshore Road East, notably in the use of contrasting brick bonds and brick colours to create subtle design contours and reliefs.

*2. The property has historical value or associative value because it,*

*i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*

Schools are naturally a significant institution in any community. All children aged five to 13 living in east Lakeview from 1923 to 2001, including children of veterans living in emergency shelters located across the street from 1946 to 1954, attended this school. Over 8,000 Lakeview residents attended S.S. #7: Lakeview Park in those 78 years.

*ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture*

Being one of only 13 multi-room schools built in Mississauga prior to 1952, and one of only three surviving multi-room schools from the “school section” era, S.S. #7: Lakeview Park represents a period of transition in Lakeview from a rural farming community into Mississauga’s earliest large suburban neighbourhood.



3. *The property has contextual value because it,*

*i. is important in defining, maintaining or supporting the character of an area,*

Currently, the closed school has lost its link to the neighbourhood, but has the potential to function as a reminder of the rural and suburban communities that once existed in the area, being the community school for this area.

*ii. is physically, functionally, visually or historically linked to its surroundings,*

Historically, all schools are naturally linked to their surroundings. This school was attended by all children aged five to 13 who lived in the surrounding area. The 1923 section of the subject property is the oldest institutional building in Lakeview, and the only one of five pre-WWII schools in the community to survive. In 2023, S.S. #7: Lakeview Park will celebrate its centenary.

*iii. is a landmark.*

The subject property's value as a landmark is yet to be determined. Currently the school complex is vacant, with the historic section obscured by trees. However, S.S. #7: Lakeview Park is the oldest large structure in Lakeview and could serve as the historical focus in an area otherwise defined by undistinguished and nearly-indistinguishable apartment complexes and factory/warehouse buildings. The S.S. #7: Lakeview Park school has the essential architectural, historical and contextual merits to become a much-needed community landmark in this part of Lakeview.

#### **4.1.2 conclusion**

Based on the criteria set forth by Regulation 9/06 of Section 29 of the Ontario Heritage Act, the property defined as 1239 Lakeshore Road East, in Mississauga, Ontario (known historically as Township of Toronto School Section #7: Lakeview Park) is worthy of protection because it complies with, or has the potential to comply with seven of the nine subsections of Regulation 9/06, including at least one subsection of each section regarding design/physical, historical/associative and contextual criteria.

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## 5.0 QUALIFICATIONS

### 5.1 Author

Richard Collins

heritage consultant (2006-present)

Museums of Mississauga

tour guide (1999-2018)

Page+Steele Architects

archivist (1999)

### Volunteer

Mississauga Heritage Advisory Committee

citizen member (2021-present)

Historical Society of Ottawa

Regular Events director (2019-present)

newsletter editor (2021-present)

Canadian Museum of Nature

education guide (2018-2021)

Thompson's Co., 2nd York Militia

reenactor (2012-present)

Heritage Mississauga

volunteer (2006-present)

Mississauga South Historical Society

member (2002-present)

president (2005-2012)

webmaster (2009-present)

Peel District School Board Fair

adjudicator (2007-2011)

Port Credit 175th Anniversary Committee

project leader and secretary (2010)

Port Credit Village Project

co-chair of the Heritage Circle (2005 to present)

### Awards

City of Mississauga

Civic Award of Recognition (2016)

Heritage Mississauga

Lifetime Membership Award (2007)

Members' Choice Award (2009)

Community Heritage Award (2018)

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