

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** July 22, 2024

**CASE NO.:** OLT-23-001069

**PROCEEDING COMMENCED UNDER** subsection 29(11) of the *Ontario Heritage Act*,  
*R.S.O. 1990, c. O.18.*

Appellant	Peel District School Board
Subject:	Heritage
Description:	Designate lands and premises located at 1239 Lakeshore Road East as being of cultural heritage value or interest.
Reference Number:	CS.08.LAK
Property Address:	1239 Lakeshore Road E
Municipality/UT:	Mississauga/Peel
OLT Case No:	OLT-23-001069
OLT Lead Case No:	OLT-23-001069
OLT Case Name:	Peel District School Board v. Mississauga (City)

BEFORE:

WARREN MORRIS	)	Monday, the 22 <sup>nd</sup>
MEMBER	)	
	)	day of July, 2024

**THE TRIBUNAL** having been advised in advance of the Hearing that the Parties have reached a settlement on the Heritage Designation appeal under file OLT-23-0001069;

**AND THE TRIBUNAL** having been advised that in addition to all parties consenting to the terms of settlement, an organization seeking participant status also consents to the terms of settlement;

**AND THE TRIBUNAL** having received the Affidavit of John Dunlop, sworn July 2, 2024, whom the Tribunal accepts as an expert qualified to give opinion evidence in the field of heritage planning, on behalf of the City of Mississauga;

**AND THE TRIBUNAL** having been satisfied that the revised Schedule “B” of City of Mississauga By-law 0149-2023 (the “**Designation By-law**”) constitutes good planning and is consistent with the 2020 Provincial Policy Statement, conforms with Regulation 9/06 of the *Ontario Heritage Act*, and is in conformity with the City of Mississauga Official Plan;

**AND THE TRIBUNAL** having considered the submissions of the Parties;

**THE TRIBUNAL ORDERS THAT:**

1. The Appeal by the Applicant is allowed in part.
2. That Schedule “B” of the Designation By-law attached thereto be deleted and replaced by the revised Schedule “B” attached as Attachment 1 to this Order.

*“Euken Lui”*

EUKEN LUI  
ACTING REGISTRAR

**Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

## Attachment 1

ONTARIO LAND TRIBUNAL ORDER DATED \_\_\_\_\_  
OLT Lead Case No. OLT-23-001069

1. That Schedule “B” to By-law 0149-2023 providing the reasons for designating the Property be deleted and replaced with Schedule “B” attached hereto;

### SCHEDULE ‘B’ TO BY-LAW 0149-2023

**Description of Property** – Lakeview Park School, 1239 Lakeshore Road East  
Designed by architect Charles M. Hare, Lakeview Park School is a two-storey red brick structure built in 1923. Two wings were added to the original school in the mid-twentieth century. It is located on the north side of Lakeshore Road East, between Orchard Road and Fergus Avenue.

### Statement of Cultural Heritage Value of Interest

The property has design and physical value because it is a rare surviving example of a Georgian Revival mixed with Edwardian architectural style institutional building in Mississauga. It is a rare surviving early twentieth century school in Mississauga and its longest running school. The school is of a design that was common amongst rural areas, and as such links a vibrant and growing area of Mississauga to its rural past. It also demonstrates artistic merit.

The original two-storey 1923 building is framed with later wings which are not considered to contribute to the heritage value of the property. The property has historical and associative value as it yields information about the growth of the area in the 20<sup>th</sup> century.

The property has contextual value as a landmark along Lakeshore Road East due to its prominence in the community and its iconic style. Because it served the community, it is also physically and historically linked to its surroundings.

### Description of Heritage Attributes

Historical, associative and contextual attributes include:

- The relationship, orientation and setback of the original 1923 building from Lakeshore Road East anchor it as a landmark in the neighbourhood and community
- The original 1923 building’s visibility from Lakeshore Road East
- The original 1923 building’s location in Lakeview

Design attributes include:

- The overall rectilinear shape and form of the original 1923 school– contributes to the cultural heritage value of the property because they form the basis of the school
- The common bond red brick material with stack bond detailing and decorative

brickwork with green tinted bricks, with English bond brickwork within the frames on the west and east ends of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style

- Decorative wood blocking, including semicircle panel that provides additional prominence to the central second storey front window of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The symmetry of the 1923 section, including the front façade and central front entrance – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original front entrance portico including pilasters, detached square columns with transom window above the double doors of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original cupola and chimney, their shape and form, materials and their central placement on the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The symmetrical and orderly arrangement of windows, including the 16 over 16 windows along the front with raised muntin bars and casement windows within, and more distinctive central window on the front second storey of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original windows and their shape, form and material of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The shutters and their detailing including moon shape cut-outs of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The brass plate above the original front entrance, with raised lettering that reads “Lakeview Park School, S.S. no. 7, 1923” – contributes to the cultural heritage value of the property because it speaks to the age of the school
- The cross gabled roof of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The dormer on the east side of the building of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The eave returns of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style.
- The raised basement of the original 1923 building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style.