

A By-law to amend By-law 0149-2023 that designates the property located at 1239 Lakeshore Road East as being of cultural heritage value or interest

WHEREAS 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 (the "City") enacted By-law 0149-2023 designating 1239 Lakeshore Road East (the "Property") under Part IV of the Heritage Act;

AND WHEREAS the owner of the Property filed an appeal of By-law 0149-2023, being a By-law that designates the property located at 1239 Lakeshore Road East as being of cultural heritage value or interest to the Ontario Land Tribunal on November 1, 2023 (OLT-23-001069) (the "Appeal").

AND WHEREAS the Ontario Land Tribunal endorsed a settlement of the Appeal in its decision issued on July 22, 2024, that Schedule "B" be replaced as revised on consent of the City and the owner of the Property;

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

- 1. That Schedule "B" to By-law 0149-2023 providing the legal description of the Property be deleted and replaced with Schedule "B" attached hereto;
2. That the City Clerk is hereby authorized to cause a copy of this amending By-law and a revised legal description to be served upon the owner of the Property and 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.
3. That the City Solicitor is hereby directed to register a copy of the amended By-law against the property located at 1239 Lakeshore Road East as described in Schedule "B" of By-law 0149-2023 in the proper land registry office.

ENACTED and PASSED this _____ day of _____, 2024.

Table with 4 rows: Row 1: Approved by Legal Services City Solicitor City of Mississauga; Row 2: Signature of Katie Pfaff; Row 3: Katie Pfaff; Row 4: Date: August 27, 2024; Row 5: File: LA.19-23.18

_____ MAYOR

_____ CLERK

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 20th 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.