

A By-law to designate 1375 Blundell Road 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 1375 Blundell Road in the City of Mississauga (the “Property”) as being of cultural heritage value or interest through Resolution GC-0162-2024;

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 1375 Blundell Road 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 City Solicitor City of Mississauga

Katie Pfaff
Date: June 12, 2024
File: CS.08-22.01

MAYOR

CLERK

SCHEDULE 'A' TO BY-LAW _____

Legal Description

1375 Blundell Road

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 6, Concession 1, South of Dundas Street of the Said Township, designated as Part 1, Plan 43R-10214.

SCHEDULE 'B' TO BY-LAW _____

1375 Blundell Road is a brick building at the southeast corner of Dixie and Dundas.

The property has physical and design value as a rare example of Romanesque Revival architecture in Mississauga. It is also a rare surviving early twentieth century school in Mississauga. It has historical and associative value because it has direct association with Dixie School, which is significant to Mississauga as Dixie is one its founding villages. The building also yields information that speaks to the growth of the Dixie community in the early twentieth century. Finally, it has contextual value as it is historically linked to its surroundings.

Heritage Attributes

- Overall rectilinear shape and form – contributes to the property's architectural style
- Symmetrical design – contributes to the property's architectural style
- Cupola at intersection of roofs – contributes to the property's architectural style
- Triple round headed arch windows – contributes to the property's architectural style
- Regularized window openings – contributes to the property's architectural style
- Stone window sills and lintel caps – contributes to the property's architectural style
- Stained glass windows in gables facing north and south – contributes to the property's architectural style
- Parapet gables and additional applied parapets with distinctive brickwork – contributes to the property's architectural style
- "ABC" "123" "1921" stone plaque – contributes to the property's historical value
- Roof rafter ends – contributes to the property's architectural style
- Round arch louvres in rear gables – contributes to the property's architectural style
- Setback and visibility from Dixie Road – contributes to the property's historical value