

City of Mississauga
Corporate Report



<p>Date: January 30, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: March 5, 2024</p>

Subject

Proposed Heritage Designation of 88 Lakeshore Road East (Ward 1)

Recommendation

That the property at 88 Lakeshore Road East (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Executive Summary

- Architect Douglas Kertland designed the subject building, which was erected in 1947 and opened as Dominion Bank in 1948
- The property is a rare example of Art Moderne architecture in Mississauga and is a local landmark
- The property merits designation under the Ontario Heritage Act

Background

As per the Ontario Archives, architect Douglas Kertland (1888-1982) designed the subject Art Moderne building for the Dominion Bank, forerunner to the Toronto Dominion Bank, which was built in 1947. The bank opened in 1948. Kertland is probably best known for designing the Automotive Building at the Canadian National Exhibition. (A location map, photos and a research report are attached as Appendices 1 thru 3 respectively.)

Comments

To merit designation under the Ontario Heritage Act a property must meet the criteria for determining cultural heritage value or interest, i.e. it must have physical, design, historical, associative, and/or contextual value, per Ontario Regulation 9/06 (Appendix 4).

The property has physical and design value as it is a rare example of Art Moderne architecture in Mississauga. It displays a high degree of craftsmanship and artistic merit. The building has historical and associative value as it demonstrates the work of Douglas Kertland, a significant Canadian architect. The property has contextual value as it is important in defining, maintaining and supporting the character of the Port Credit commercial core. It is physically, functionally, visually and historically linked to its surroundings. It is also a local landmark. The designation statement is attached as Appendix 5.

Strategic Plan

Heritage designation helps meet the City's strategic goal of celebrating our community ("Connect" pillar).

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

88 Lakeshore Road East meets the criteria for determining cultural heritage value or interest, per Regulation 9/06. As such, the subject property merits designation under the Ontario Heritage Act.

Attachments

Appendix 1: Location Map

Appendix 2: Photos

Appendix 3: Research Report

Appendix 4: Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value and Interest

Appendix 5: Proposed Designation Statement



Jodi Robillos, Commissioner of Community Services

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