



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER ..0258-2009

A By-law to designate the Small Arms Building and
Water Tower located at 1352 Lakeshore Road East
as being of cultural heritage value or interest

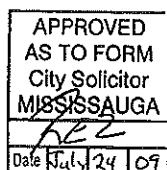
WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended,
authorizes the Council of a municipality to enact by-laws to designate real property
including all the buildings and structures thereon, to be of cultural heritage value or interest;

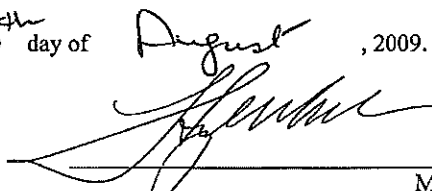
AND WHEREAS Notice of Intention to designate the Small Arms Building and
Water Tower located at 1352 Lakeshore Road East, in the City of Mississauga, has been
duly published and served, and no notice of objection to such designation has been received
by the Clerk of The Corporation of the City of Mississauga;

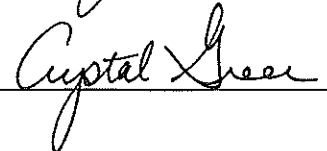
NOW THEREFORE the Council of The Corporation of the City of Mississauga
hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the
Small Arms Building and Water Tower located at 1352 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 *Ontario
Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended.
2. That the reasons for designating the property known as the Small Arms Building and
Water Tower located at 1352 Lakeshore Road East, 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 1352 Lakeshore Road East in the proper land registry office.

ENACTED AND PASSED this 5th day of August, 2009.




MAYOR


CLERK

SCHEDULE 'A' TO BY-LAW 0258-2009

Summary: Part of Lots 4 and 5, Concession 3, South of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 1, in the vicinity of Lakeshore Road East and the City Boundary)

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 Lots 4 and 5, Concession 3, South of Dundas Street, designated as Part 1, Plan 43R-4461 .



Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. D258-2009**DESIGNATION STATEMENT****Small Arms Limited Building & Water Tower, 1352 Lakeshore Road East**

The Small Arms Limited Building, a large low-lying H-shaped facility, & Water Tower are located at the foot of Dixie Road on the south side of Lakeshore Road East.

Statement of Cultural Heritage Value or Interest

The Small Arms Limited Building & Water Tower have direct associations with the federal government, World War II, the corresponding Canadian war industry and the World War II influx of working women. The water tower also has direct associations with World War I rifle training. The property yields information that contributes to an understanding of the World War home front and is associated with the development of Lakeview. The Small Arms Building has direct associations with Allward and Gouinlock Architects.

The Small Arms Limited Building & Water Tower define, maintain and support the character of the area, both the industrial character and the community of Lakeview itself. The water tower is a landmark.

The Small Arms Limited Building displays a high degree of craftsmanship and artistic merit. The water tower is rare in Mississauga.

Description of Heritage Attributes

Key attributes that reflect the Small Arms Limited Building and Water Tower's historical/associative value:

- the Modern and Modern Classical elements of the building, consistent with the World War II period
- the shape and form of the water tower, consistent with the World War I period
- the location of the structures in Lakeview, on former rifle training grounds and near rifle range remnants, including baffles, concrete backstop, indoor rifle range and parade square, at 1300 Lakeshore Road East
- the building's economic materials and construction methods
- the two skylights, within a flat roof, and expansive wraparound glazing, of the rear portion of the building, which allow for an abundance of natural light required for work therein

Key attributes that reflect the Small Arms Limited Building & Water Tower's contextual value:

- their location in Lakeview
- their location on the south side of Lakeshore Road, site of the former Long Branch Rifle Ranges, and alongside other industrial buildings
- the height and distinctive shape and form of the water tower
- the water tower's visibility from the surrounding area, including both Lakeview and Long Branch
- the row of deciduous trees along the west side of the building, which are suggested in historical aerial photography
- the generous setback and open space which allows for full visibility of the building from Lakeshore Road West
- the woodlot to the rear of the property, which is suggested in historical photography

Key attributes that reflect the Small Arms Limited Building's physical/design value:

- the overall shape and form of the entire structure
- the rectilinear shape and form of the component parts
- the projecting pavilions of the front component

- the flat roofs
- the two skylights of the rear component and their shape and form
- the chimney, its shape, form, with setback upper portion, concrete trim, and placement in the "bridge" section that connects the front and rear components
- the steel fascia and steel framed windows
- the rectilinear shape and form of the windows
- the sash windows on the front component
- the wraparound full glazing that comprises the upper three quarters of the rear component, and its continuous concrete sill
- the multiple window panes in each window – 12 panes on the front component and 25 panes on the rear component (except where there are doors) – and their consistent shape and form
- the light fixtures on the exterior of the rear component
- the common bond brick sheathing with sixth course headers
- the symmetrical arrangement of the façade
- the entryway with mortared stone pilasters and concrete slab canopy
- the single simple light fixture that hangs from the main door canopy
- the shape and form of the entryway with a tall transom window
- the concrete banding that connects the windows and extends slightly beyond them
- the concrete lintels and sills that extend slightly beyond the windows
- the concrete mortared jambs that flank the window over the main entrance
- the concrete slab foundation
- the Modern font of the building address

