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MISSISSAUGA

City of Mississauga  
Legislative Services  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
Martha.cameron@mississauga.ca

VIA REGISTERED MAIL

June 5, 2024

The Owner  
88 Lakeshore Road East  
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law re: 88 Lakeshore Road East (Ward 1)  
Reference No: HAC-0025-2024  
Office of the City Clerk: File: CS.03.LAK

I am enclosing, for your retention, a copy of By-Law 0092-2024 passed by Mississauga City Council on May 29, 2024 designating the property located at 88 Lakeshore Road East (Ward 1) as being of cultural heritage value or interest under the *Ontario Heritage Act* and the Notice of Passing of a Heritage By-law which has been published in the City's public notices site located at the following link: <https://www.mississauga.ca/projects-and-strategies/public-notices/>

Sincerely,

*Martha Cameron*

Martha Cameron  
Legislative Coordinator  
Legislative Services Division, Office of the City Clerk  
905-615-3200, ext 5438 – [Martha.cameron@mississauga.ca](mailto:Martha.cameron@mississauga.ca)

Re:  
Notice of Passing of a Heritage By-law  
88 Lakeshore Road East (Ward 1)  
Reference: HAC-0025-2024  
Office of the City Clerk File: CS.08.LAK

Cc (mail): Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3

Cc (email) Councillor Stephen Dasko (Ward 1)  
Nadia Paladino, Director, Parks, Forestry and Environment  
Jodi Robillos, Commissioner of Community Services  
Katie Pfaff, Legal Counsel, Planning & Development Law  
Diana Rusnov, Director, Legislative Services & City Clerk  
Sacha Smith, Manager of Legislative Services, Deputy City Clerk  
John Dunlop, Manager, Indigenous Relations, Heritage and Museums  
Paula Wubbenhorst, Heritage Planner

**Received**

JUN 10 2024

**Ontario Heritage Trust**

Andrew Douglas, Heritage Analyst  
Jillian Manser, Law Clerk, Planning & Development Law

Encl. Notice of Passing of a Heritage By-law: 88 Lakeshore Road East (Ward 1)



## MISSISSAUGA

### NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	June 5, 2024	
BY-LAW NUMBER	BL-0092-2024	
DATE PASSED BY COUNCIL	May 29, 2024	
LAST DATE TO FILE APPEAL	July 5, 2024	
FILE NUMBER	CS.08.LAK	Ward 1
APPLICANT	Registered Property Owner	
PROPERTY	88 Lakeshore Road East	

**TAKE NOTICE** that the Council of the Corporation of the City of Mississauga passed the above noted Heritage By-law, under Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, c.O.18.

**THE PURPOSE AND EFFECT** of this By-law is to designate its lands and premises located at 88 Lakeshore Road East (Ward 1) as being of cultural heritage value or interest. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

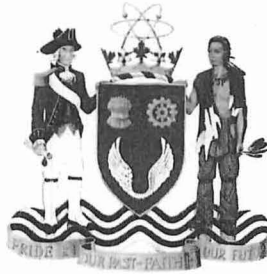
**IF YOU WISH TO APPEAL the By-law** to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed in person, by email: [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca), by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1, no later than **July 5, 2024**. **An appeal filed by email will be accepted once the appeal fees are received.**

Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

The Notice of Appeal must:

- 1) Set out reasons in support of the objection to the by-law accompanied by any fee charged by the Tribunal if applicable payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at: <https://olt.gov.on.ca/fee-chart/> or contact the Ontario Land Tribunal at [OLT.General.Inquiry@ontario.ca](mailto:OLT.General.Inquiry@ontario.ca) or by phone to: 416-212-6349 or 866-448-2248 (toll free)
- 2) Be accompanied by a fee in the amount of \$319.30 per application, payable to the City of Mississauga.

Sacha Smith  
Manager/Deputy, Secretariat and Access & Privacy  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER DD92-2024

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;

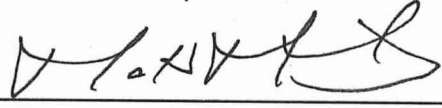

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

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 29<sup>th</sup> day of May, 2024.

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

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

	MAYOR
	ACTING MAYOR
	CLERK

Received

JUN 10 2024

Ontario Heritage Trust

SCHEDULE 'A' TO BY-LAW 0092-2024

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 0092-2024

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