



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	August 14, 2024	
BY-LAW NUMBER	BL-0137-2024	
DATE PASSED BY COUNCIL	August 1, 2024	
LAST DATE TO FILE APPEAL	September 13, 2024	
FILE NUMBER	CS.08.STA	Ward 1
APPLICANT	Registered Property Owner	
PROPERTY	24 Stavebank Road	

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 24 Stavebank Road (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, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1, no later than **September 13, 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 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 0137-2024

A By-law to designate 24 Stavebank 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 24 Stavebank Road in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution HAC-0041-2024;

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 24 Stavebank 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 15th day of August, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: July 12, 2024
File: CS.08-24.02



MAYOR



CLERK

SCHEDULE 'A' TO BY-LAW 0137-2024

Legal Description

24 Stavebank Road

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 20 Acre March Lot West of Brook St, Plan PC-2, East of Credit River, as in TT19783, PC11882 and PC12280.

24 Stavebank Road is a large church on the west side of Stavebank on the north side of High Street East.

Statement of Cultural Heritage Value or Interest

Built in 1927, the property has design and physical value as it is a rare example of Modern Gothic architecture in Mississauga. The property has historical value due to its association with a longstanding Presbyterian community and the significant Port Credit figures who established it. It is also valued for its memorialization of World War One soldiers and GTA and local architects Dolphin and Cotton. The property has contextual value as a landmark that is physically, functionally, visually and historically linked to its surroundings, including the 1925 cenotaph across the street. The church is also important in defining, maintaining and supporting the character – a campus of religious and recreational institutions on the east bank of the Credit River – of the area.

Heritage Attributes

- The location and visibility of the 1927 building from Port Credit Memorial Park, High Street East and Stavebank Road – contributes to the property's contextual value
- Credit Valley stone material on the 1927 portion of the building – contributes to the property's contextual value
- The monochromatic colour of the 1927 portion of the building – contributes to the property's physical and design value
- Rectilinear cross shape and form with inset gable roof and cross gable ends of the original 1927 building – contributes to the property's physical and design value
- The buttresses with smooth caps of the original 1927 building – contributes to the property's physical and design value
- The rectilinear and Gothic inspired stained glass windows, window and door decorative quoining surrounds and voussoirs of the original 1927 building – contributes to the property's physical and design value
- Cornerstone with engraved "St. Andrew's Memorial Presbyterian Church A.D. 1927"
- The chimney on the original 1927 building – contributes to the property's physical and design value
- The soffits with rafter tail motif of the original 1927 building – contributes to the property's physical and design value
- The smooth horizontal stringcourse, indicating division of floors on the original 1927 building – contributes to the property's physical and design value
- The copper trim on the original 1927 building – contributes to the property's physical and design value
- Octagonal bell tower with geometric lancet stone tracery – contributes to the property's physical and design value
- Bell, dedicated to World War I veterans and sons of John Gray, one of the church founders, Lieutenants Angus Douglas and Andrew Gray (dedications inscribed on bell) – contributes to the property's historical and associative value
- The double wooden front doors with decorative metal hinges, lancet windows and knockers of the original 1927 building – contributes to the property's physical and design value
- The doors set in a keystone arch with the crest of St. Andrew in the centre – contributes to the property's physical and design value
- The asymmetrical front with a false top on the south corner with cross and two square floral blocks – contributes to the property's physical and design value
- Historic wood south side entrance with decorative shield over the door lintel and a wooden door with decorative hinges – contributes to the property's physical and design value
- Vertical niches in gables – contributes to the property's physical and design value