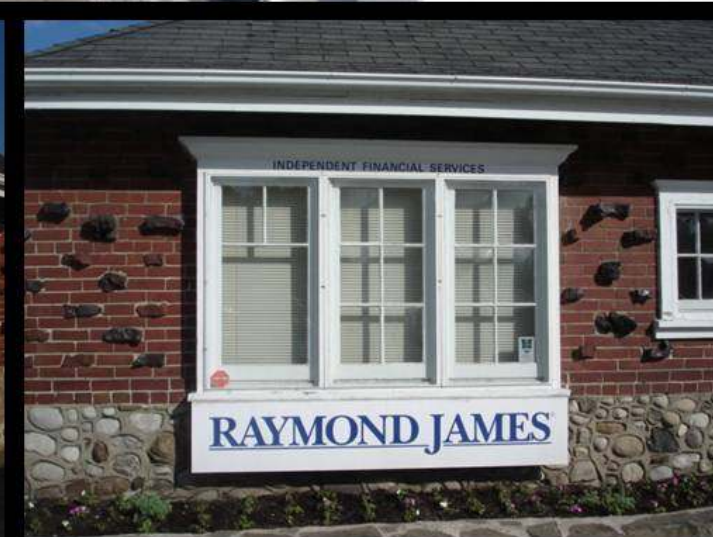
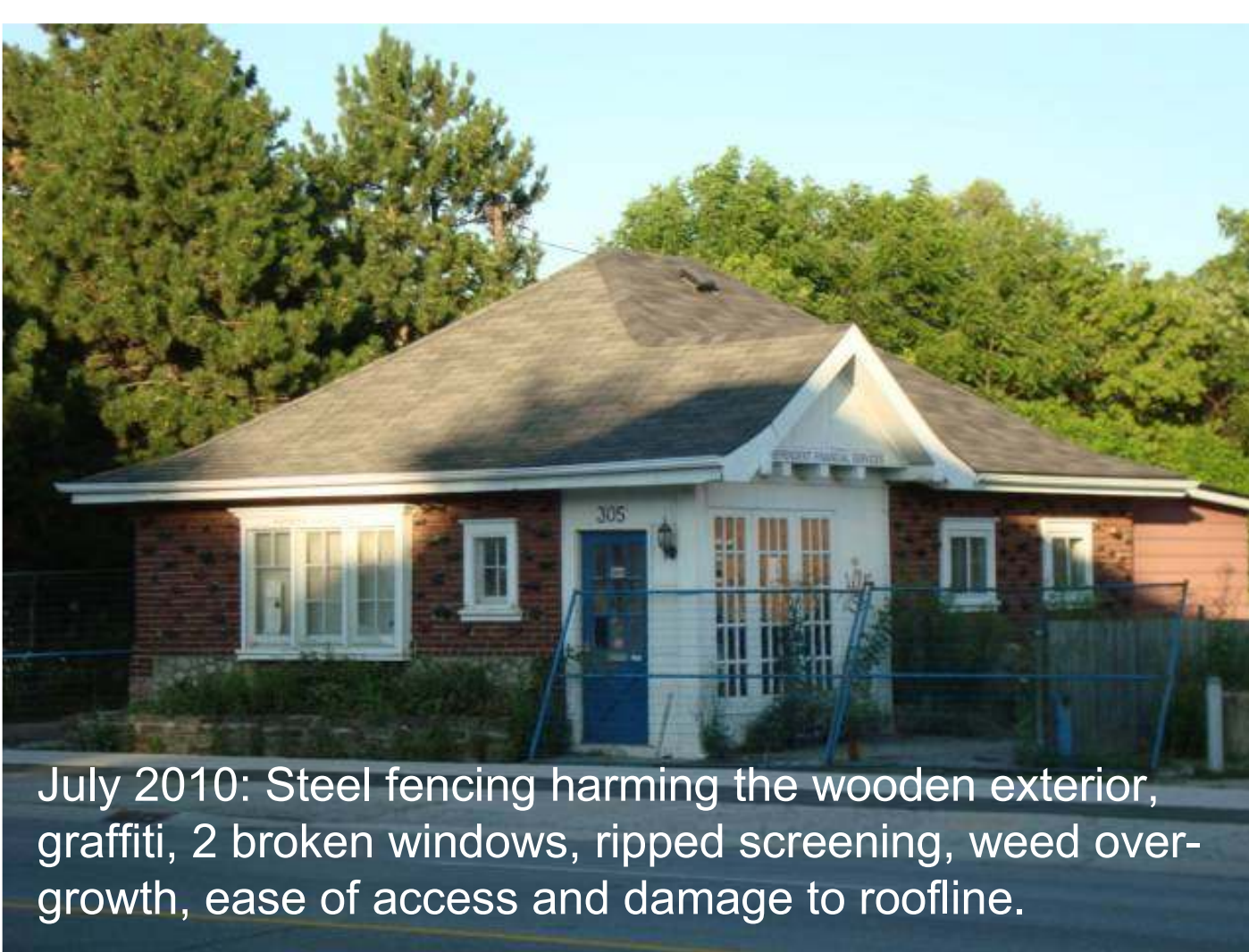


This character building, known as the Hill Gatehouse / Dudgeon Cottage, at 305 Lakeshore Road West in Port Credit, was recommended for heritage designation by the Heritage Advisory Committee on July 27, 2010. Council approval was given on August 4, 2010 to proceed with designation. This photo was taken in October 2008. For other views... *see next slides.*



These photos were taken in October 2008. Note the adaptive re-use as a financial services office. This building has since fallen into disrepair... see *next slide*.





July 2010: Steel fencing harming the wooden exterior, graffiti, 2 broken windows, ripped screening, weed overgrowth, ease of access and damage to roofline.



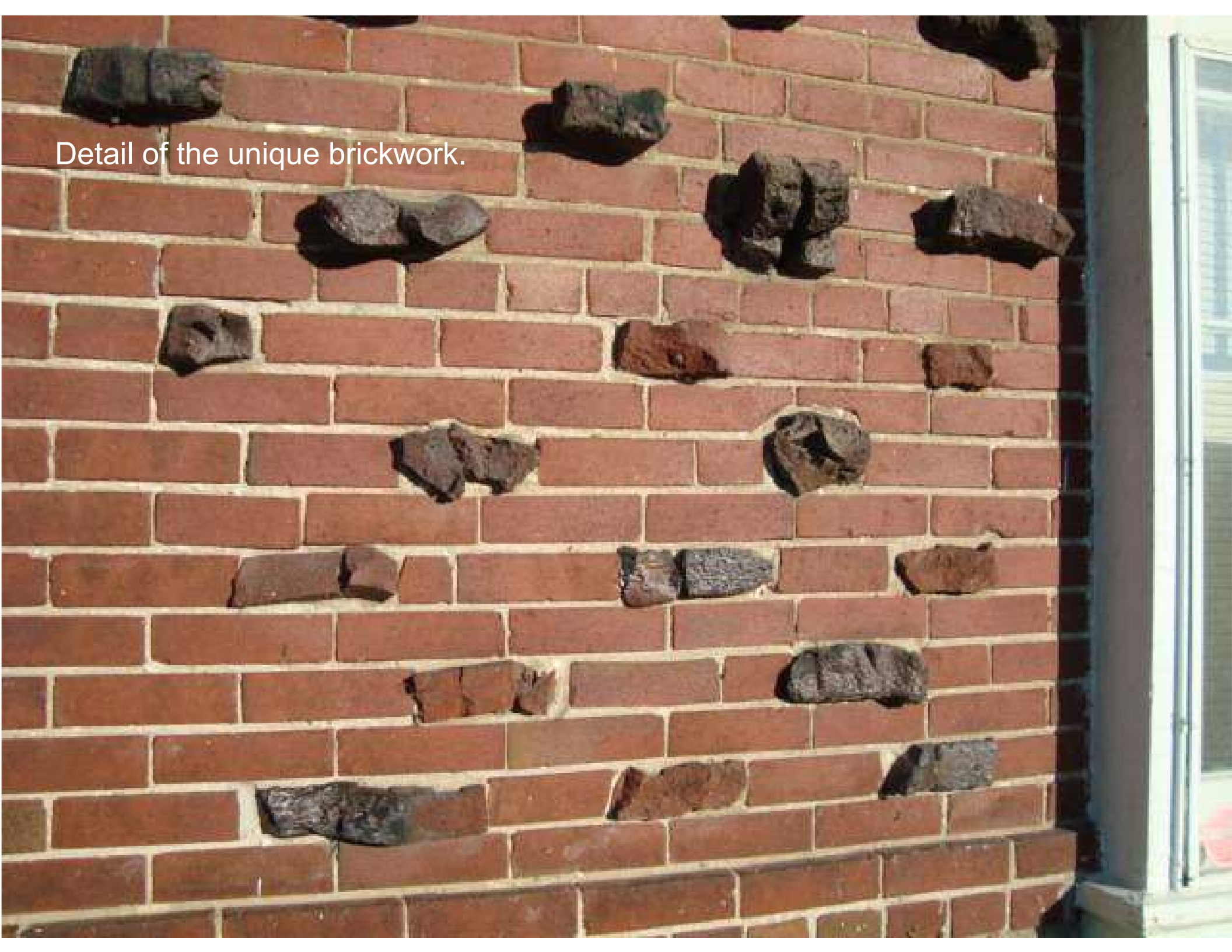


At the August 4, 2010 Council meeting where the decision was taken to proceed with heritage designation of this property, the developer was asked to take steps to now protect the building.



August 5, 2010: The day after Council approved heritage designation for the gatehouse, protective boarding and fencing went up around the structure.

Detail of the unique brickwork.





The former 'Briarwood' property on Lakeshore Road West is still subject to 2 more development applications – this is one site (Phase 3), east of Pine Avenue South. The former gatehouse is seen in the NE corner of the property.



NEW RETAIL UP TO 7,500 S.F.

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Taso Boussoulas

BRINTON COMMERCIAL REAL ESTATE CORPORATION, BROKER

NEW RETAIL UP TO 7,500 S.F.

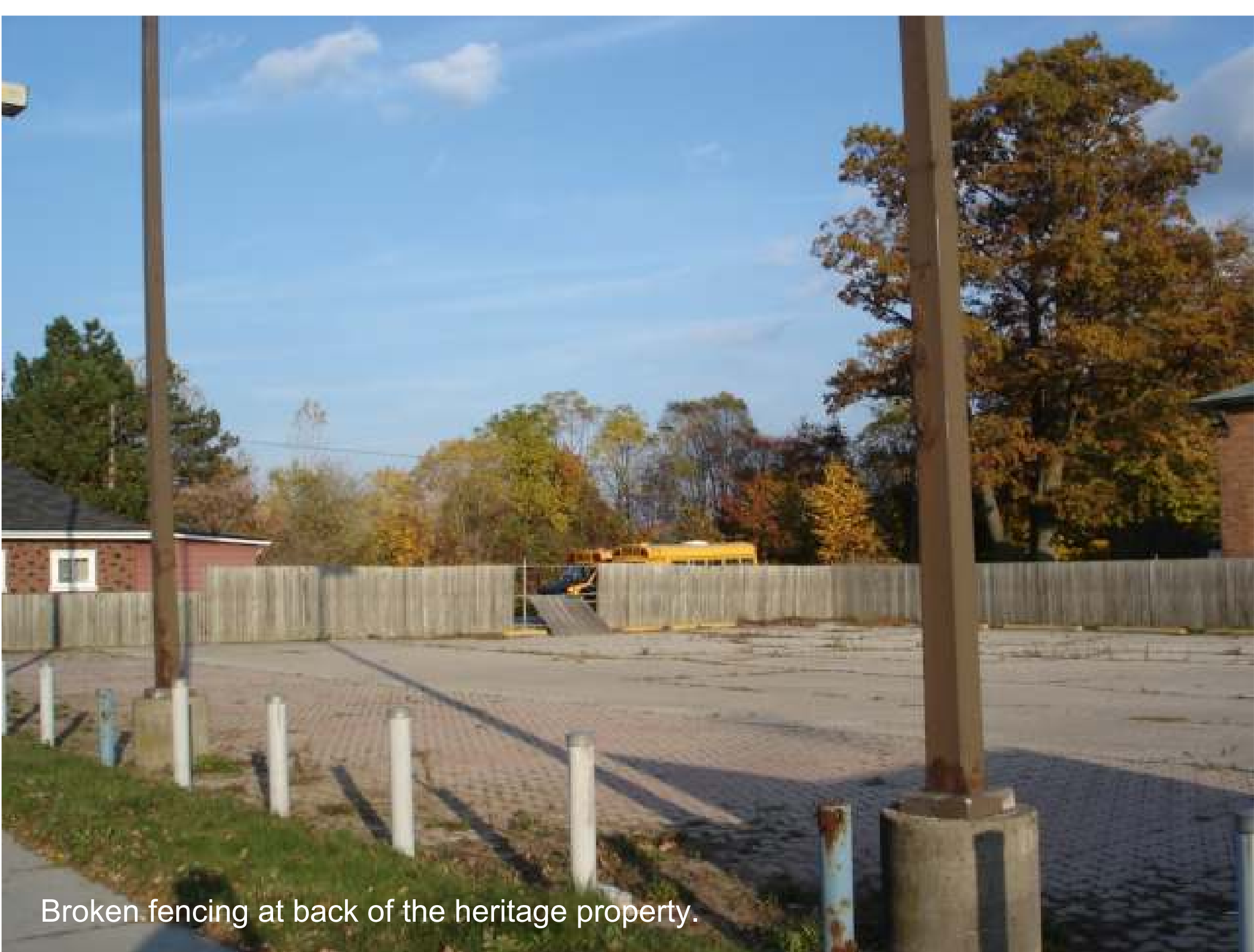
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Broken fencing at back of the heritage property.



Close-up of the OPA and rezoning application notice, which in April 2010 included 2 of the 3 portions of the site as shown in the drawing. The sites may now be dealt with separately under different applications.

## **NOTICE: OFFICIAL PLAN AMENDMENT AND REZONING**

**AN APPLICATION HAS BEEN SUBMITTED TO  
THE CITY OF MISSISSAUGA TO DEVELOP  
THIS SITE FOR:**

**A RETAIL STORE, MEDICAL OFFICE  
AND RETAIL BUILDING, AND  
FINANCIAL INSTITUTION WITH A  
TOTAL GROSS FLOOR AREA OF  
3,105 SQ. M.**



**Owner: Pelican (Lakeshore) Commercial Inc. and Lighttower Commercial Inc.**

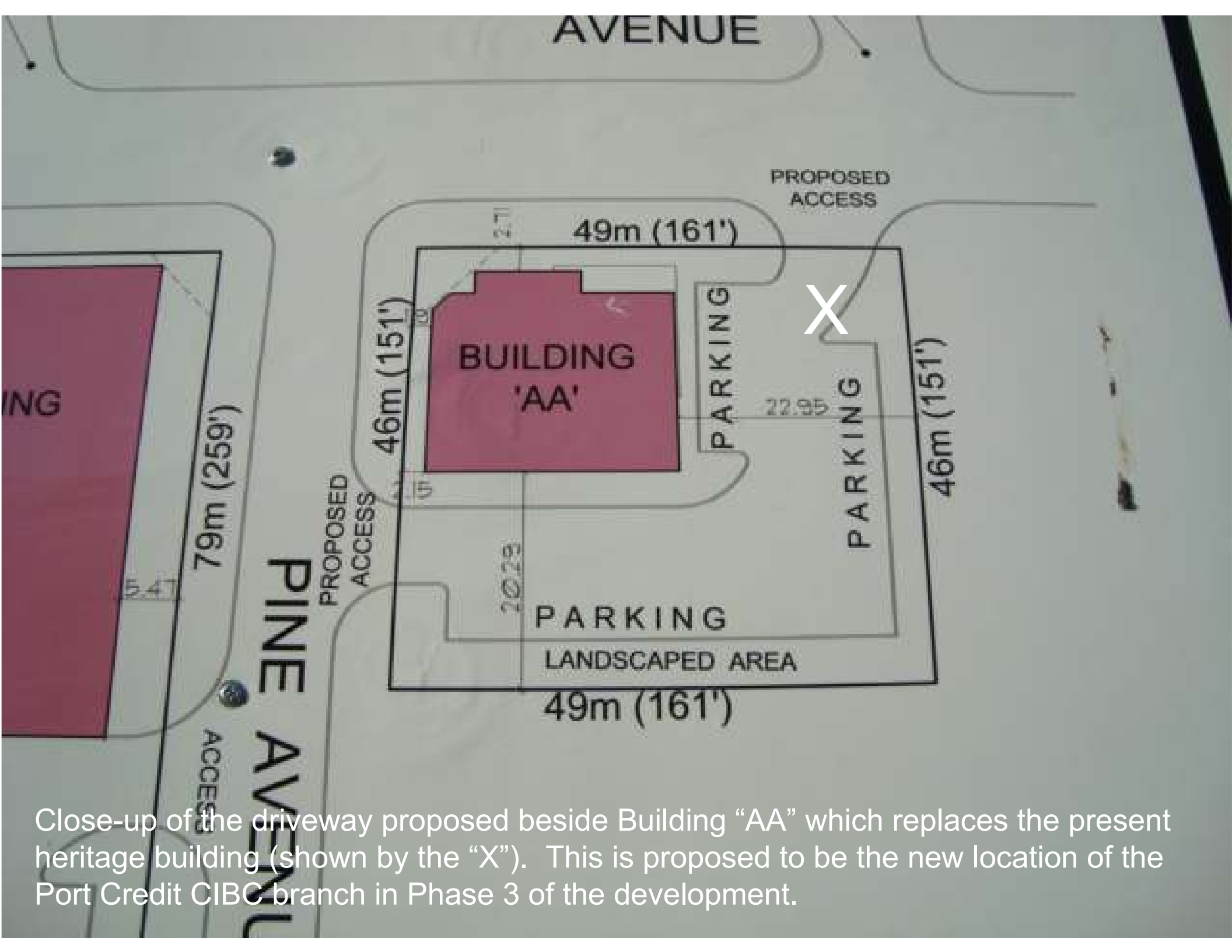
**Agent: Glen Schnarr & Associates Inc.**

**For further information, phone the City of Mississauga Planning, & Building Department  
at (905-896-5511) and refer to the file #OZ 09 / 002 W1**

**DATE SIGN ERECTED: APRIL 13, 2010**



In the developer's scenario, the heritage building is removed, and a façade attached to the wall of Building "B", proposed to be a medical office building as part of Phase 2 of the development. A driveway is shown in the present location of the gatehouse, marked with an "X".



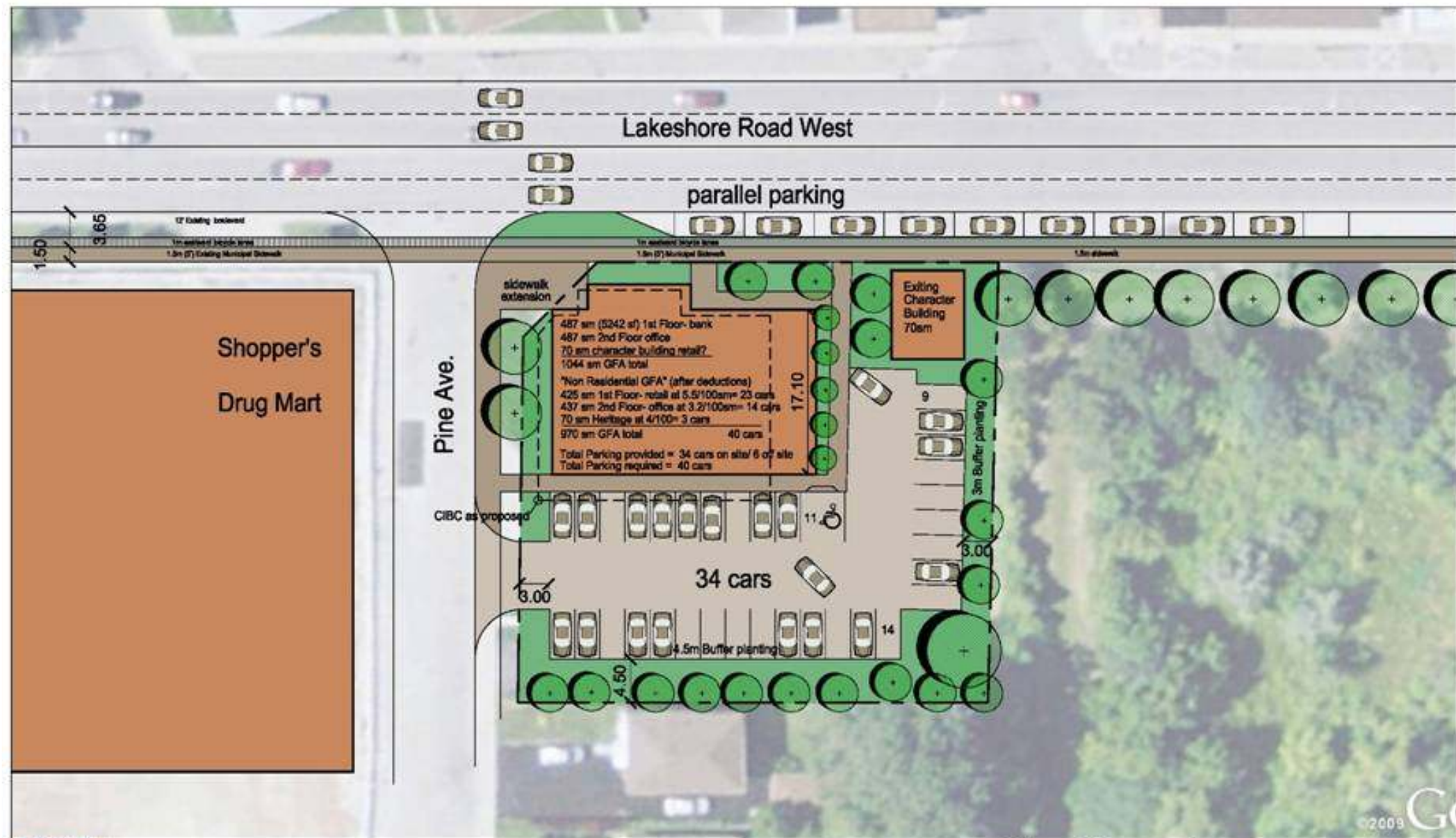
Close-up of the driveway proposed beside Building “AA” which replaces the present heritage building (shown by the “X”). This is proposed to be the new location of the Port Credit CIBC branch in Phase 3 of the development.



View looking west along Lakeshore Road.

Use of lay-by parking along the street could free more space on the Phase 3 site in keeping with retention of the heritage building.

<http://www.topca.net/news/news.htm#Briarwood>



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CIBC at Lakeshore and Pine  
Port Credit, Ontario

Site Alternative  
with bike lane and on-street parking  
June 9, 2010

With the assistance of local architect Michael Spaziani (MSAi), citizen groups have presented an Alternative Site Plan for the proposed **CIBC** re-location, which would enable retention of the character building as part of the Phase 3 development.



View looking east along Lakeshore Road.

The following views give context to the “Phase 3” site in reference to the Phase 1 development of the SDM.

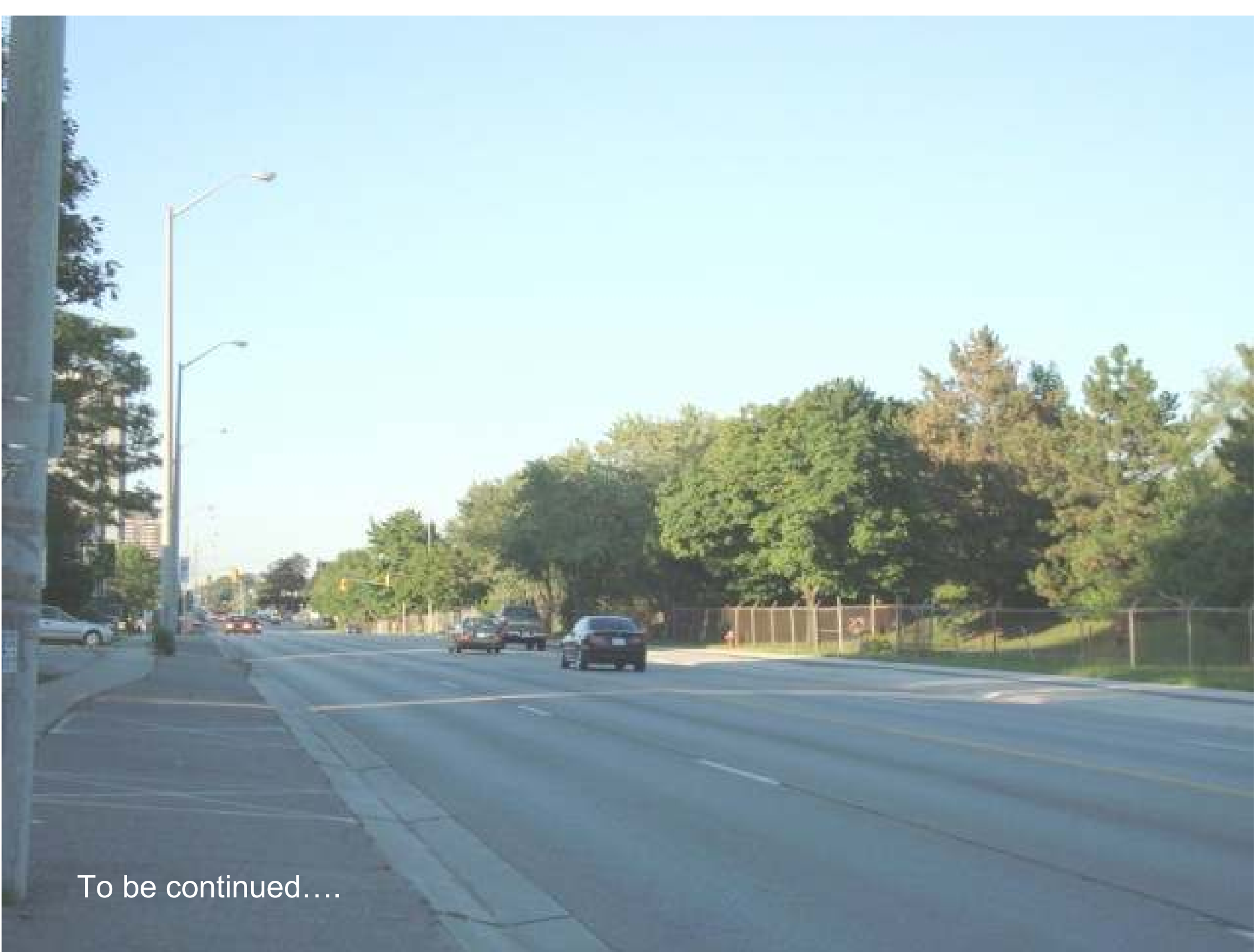








The heritage building at 305 Lakeshore Road West can provide a fulcrum for the expected mainstreet development along the frontage of the Imperial Oil property which extends 600m to the east. The property is presently a vacant brownfield, left over from its former use as the Texaco refinery, shut down over 20 years ago.



To be continued....