

A By-law to designate 88 Lakeshore Road East as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property located at 88 Lakeshore Road East in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution GC-0163-2024;

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

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

1. The Property, including all the buildings and structures thereon, located at 88 Lakeshore Road East in the City of Mississauga and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSED this            day of            , 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: May 21, 2024
File: CS.08-22.01

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

SCHEDULE 'A' TO BY-LAW \_\_\_\_\_

Legal Description

88 Lakeshore Road East

In the City of Mississauga, Regional Municipality of Peel, (Town of Port Credit, County of Peel), Province of Ontario and being composed of Part of Lot 12, Plan PC-2 (also described as Plan 300E) East of Credit River, North Side of Toronto St, as in VS199214 & VS24074

## SCHEDULE 'B' TO BY-LAW \_\_\_\_\_

88 Lakeshore Road East is a two storey building at the northwest corner of Lakeshore Road East and Elizabeth Street North.

The building 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 building 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.

### Heritage Attributes

Key attributes that reflect the Art Moderne Building's physical/design value:

- The 1947 building's composition as one large rounded corner – contributes to the building's Art Moderne style
- the horizontal orientation and emphasis of the 1947 building – contributes to the building's Art Moderne style
- the flat roof and surfaces of the 1947 building – contributes to the building's Art Moderne style
- the plain and smooth limestone exterior of the 1947 building – contributes to the building's Art Moderne style
- the light colour of the 1947 building – contributes to the building's Art Moderne style
- its terrazzo base on the 1947 building – contributes to the building's Art Moderne style
- the polished black terrazzo band at cornice level of the 1947 building – contributes to the building's Art Moderne style
- the metal coping on the 1947 building – contributes to the building's Art Moderne style
- the recessed moulded window surrounds on the 1947 building – contributes to the building's Art Moderne style
- the stone window sills on the 1947 building – contributes to the building's Art Moderne style
- the monumental door surround, including mouldings on the 1947 building – contributes to the building's Art Moderne style
- the placement of the windows, including around the rounded corner on the 1947 building – contributes to the building's Art Moderne style
- the rectilinear shape of the window and door openings on the 1947 building – contributes to the building's Art Moderne style
- The 1947 building's two storey height, consistent with its neighbouring structures – contributes to the building's Art Moderne style

Key attributes that reflect the Art Moderne Building's historical/associative value:

- The 1947 building's Modern aesthetic, typical of Kertland's early twentieth century style – contributes to the building's association with Kertland

Key attributes that reflect the Art Moderne Building's contextual value:

- The 1947 building's location on a prominent corner in Port Credit – contributes to the building's contextual value
- The 1947 building's street faces and localized, yet high, visibility – contributes to the building's contextual value