



# **Cultural Heritage Evaluation Report:**

## **196 Dundas Street West, Mississauga, Ontario**

**Dundas Bus Rapid Transit (BRT) Mississauga East**

**Prepared by AECOM  
for Metrolinx**

**February 18, 2022**

## Authors

**Report Prepared By:**

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Liam Ryan, BA.  
Cultural Heritage Specialist

**Report Reviewed By:**

---

Tara Jenkins, M.A., GPCertCHS, CAHP  
Cultural Heritage Specialist, Lead



---

Adria Grant, M.A., CAHP  
Associate Vice President  
West & Ontario Department Manager

**Report Approved By:**

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Joanne Wang, M.E.S., MCIP, RPP  
Senior Environmental Planner  
Impact Assessment and Permitting

## Revision History

Revision #	Date	Revised By:	Revision Description
0	January 28, 2022	Liam Ryan and Tara Jenkins	Draft Preparation
1	February 3, 2022	Liam Ryan	City of Mississauga comments
2	February 18, 2022	Tara Jenkins	MHC comment

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## Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 196 Dundas Street West, in the City of Mississauga, Ontario. This work is being completed as part of the Dundas Bus Rapid Transit (BRT) Mississauga East Project (the Project).

The Project alignment extends for approximately 7 km from Confederation Parkway to the City of Toronto boundary at Etobicoke Creek, within the City of Mississauga. The Project Area is the area of direct disturbance required for the construction and operation of the Project. It includes the proposed alignment for the Project and additional area for potential refinements as the design progresses. As a part of the Project, it is anticipated that that impacts to the building may take place on the property at 196 Dundas Street West.

The Project follows the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings, under the Environmental Assessment Act. As part of the reporting requirements for the TPAP, AECOM completed a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment for the Project (Cultural Heritage Report; AECOM, Draft 2021). The preliminary impact assessment undertaken in the Cultural Heritage Report identified the requirement to conduct a CHER for the property located at 196 Dundas Street West to assess the property's cultural heritage value or interest (CHVI), since the property contains a built heritage resource at 196 Dundas Street West that is listed on the City of Mississauga Heritage Register.

This CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in O. Reg. 9/06 and O. Reg. 10/06, as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' (MHSTCI) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI, 2010) and the *Heritage Identification & Evaluation Process* (MHSTCI, 2014) which provides evaluation methodology.

The purpose of this CHER is to establish the potential cultural heritage value or interest (CHVI) of the property. This includes a review of primary and secondary sources, a review of historical maps, and the completion of a field review, in order to establish the development history and existing conditions of 196 Dundas Street West used to evaluate its CHVI per the criteria outlined in O. Reg. 9/06 and O. Reg. 10/06.

The subject property consists of the municipal boundary of 196 Dundas Street West which is rectangular in shape, within the City of Mississauga. The subject property is approximately 0.17 hectares in size and is in Lot 15 of Registered Plan E-23. The property is located in the southeast corner of Dundas Street West and Argyle Road.



The subject property contains a two-and-a-half storey vernacular common bond brick house. Based on archival research and historical mapping, the original house was likely built circa 1923. Other landscape features include a detached brick garage, a brick column entrance feature, a mature tree line located along the southern and eastern boundaries of the property and a hedge located along the northern boundary of the property.

A field review of the subject property was completed by Liam Smythe, B. URPI, Cultural Heritage Specialist with AECOM, on December 23, 2021. The CHER was prepared by Liam Ryan, BA, Cultural Heritage Specialist, and Tara Jenkins, MA, CAHP, Cultural Heritage Specialist Lead.

Based on the results of background research, the field review, and the heritage evaluation of 196 Dundas Street West undertaken for this CHER, the property does not meet any of the criteria of O. Reg. 9/06 or O. Reg. 10/06. As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for this property.

Based on the results of the CHER, including the evaluation of the subject property utilizing O. Reg. 9/06 and O. Reg. 10/06, the following recommendations have been made for 196 Dundas Street West:

1. 196 Dundas Street West does not possess CHVI, as such no further heritage assessment or mitigation is required.
2. Metrolinx Heritage Committee has reviewed the results of the O. Reg. 9/06 and O. Reg. 10/06 evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.

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# 1. Introduction

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## 1.1 Project Context

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 196 Dundas Street West, in the City of Mississauga, Ontario (the subject property). This work is being completed as part of the Dundas Bus Rapid Transit (BRT) Mississauga East Project (the Project).

The Project alignment extends for approximately 7 km from Confederation Parkway to the City of Toronto boundary at Etobicoke Creek, within the City of Mississauga. The Project Area is the area of direct disturbance required for the construction and operation of the Project. It includes the proposed alignment for the Project and additional area for potential refinements as the design progresses. As a part of the Project, it is anticipated that impacts to the building may take place on the property at 196 Dundas Street West.

The Project follows the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the reporting requirements for the TPAP, AECOM completed a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment for the Project (Cultural Heritage Report; AECOM, Draft 2021). The Cultural Heritage Report identified the requirement to conduct a CHER for the property located at 196 Dundas Street West to assess the cultural heritage value or interest (CHVI) of the property, which contains a built heritage feature over 40 years old.

This CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in O. Reg. 9/06 and O. Reg. 10/06, as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' (MHSTCI) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI, 2010) and the *Heritage Identification & Evaluation Process* (MHSTCI, 2014) which provides evaluation methodology.

The purpose of this CHER is to establish the potential CHVI of the property. This includes a review of primary and secondary sources, a review of historical maps, and the completion of a field review, in order to establish the development history and existing conditions of 196 Dundas Street West used to evaluate its CHVI per the criteria outlined in O. Reg. 9/06 and O. Reg. 10/06.

## 1.2 Description of the Subject Property

The subject property consists of the municipal boundary of 196 Dundas Street West which is rectangular in shape, within the City of Mississauga (**Figure 1** and **Figure 2**). The subject property is approximately

0.17 hectares in size, located in Lot 15 of Registered Plan E-23. The property is located in close proximity to the northwest corner of Dundas Street West and Argyle Road.

The subject property contains a two-and-a-half storey vernacular common bond brick house. Based on archival research and historical mapping, the original house was likely built circa 1923. Other landscape features include a detached brick garage, a brick column entrance feature, a mature tree line located along the southern and eastern boundaries of the property and a hedge that is located along the northern boundary of the property.

## 1.3 Historical Summary

Prior to the incorporation of the current municipality, the subject property was located within the boundaries of Toronto Township, in Peel County. Historically, the subject property was in Lot 17, Concession 1, South of Dundas Street (S.D.S), in Toronto Township.

### 1.3.1 Pre-Confederation Treaties

Decades of archaeological research and assessments in southern Ontario have resulted in an understanding of the historical land use of the former Peel County, from the earliest Indigenous people to more recent Euro-Canadian settlement. **Table 1** provides a breakdown of the cultural and temporal history of past Indigenous occupations in former Peel County as outlined by Ellis and Ferris (1990).

**Table 1: Cultural Chronology in Peel County**

Archaeological Period	Time Period	Characteristics
Early Paleo	9000-8400 BC	<ul style="list-style-type: none"> <li>Fluted Points</li> <li>Arctic tundra and spruce parkland, caribou hunters</li> </ul>
Late Paleo	8400-8000 BC	<ul style="list-style-type: none"> <li>Holcombe, Hi-Lo and Lanceolate Points</li> <li>Slight reduction in territory size</li> </ul>
Early Archaic	8000-6000 BC	<ul style="list-style-type: none"> <li>Notched and Bifurcate base Points</li> <li>Growing populations</li> </ul>
Middle Archaic	6000-2500 BC	<ul style="list-style-type: none"> <li>Stemmed and Brewerton Points, Laurentian Development</li> <li>Increasing regionalization</li> </ul>
Late Archaic	2000-1800 BC	<ul style="list-style-type: none"> <li>Narrow Point</li> <li>Environment similar to present</li> </ul>
	1800-1500 BC	<ul style="list-style-type: none"> <li>Broad Point</li> <li>Large lithic tools</li> </ul>
	1500-1100 BC	<ul style="list-style-type: none"> <li>Small Point</li> <li>Introduction of bow</li> </ul>

Archaeological Period	Time Period	Characteristics
<b>Terminal Archaic</b>	1100-950 BC	<ul style="list-style-type: none"> <li>• Hind Points, Glacial Kame Complex</li> <li>• Earliest true cemeteries</li> </ul>
<b>Early Woodland</b>	950-400 BC	<ul style="list-style-type: none"> <li>• Meadowood Points</li> <li>• Introduction of pottery</li> </ul>
<b>Middle Woodland</b>	400 BC – AD 500	<ul style="list-style-type: none"> <li>• Dentate/Pseudo-scallop Ceramics</li> <li>• Increased sedentism</li> </ul>
	AD 550-900	<ul style="list-style-type: none"> <li>• Princess Point</li> <li>• Introduction of corn horticulture</li> </ul>
<b>Late Woodland</b>	AD 900-1300	<ul style="list-style-type: none"> <li>• Agricultural villages</li> </ul>
	AD 1300-1400	<ul style="list-style-type: none"> <li>• Increased longhouse sizes</li> </ul>
	AD 1400-1650	<ul style="list-style-type: none"> <li>• Warring nations and displacement</li> </ul>
<b>Contact Period</b>	AD 1600-1875	<ul style="list-style-type: none"> <li>• Early written records and treaties</li> </ul>
<b>Historic</b>	AD 1749-present	<ul style="list-style-type: none"> <li>• European settlement (French and English)</li> </ul>

The area in the vicinity of the subject property was first home to Indigenous Nations for over 10,000 years. Archaeological assessments undertaken in the City of Mississauga have identified sites dating to the Paleo, Archaic, and Woodland periods. When Europeans first arrived at the area in the 18<sup>th</sup> century, the vicinity was inhabited by the Huron people, who by then had displaced the other Iroquois groups that had occupied the region before AD 1500 (Williamson, 2008). Most recently, the area that became the City of Mississauga was home to Algonquin and Ojibwa hunters and a small band of *Anishnaabe* people named the *Mississaugas* by the Jesuit priests, who chose the mouth of the Credit River as a spot for their village between 1650 to 1750 (Dieterman [ed.], 2002 and Skeoch, 2001).

In 1805, Treaty 13A, or the “First Purchase,” was signed between the British colonial government and the Mississaugas. In this treaty, the British Crown acquired over 70,000 acres of the “Mississauga Tract” between Etobicoke Creek and Burlington Bay to today’s Eglinton Avenue. After this purchase, the land was divided into the Townships of Toronto, Trafalgar, and Nelson and is known as the “Old Survey” (Clarkson, 1977). During the American Revolutionary War, the area saw an influx of British settlers as United Empire Loyalists fled for the unsettled lands north of Lake Ontario.

In 1806, with Treaty 14 or the “Head of Lake Treaty,” the Mississaugas surrendered another 70,784 acres west of the First Purchase in exchange for £1,000 of trade goods and the rights to one mile on either side of the Credit River for fishing activities and to grow corn (Dieterman [ed.], 2002).

As the result of an increasing demand for land by European immigrants, on October 28, 1818, William Claus introduced Treaty 19, referred to as the “Ajetance Treaty,” the British Crown acquired more than 648,000 acres, north of today’s Eglinton Avenue, for European settlement (Dieterman [ed.], 2002).

On February 28, 1820, Treaties 22 and 23 granted the British Crown the last 9,000 acres of land that the Mississaugas were occupying. The Mississaugas agreed to Treaties 22 and 23 with a condition that 200 acres would be reserved for them at the mouth of the Credit River (Dieterman [ed.], 2002).

In 1826, the Mississaugas petitioned the British Crown for additional land and established the Credit Mission Village on the Credit River's east side, now the location of the Mississauga Golf and Country Club (Dieterman [ed.], 2002).

In 1847, the Mississaugas moved from the village due to encroachment by Euro-Canadian settlement. The community moved to a tract of land provided by the Six Nations of the Grand River, near present-day Hagersville. Here they established the Mississaugas of the Credit First Nation, named after their former home (Dieterman [ed.], 2002). Today, the Mississaugas of the Credit First Nation maintain strong cultural ties to the Credit River. The river continues to play a significant role in the life of the community including fishing, hunting, gathering and spiritual activities.

### **1.3.2 County of Peel**

The County of Peel was created by an act of Parliament in 1867. Prior to this, it was part of the Nassau or Home District, which was created in 1788 after the creation of Lower and Upper Canada (Walker and Miles, 1877). Following Treaty 13A, the British colonial government assigned Deputy Surveyor Samuel Wilmot to survey the lands in Peel County. He completed the survey in 1806 (Walker and Miles, 1877). The county was comprised of the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon and Albion. By 1819 the greater part of the county had been settled, with the first settlers coming from New Brunswick, the United States following the American Revolution, and other parts of Upper Canada. The population of Peel County in 1809 was recorded at 185. These early settlers were mostly in the "old survey" of Toronto Township. Peel County had a total population of 1,425 by 1821 (Walker and Miles, 1877).

### **1.3.3 Township of Toronto**

Dundas Street, already a surveyed road at the time of the survey of Toronto Township, was used as a proof line to survey Toronto Township. In 1806, Deputy Surveyor Samuel Wilmot completed the original survey of the Township of Toronto (Walker and Miles 1877). Lots and Concessions were named according to their north or south orientation from Dundas Street. The township was surveyed using a mix of the Single Front and Double Front survey systems that were commonly used between the 1780s and 1830s. The lot including the subject property was laid out using the Single Front system, which produced a square pattern of five-200 acre lots bounded on all four sides by road allowances. The results of the survey type are still visible in the layout of major arterial roads in the City of Mississauga (Riendeau, 1985).

In the early 1800s, settlement in Toronto Township began, despite the fact that the Napoleonic Wars had significantly slowed immigration. By 1809, only 175 individuals are listed in the Township of Toronto

Census Record (Riendeau, 2002). Settlement of the Township of Toronto was focused along the Credit and Etobicoke Rivers and numerous mills were constructed along these waterways. Cooksville was an important stagecoach stop along the newly constructed Dundas Street.

The Silverthorn family helped to establish both the former villages of Summerville (originally known as Mill Place) and Sydenham, later renamed Dixie for the travelling doctor Beaumont Dixie, who also financially supported the construction of the Dixie Union Chapel. Summerville enjoyed early success as a centre for blacksmithing and milling, but its mills and shops began to close as early as the 1860s, with its last blacksmith shop demolished in 1979. Dixie was particularly known for Phillip Cody's inn and tavern, which served not only as a meeting place for early settlers to the area, but also as a space for marriages, baptisms, and other religious services to take place, led by a 'circuit-rider', usually a Methodist missionary. The inn was also a space where landowners would gather to discuss the topic of town improvements and infrastructure. The village of Summerville is no longer visible along Dundas Street. Dixie was amalgamated with the Town of Mississauga as part of its formation in 1968.

### ***1.3.1 Urbanization and Suburbanization of the City of Mississauga***

By the early-to-mid 20<sup>th</sup> century, the villages in what would become the City of Mississauga were rapidly urbanizing and later suburbanizing. With the rise of motor vehicle usage and availability following World War II, suburban growth was made even more possible. Communities located on the outskirts of large metropolitan centres like Toronto offered advantages to residents and business as transportation became easier, hydroelectricity became abundantly available, and the costs of living and operating large businesses became more accessible. As a result, places such as Dundas Street were becoming rapidly expanding urban frontiers that witnessed the construction of modern subdivision developments replacing the century-old farmhouses.

In 1968, the villages and communities in Toronto Township including Cooksville, Dixie, and Summerville, along with the likes of Lorne Park, Sheridan, and Meadowvale Village were amalgamated to form the Town of Mississauga. In 1974, the Town of Mississauga also annexed Port Credit and Streetsville, as well as portions of the Townships of Toronto Gore and Trafalgar to become the City of Mississauga (Heritage Mississauga, 2016). Since then, expansion and intensification has continued throughout Mississauga, and in 2011 the city had a reported population of 713,443 making it one of the largest cities in Canada (Riendeau, 2002; Statistics Canada).

## **1.4 Current Context**

The subject property is situated on the south side of Dundas Street West between Argyle Road and Rugby Road, on the outskirts of the 19<sup>th</sup> century settlement area of Cooksville, now within the City of Mississauga. More specifically, the property is still situated west of the area described as Downtown Cooksville which is primarily between Confederation Parkway and Hurontario Street centred on Dundas



Street. At this location, Dundas Street is a four-lane wide arterial road with a left turning lane onto Argyle Road.

The house is one of a series of structures along Dundas Street that were built in the early 20<sup>th</sup> century. Since the house's construction in circa 1923, the property along Dundas Street has remained a residential dwelling.

Today, the area surrounding the subject property is generally characterized by low to high rise residential towers constructed in the last 30 years. There is a single detached house to the east of the subject property at 188 Dundas Street West and an active auto repair shop to the west of the property at 202 Dundas Street West. There is a vacant former one-storey brick car dealership building across Dundas Street from the subject property. Therefore, this stretch of Dundas Street West demonstrates that many of the early 20<sup>th</sup> century buildings have been replaced by more contemporary buildings, thus illustrating the evolving character of this main thoroughfare in the Cooksville area.

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## 2. Methodology and Sources

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### 2.1 Legislative Framework

This CHER evaluates the property at 196 Dundas Street West as a potential built heritage resource (BHR) to ensure that Metrolinx fulfils its obligations under O. Reg. 231/08 and the Ontario Heritage Act. The following sections outline the various legislative frameworks and processes that are pertinent to this CHER.

### 2.2 Ontario Heritage Act

The Ontario Heritage Act enables municipalities and the province to designate individual properties and/or districts as being of CHVI. The province or municipality may also “list” a property or include a property on a municipal register that has not been designated but is believed to be of CHVI. O. Reg. 9/06 *Criteria for Determining Cultural Heritage Value or Interest* under the Ontario Heritage Act provides criteria for determining CHVI. If a property meets one or more of the following criteria it is considered to have local interest. If a property meets one or more of the criteria of O. Reg 10/06, *Criteria for Determining Cultural Heritage Value, or Interest of Provincial Significance* then the property is considered to have provincial interest.

#### 2.2.1 *Criteria for Determining Cultural Heritage Value or Interest*

##### ***Ontario Regulation 9/06***

The following are the criteria for determining CHVI as defined by O. Reg. 9/06 of the Ontario Heritage Act:

The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- ii. displays a high degree of craftsmanship or artistic merit; or
- iii. demonstrates a high degree of technical or scientific achievement.

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or

- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area;
- ii. is physically, functionally, visually, or historically linked to its surroundings, or
- iii. is a landmark O. Reg. 9/06, s 1 (2).

### ***Ontario Regulation 10/06***

The following are the criteria for determining CHVI of provincial significance as defined by O. Reg. 10/06 of the Ontario Heritage Act:

1. The property represents or demonstrates a theme or pattern in Ontario's history;
2. The Property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
4. The property is of aesthetic, visual or contextual importance to the province;
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; or
8. The property is located in unorganized territory and the Minister of Heritage, Sport, Tourism and Culture Industries determines that there is a provincial interest in the protection of the property.

### 2.2.2 Standards and Guidelines for the Conservation of Provincial Heritage Properties

All Ontario government ministries and public bodies prescribed under O. Reg. 157/10, are required to follow the MHSTCI Standards & Guidelines, prepared under Section 25.2 of the Ontario Heritage Act, when making any decisions affecting cultural heritage resources on lands under their control. The MHSTCI Standards & Guidelines set out the criteria and process for identifying a Provincial Heritage Property (PHP) and a Provincial Heritage Property of Provincial Significance (PHPPS) and set standards for their protection, maintenance, use, and disposal. The Evaluation Methodology described in the MHSTCI Standards & Guidelines in Section B describes the process for evaluating a property for its CHVI which was followed in this CHER.

## 2.3 CHER Approach

The intent of the CHER is to determine whether a property has CHVI based on the criteria of O. Reg. 9/06 or O. Reg. 10/06. This CHER was conducted in accordance with the MHSTCI Standards and Guidelines (2010) and follows the process outlined in the MHSTCI *Heritage Identification & Evaluation Process* (2014). This CHER includes the following key tasks:

- A review of the Cultural Heritage Report drafted by AECOM in 2021 for the Project;
  - Consultation with the City of Mississauga and Heritage Mississauga (see **Section 4** for more detail);
  - Preparation of a land use history of the subject property at 196 Dundas Street West based on a review of primary and secondary sources, previous evaluations and research and historic mapping and aerial coverage;
  - A field review completed by Liam Smythe, B. URPI, Cultural Heritage Specialist with AECOM on December 23, 2021, to document the exterior existing conditions of the subject property from the public right-of-way. The CHER was prepared by Liam Ryan, BA, Cultural Heritage Specialist, and Tara Jenkins, MA, CAHP, Cultural Heritage Specialist Lead;
  - An evaluation of the subject property according to the criteria outlined in O. Reg. 9/06, *Criteria for Determining Cultural Heritage Value, or Interest* and O. Reg. 10/06, *Criteria for Determining Cultural Heritage Value, or Interest of Provincial Significance*; and;
- Preparation of a Statement of CHVI including a list of heritage attributes, if appropriate.

This CHER was prepared by Liam Ryan, BA, Cultural Heritage Specialist, and Tara Jenkins, MA, CAHP, Cultural Heritage Specialist Lead.

## 2.4 Primary Sources

Primary source materials provide a first-hand account of an event or time period and are considered dependable. Where available, primary source material was consulted to provide a historical context for the evaluation of potential CHVI for the subject property. Primary source research was undertaken using

available online resources and gathered at the Toronto Reference Library. A review of the following primary sources were consulted for this CHER:

- Tremaine's Map of the County of Peel, Canada West, 1859
- Illustrated Historical Atlas of the County of Peel, 1877
- National Topographic Series, 1909
- Goad's Fire Insurance Plans, 1939
- Aerial Photography, 1954
- Abstract of Deeds, OnLand (Land Register)

## **2.5 Secondary Sources**

Secondary sources interpret and analyze primary sources and generally include scholarly books and articles. A series of secondary sources were reviewed for the purpose of data collection and analysis as part of the CHER. The Cultural Heritage Report prepared by AECOM in December 2021 (draft), provided a preliminary review of the Dundas Street corridor and the potential heritage properties identified along the corridor. Information gathered on the subject property in the Cultural Heritage Report was used in this CHER. In addition, a series of published materials including published histories pertaining to the history of Mississauga were consulted. Furthermore, the relevant guidelines and reference documents cited above in **Section 2.1** served as a framework for undertaking the study. A complete list of the secondary sources reviewed for the report is contained in **Section 15** (References).

## **2.6 Community Engagement**

As part of the identification of built heritage resources and cultural heritage landscapes for the Cultural Heritage Report, AECOM undertook consultation with the City of Mississauga, the Ontario Heritage Trust (OHT), and the MHSTCI. Consultation for the Cultural Heritage Report took place in April 2021.

As part of this CHER, AECOM undertook property-specific consultation with the City of Mississauga and Heritage Mississauga to request any available background information on any of these properties, or if any previous research/evaluations have been completed. The results of the consultation efforts have been summarized in **Section 4** (Community Input).

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## 3. Heritage Recognitions

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### 3.1 Municipal

As a review of applicable municipal heritage recognitions for the property, AECOM examined the City of Mississauga Municipal Heritage Register. In April 2021, the City of Mississauga provided AECOM the shapefile data of the current Municipal Heritage Register.

The subject property was identified in the Cultural Heritage Report as a potential built heritage resource for the Project and has not been subject to any municipal heritage recognitions (AECOM, Draft 2021).

### 3.2 Provincial

As a review of applicable provincial heritage recognitions for the property, AECOM reviewed the OHT Provincial Plaque Guide, and list of OHT easements. The property at 196 Dundas Street West is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff were contacted in April 2021, to review the Ontario Heritage Act Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property. A response from Kevin De Mille, Natural Heritage Coordinator at the OHT confirmed that the property is not subject to an OHT conservation easement or on their register.

### 3.3 Federal

As a review of applicable federal heritage recognitions for the property and adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 196 Dundas Street West is not subject to any existing federal heritage recognitions.

### 3.4 Adjacent Lands

Section 6 of the Provincial Policy Statement (2020) defines adjacent lands for the purpose of cultural heritage as "...those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan."

A review of the Draft Cultural Heritage Report indicates that 196 Dundas Street West is adjacent to 202 Dundas Street West, a property that is listed on the City of Mississauga Heritage Register (AECOM, Draft 2021). A fence and a mature treeline separate 196 Dundas Street West from 202 Dundas Street West along the shared west property boundary of the subject property.

## 4. Community Input

As part of the consultation process for the Cultural Heritage Report (AECOM, Draft 2021), AECOM undertook consultation with the City of Mississauga, OHT, MHSTCI, and Infrastructure Ontario (IO), in order to confirm cultural heritage status of properties within the Project Area. In addition, the City of Mississauga and Heritage Mississauga were consulted for this CHER to see if they had any available background information or any previous research/evaluations on the subject property. The results of the consultation efforts are identified below in **Table 2**.

**Table 2: Result of Stakeholder Consultation**

Contact	Organization	Date	Notes
Paula Wubbenhorst, Heritage Planner	City of Mississauga	April 2021	The City of Mississauga confirmed that 196 Dundas Street West is not on the Heritage Register of Mississauga.
Karla Barboza, Team Lead of Heritage	MHSTCI	April 2021	Confirmed 196 Dundas Street West is not a Provincial Heritage Property or Provincial Heritage Property of Provincial Significance
Frank Dieterman, Manager of Heritage Properties	Infrastructure Ontario	April 2021	No response received.
Kevin De Mille, Natural Heritage Coordinator	OHT	April 2021	196 Dundas Street West is not within a Heritage Easement Agreement
Paula Wubbenhorst, Heritage Planner	City of Mississauga	January 5, 2022	The City did not have any background information on the subject property.
Matthew Wilkinson, Historian	Heritage Mississauga	January 14, 2022	Matthew Wilkinson provided the AECOM cultural heritage team with background information on the subject property. It should be noted that Wilkinson's research was limited to digitally available material.

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## 5. Archaeology

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AECOM completed a Stage 1 Archaeological Assessment (AA) as part of the Dundas Bus Rapid Transit Mississauga East Project in November 2021; however, 196 Dundas Street West was not included in that report. The archaeological potential of the Project area within 196 Dundas Street West will be assessed in the Dundas Bus Rapid Transit Mississauga West Project Stage 1 AA (AECOM *forthcoming*) as the property falls within the archaeological scope of the Dundas Bus Rapid Transit Mississauga West Project for archaeology.

However, it can be confirmed that at the time of the completion of the Mississauga East Project Stage 1 AA, no known archaeological assessments had previously been completed within 50 metres of the subject property and no archaeological sites had been identified within or adjacent to the subject property.

Should additional land outside of the Project area boundaries, including areas within the subject property, be included as part of the Dundas Bus Rapid Transit Project, the standard requirements for Archaeological Assessments to be conducted prior to land disturbance remain in place.



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## 6. Discussion of Historical or Associative Value

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The discussion of the historical or associative value of a resource considers three criteria set out in O. Reg. 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture; or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community?

### 6.1 Historical Themes/Cultural Patterns

#### 6.1.1 *Transportation*

##### 6.1.1.1 *Dundas Street*

Many of the major arterial roads in the City of Mississauga follow the original survey pattern laid out during the Crown survey for Toronto Township in 1806. Many of the north-south oriented roads that cross over Dundas Street including Mavis Road, Hurontario Street, and Cawthra Road were laid out as a result of Samuel Wilmot's original survey. However, Dundas Street was laid out prior to the survey and has been identified as the province's first east-west arterial road.

When Lieutenant Governor Simcoe arrived in Upper Canada in 1792, his primary goal was to guide early settlement. One of his first ambitions was to transfer the colonial capital from Newark (now Niagara-on-the-Lake) to what would become London, Ontario, in order to prepare a capital that would be far enough away from an American border and west enough to discourage American expansion. He ordered a military road to be built. The road was constructed by the Queens Rangers following a trail first established and utilized by Indigenous people in southern Ontario, and at one time was the only major east-west roadway through the province, penetrating the dense forests of Toronto Township (Clarkson, 1977; Riendeau, 2002). The road's route was selected as it was set back from the shores of Lake Ontario by a number of concessions which allowed for safe transport of troops and was meant to form a military link between Lake Ontario, Lake Erie, Lake St. Clair, and Lake Huron.

The road was first referred to as "The Governor's Road" but was later known as Dundas Street, named after Henry Dundas, the Secretary of State for the British government (Byers and McBurney, 1982). By

the time Simcoe left Upper Canada in 1796, the road was partially opened but was barely passable. It remained a muddy path well into the 1820s but quickly became the main highway system that was used to travel between London and what would become the Greater Toronto Area (Dieterman [ed.], 2001; Skeoch, 2001).

Settlement in Toronto Township was first focused along Dundas Street, given its early path and has been described as a “significant line in the newcomers’ lives”. With the gradual opening and improvements of road allowances following the Crown surveys and settlement, Dundas Street became less important as an arterial link between towns. In addition, the opening of various railways that serviced Ontario meant that transportation – of both people and goods – focussed much less on early roads like Dundas (Dieterman [ed.], 2001; Sketch, 2001). In the 1920s, much of Dundas Street became a part of the Ministry of Transportation (MTO) Highway 5 that started at Islington Avenue and Dundas Street and ran through Cooksville along Dundas Street to Hamilton, designated as a provincial highway. By the 1990s most of Highway 5 was transferred out of provincial control as a result of downgrading and has since become the responsibility of a series of municipalities. (Bevers, 2002-2022).

The subject property is situated along Dundas Street, a significant historical transportation route. However, the subject property does not contain a building that is significant or contributing to the transportation character or rapid urbanization of Dundas Street in the early 20<sup>th</sup> century (see **Section 7** for design value).

## 6.2 Local History

### 6.2.1 Settlement of Cooksville

Cooksville, originally known as Harrisville, was settled on land first owned by Daniel Harris, a United States immigrant. The 1859 Tremaine map (**Figure 3**) and the 1877 Illustrated Historical Atlas map show the community of Cooksville (**Figure 4**) in the 19<sup>th</sup> century.

Harris arrived at Toronto Township in 1808 where he established his house at the southeast corner of Dundas Street and the former Centre Road (later Hurontario Street). Harris would later sell off portions of his land, 2 acres of which were purchased by Jacob Cook. Jacob Cook arrived in 1819 and in 1820, Cook was awarded a contract to carry mail between York and Niagara and was operating a stagecoach service throughout much of Upper Canada (Heritage Mississauga, 2018).

By 1830, the intersection was subdivided into village lots and shortly thereafter, in 1836, became known as Cooksville. This is where much of Mississauga’s early growth was based.

In the mid-19<sup>th</sup> century, the village was known as a commercial and service centre located along the well-travelled Dundas Street. However, in 1852 a devastating fire destroyed the majority of the buildings associated with Cooksville (Heritage Mississauga, 2018). The fire, coupled with the opening of the Great Western Railway along the lakeshore of Lake Ontario that diverted a great deal of traffic south of Dundas

Street, resulted in the slow re-growth of Cooksville. Nonetheless, by 1873 Cooksville was chosen to be the seat of Toronto Township, and the opening of the Credit Valley Railway in 1879 helped the village regain its position as an important shipping centre for local farmers (Riendeau, 2002). In 1968, the village of Cooksville became a part of the Town of Mississauga, now in the City of Mississauga.

The subject property is located on the outskirts of the 19<sup>th</sup> century settlement area of Cooksville; outside the 1877 Plan of Cooksville (**Figure 4**). However, by the early 20<sup>th</sup> century Cooksville had grown and the subject property is within the settlement area as it is included on the 1939 Goad's Fire Insurance Plan (**Figure 6**). However, the subject property does not contain a building that is significant or contributing to the character of Cooksville (see **Section 7** for design value).

## 6.2.2 Subject Property History

The subject property at 196 Dundas Street West was historically located in the north part of Lot 17, Concession 1 S.D.S., in the Toronto Township, Peel County. In 1817, the 200-acre Crown Patent for the lot was issued to Cornelis Van Valkenburgh (OnLand). Van Valkenburgh was a union soldier in the New York Calvary that fought during the American Civil War (**Image 1**). After Van Valkenburgh's ownership of Lot 17, Concession 1 S.D.S., the lot would pass through various owners throughout the 19<sup>th</sup> century including, but not limited to, two of Van Valkenburgh's children, Sir William G. Parker a Vice Admiral (O'Byrne, 1849), three of Parker's children, and the Canada Vinegrowers Association (OnLand).

**Image 1: U.S., Civil War Pension Index: General Index to Pension Files, 1861-1934 (National Archives and Records Administration, 2000)**

NAME OF SOLDIER:	Van Valkenburgh, Cornelius			
NAME OF DEPENDENT:	Widow, Minor,	Skinner, C.		
SERVICE:	G. H. N. Y. Cav.			
DATE OF FILING.	CLASS.	APPLICATION NO.	CERTIFICATE NO.	STATE FROM WHICH FILED
1874, 2A-2	Invalid, Widow, Minor,	183874	141911	

Henry Parker, son of Sir William G. Parker is illustrated as the owner of Lot 17, Concession 1 S.D.S., on the 1859 Tremaine map (**Figure 3**). There are no structures illustrated on the lot at this time. The 1859 Tremaine map does show the subject property just west of the urban settlement area of Cooksville. The 1877 Illustrated Historical Atlas (**Figure 4**) illustrates that the lot is owned by the Canada Vinegrowers Association. The Canada Vinegrowers Association was established by Henry Parker and Justin D Coutenay in 1860 who sold wines under the name Clair House Assets, later sold to Fred Marsh Winery Limited in 1929 (Bell, 2020). Cooksville was the home of Clair House Winery. A single structure is located within the north part of Lot 17, Concession 1 S.D.S., in a separate parcel and is not within the subject property (**Figure 4**).

The 1909 National Topographic System (NTS) map (**Figure 5**) shows no change within the subject property as it continues to be illustrated as vacant at that time. The subject property is shown located just west of the historic Cooksville settlement area in 1909. In 1923, Lot 17, Concession 1 S.D.S., was subdivided into smaller urban lots and registered as Registered Plan E-23. The subject property located at 196 Dundas Street West comprises of a portion of Lot 15 from Registered Plan E-23. This plan indicates that it was not until 1923 when this area of Dundas Street was incorporated into the community of Cooksville for urban development.

On October 30, 1923, shortly after Lot 17 was subdivided for urban development, Edith H. Miller and Rebecca A. Zimmerman granted all of Lot 15 of Registered Plan E-23 to William Roy for \$1,800 (OnLand). Following the purchase of Lot 15 William Roy would receive a mortgage of \$2,000 from Isabella Davis on November 15, 1923 (OnLand). On June 16, 1946, the members of the Roy family sold all of Lot 15 of Registered Plan E-23, to Guy F. Martin for \$9,500. Based on the \$2000 mortgage given to William Roy in 1923 and the increase in value of the property since its purchase in 1923, it is presumed that the house was built shortly after William Roy received the mortgage. Therefore, the house is estimated to have been built circa 1923.

The 1939 Fire Insurance Plan (**Figure 6**) illustrates a single-detached two-storey brick house within the subject property and a detached frame auto garage clad in brick, partially within the subject property. The building had the address in 1939 of 201 Dundas Street West and the garage was 201A Dundas Street. The brick house illustrated on the 1939 Fire Insurance Plan does represent the footprint of the current house within the subject property. The 1939 Fire Insurance Plan does not illustrate the one-storey rear addition on the house, now present. The construction date of the rear addition likely occurred after Guy F. Martin received a mortgage of \$3,000 dollars from Annie Roy on June 18, 1946 (OnLand). It is possible that this money was used to construct the rear addition of the house and other alterations including the verandah in 1946.

On May 8, 1952 Guy F. Martin would grant the property to Thomas C. Kerr and Alice E. Kerr for \$14,000 (OnLand). No structures within the subject property are visible on the 1954 aerial map (**Figure 7**) due to the low-quality imagery. The aerial map does, however, illustrate that the subject property contains a tree line along the southern and eastern boundaries of the property that provide privacy from neighbouring properties. In addition, the aerial mapping shows that the surrounding area is dominated by residential

and commercial land uses. From this point on, the property is transferred to several different ownerships. The trend continues into the late 1990s.

As of January 2022, the ca. 1923 house and garage<sup>1</sup> are still extant and the house continues to be used as a residence.

In summary, while the house within the subject property is associated with William Roy, Guy F. Martin, and several other residents associated with Cooksville, research did not determine them to be significant to the community. Therefore, the property does not have direct associations with an event, belief, person, activity, organization, or institution that is significant to the community of Cooksville. In addition, as a later build in a 1923 subdivision of Cooksville, outside of the 19<sup>th</sup> century settlement area, the property is not directly associated with the historical development of Cooksville and is not historically associated with Dundas Street, a significant historical transportation route. Therefore, the property does not have direct association with themes that are significant to the Cooksville. Finally, it is not known if the property reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

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<sup>1</sup> While the current structure on the rear of the property is likely the original garage, it is believed that it was re clad with the brown and red brick at the time of the rear addition in 1946 (see **Section 7.1**).

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## 7. Discussion of Design or Physical Value

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The discussion surrounding the design or physical value of the property centres on the three criteria set out in O. Reg. 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method;
- Does the property display a high degree of craftsmanship or artistic merit; or
- Does the property demonstrate a high degree of technical or scientific achievement?

### 7.1 Physical Description- Exterior

The subject property at 196 Dundas Street West consists of a two-and-a-half-storey common bond red brick vernacular style dwelling with an L-shaped plan and a gable roof. In addition, the property contains a one-storey detached garage clad in brick, a brick column entrance feature, a mature treeline located along the south and west boundaries of the property and a hedge that runs along the north boundary of the property (**Photograph 1**). The dwelling contains the original house and a later rear one-storey addition with brown and red brick and a hipped roof. The original house is estimated to have been built circa 1923 and the rear addition were built after 1939 (may have been built circa 1946). The entire house sits on a concrete foundation.

#### North Elevation

The north elevation (front) faces Dundas Street West and features only the original house (**Photograph 2**). The first storey of the original house has a central entrance flanked by windows on either side. The front entrance door is presumed to be a later replacement. Above the door is a small vinyl transom light with red brick voussoirs. The windows flanking the front entrance are two slightly segmentally arched window opening with vinyl one-over-one sash windows and red brick voussoirs and sills. A large red and brown brick covered verandah with brick columns extends the length of the north elevation (**Photograph 3**). The brick on the circa 1923 house is red in colour, whereas the brick on the verandah is a combination of red and brown brick, which may suggest the brickwork is contemporary with the rear addition, built circa 1946.

The second storey of the circa 1923 house contains two slightly segmentally arched windows with vinyl one-over-one sashes and red brick voussoirs and rusticated stone sills. A small wood framed window with a red brick voussoir and a brick sill is located in the gable (**Photograph 4**). It is also important to note that the mortar used to construct the gable does not match the mortar used on the rest of the house. The majority of the house is built with a sharp white mortar, whereas the gable has a dark grey mortar.

This contrasting mortar gives the illusion of a projecting gable found on houses that are of the Edwardian style.

### East Elevation

The east elevation features the circa 1923 house, the brick vestibule, and an obscured view of the single storey rear addition (**Photograph 5**). The vestibule and rear addition are clearly demarcated by a change in brick (similar to the porch). The brick used on the vestibule and rear addition are largely red and brown in colour. The vestibule contains an entrance with red brick voussoirs and has a large rectangular shaped aluminum window. This voussoir is meant to imitate the voussoirs on the circa 1923 house.

Four windows of varying sizes are located on the ground level of the east elevation. For ease, the windows are labelled as windows 1 to 4 on **Photograph 6**. Window 1 is a small high segmentally arched window with a red brick voussoir and a red brick sill. Window 2 is a rectangular aluminum window with a slightly segmentally window opening with a red brick voussoir and a rusticated stone sill. Window 3 is a rectangular vinyl window with a slightly segmentally arched window opening with a red brick voussoir and a rusticated stone sill. Window 4 is a rectangular shaped aluminum window with a slightly segmentally arched window opening. Further design details of window 4 are obscured by the vestibule. The second storey of the circa 1923 house contains two rectangular shaped one-over-one sash windows with concrete sills. It is unclear if voussoirs are located above the two second storey windows as they are largely obscured by the foliage of the mature trees.

The rear addition of the house consists of two rectangular shaped aluminum windows. The southern window on the addition's elevation is a narrow rectangular window with a concrete sill and the northern window on the addition's elevation is a smaller in height, but larger in width rectangular window with a concrete sill.

### West Elevation

The west elevation features the circa 1923 house and the single storey rear addition (**Photograph 7**). Two identical segmentally arched vinyl bottom sliding windows with a fixed top are located on the first storey of the original house. Both the windows have red brick voussoirs and concrete sills (**Photograph 8**). The second storey windows consist of two identical slightly segmentally arched vinyl one-over-one sash windows with concrete sills.

The west elevation of the rear addition does not contain any windows or entrances. The only notable feature of the rear addition is the broad chimney located in the middle of the rear addition. The chimney is constructed of brick and contains a concrete crown and metal caps (**Photograph 9**).

### South Elevation

The south (rear) elevation features the second storey of the circa 1923 house and the single storey rear addition (**Photograph 10**). Unfortunately, much of the east elevation is obstructed by the mature treeline and the neighbouring fence. Two windows are located on the second storey of the house, but many of

the design features are not visible from the right-of-way. A small wood framed window with red brick voussoirs and a red brick sill is located in the gable.

### **Outbuildings**

A detached red and brown brick garage with a flat roof and concrete foundation is located at the rear of the property (**Photograph 11**). The brick on the garage is the same brick used on the porch, vestibule, and rear addition of the house. It is presumed that the garage was built at the same time as the other additions.

## **7.2 Comparative Analysis**

There are no comparable properties within the historic settlement of Cooksville to that of the subject property. This is due the fact that the property contains a vernacular house, and it does not represent an Ontario architectural building style (i.e., Edwardian Classicism, Gothic Revival, Georgian etc.). The subject property is also not rare or unique as the property is not a representative example of an architectural building style that is significant to the community of Cooksville or the City of Mississauga.

In summary, based on the existing conditions of the subject property and the comparative analysis, the vernacular house within the subject property is not an example of a significant architectural style, method or type. Therefore, the house located within the subject property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. In addition, the property does not display a high degree of craftsmanship or artistic merit and it does not demonstrate a high degree of technical or scientific achievement.



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## 8. Discussion of Contextual Value

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The discussion of the contextual value of a resource focuses on the three criteria set out in O. Reg. 9/06:

- Is the property important in defining, maintaining or supporting the character of an area;
- Is the property physically, functionally, visually or historically linked to its surroundings, or
- Is the property a landmark?

### 8.1 Environment

The house located at 196 Dundas Street West is one of a series of early to mid-20<sup>th</sup> century buildings along this portion of Dundas Street in the City of Mississauga. Today, the area surrounding the subject property is generally characterized by low to high rise residential towers constructed in the last 30 years. There is a single detached house to the east of the subject property, at 188 Dundas Street West, and a single detached house that has been converted for commercial use to the west of the subject property, at 202 Dundas Street West. There is a vacant former one-storey brick car sales building across Dundas Street from the subject property and an active auto repair shop on the southwest corner of Argyle Road and Dundas Street West. In addition, the subject property is surrounded by many important arterial roads, Dundas Street to the north, Hurontario Street to the east, the Queensway to the south and Mavis Road to the west that continue to service the many commuters that use them. In this context, the subject property is not important in defining, maintaining, or supporting the transportation character of Dundas Street West, which also serves as the main street in Cooksville.

This stretch of Dundas Street West demonstrates that many of the early 20<sup>th</sup> century buildings have been replaced by more contemporary buildings or converted into commercial use, thus illustrating the evolutionary character of this main thoroughfare in the Cooksville area. In this context, the subject property does not support the evolutionary character of Dundas Street and is therefore not physically, functionally, visually, or historically linked to its surroundings.

The property contains mature trees located along the south and west boundaries of the property and a hedge that runs along the north boundary of the property. Due to the house containing no significant architectural features and being largely obscured by from the Dundas Street West by mature trees and a hedge, the subject property is not a landmark.

## 9. Ontario Regulation 9/06 Evaluation

The subject property was evaluated to determine if it satisfied the criteria outlined in O. Reg. 9/06. **Table 3** contains this O. Reg. 9/06 evaluation of the property located at 196 Dundas Street West.

**Table 3: Ontario Regulation 9/06 Evaluation for 196 Dundas Street West**

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	No	The house at 196 Dundas Street West is a vernacular house and does not represent an architectural style, method, or type. Therefore, the house located within the subject property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The vernacular house located at 196 Dundas Street West does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The house located at 196 Dundas Street West was built using typical methods and materials. Due to the use of typical building methods and materials, the property does not display a high degree of craftsmanship or artistic merit.
<b>2) The property has <i>historic value</i> or <i>associate value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	No	While the property at 196 Dundas Street West is associated with William Roy, Guy F. Martin, and several other residents of Cooksville, research did not determine them to be significant residents to the historical development of the community of Cooksville. Therefore, the property does not have direct associations with an event, belief, person, activity, organization, or institution that is significant to the community. In addition, as a later build in a 1923 subdivision of Cooksville, outside of the 19 <sup>th</sup> century settlement area, the property is not directly associated with the historical development of Cooksville and is not historically associated with Dundas Street, a significant historical transportation route. Therefore, the property does not have direct association with themes that are significant to the Cooksville.
ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	No	The property at 196 Dundas Street West does not yield or have potential to yield information that contributes to an understanding of Cooksville or the rapid urbanization of Dundas Street in the early 20th century.

Criteria	Meets Criteria (Yes/No)	Rationale
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	It is not known if that the property at 196 Dundas Street West rectangular demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community of Cooksville.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area.	No	196 Dundas Street West's retention of an early 20th century vernacular house does not positively contribute to the transportation character of Dundas Street or the evolutionary character of Dundas Street as a main thoroughfare in the Cooksville area. The subject property is not important in defining, maintaining, or supporting the transportation or evolutionary character of Dundas Street and Cooksville.
ii) Is physically, functionally, visually, or historically linked to its surroundings.	No	196 Dundas Street West's retention of an early 20 <sup>th</sup> century vernacular house is not physically, functionally, visually or historically linked to its surroundings.
iii) Is a landmark.	No	Due to the house containing no significant architectural features and being largely obscured by from the public road by mature trees and a hedge, the subject property is not a landmark.

The property located at 196 Dundas Street West does not meet the criteria of O. Reg. 9/06, and therefore does not retain CHVI at the local level.

## 10. Ontario Regulation 10/06 Evaluation

The subject property was evaluated to determine if it satisfied the criteria outlined in O. Reg. 10/06. **Table 4** contains this O. Reg. 10/06 evaluation of the property located at 196 Dundas Street West.

**Table 4: Ontario Regulation 10/06 Evaluation for 196 Dundas Street West**

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property at 196 Dundas Street West does not represent or demonstrate a theme or pattern in Ontario's history.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	The property at 196 Dundas Street West does not yield and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	The property at 196 Dundas Street West does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	The property at 196 Dundas Street West is not considered to be of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	The property at 196 Dundas Street West does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	The property at 196 Dundas Street West was not determined to have strong or special associations with the entire province of Ontario, or with communities found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.	No	The property at 196 Dundas Street West does not have a strong or special association with the the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	The property at 196 Dundas Street West is not located in an unorganized territory.

The property located at 196 Dundas Street West does not meet the criteria of O. Reg. 10/06, and therefore does not retain CHVI at the provincial level.

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## **11. Summary of the Cultural Heritage Evaluation Report**

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The application of O. Reg 9/06 and O. Reg. 10/06 concluded that 196 Dundas Street West did not meet any of the criteria O. Reg. 9/06 or O. Reg. 10/06 on the Ontario Heritage Act. As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for this property.

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## **12. Recommendations of the Cultural Heritage Evaluation Report**

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Based on the results of the CHER, including the evaluation of the subject property utilizing O. Reg. 9/06 and O. Reg. 10/06, the following recommendations have been made for 196 Dundas Street West:

1. 196 Dundas Street West does not possess CHVI, as such no further heritage assessment or mitigation is required.
2. Metrolinx Heritage Committee has reviewed the results of the O. Reg. 9/06 and O. Reg. 10/06 evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.

## 13. Data Sheet

Field	Property Data
Municipal Address	196 Dundas Street West
Municipality	City of Mississauga
Metrolinx/GO Transit Rail Corridor	Dundas Street BRT Mississauga East
PIN	11305200
Ownership [Metrolinx, other government, or private, and any lease]	Private
Aerial photo showing location & property boundary	
Exterior, street-view photo of 196 Dundas Street West (taken by AECOM, December 23, 2021)	
Date of construction of built resources (known or estimated, and source)	Estimated to be built circa 1923

Field	Property Data
Date of significant alterations to built resources (known or estimated, and source)	Rear addition, circa 1946
Architect/designer/builder (and source)	Unknown
Previous owner(s) or occupants	Various residential tenants throughout the 20 <sup>th</sup> century (see <b>Section 6.2.2</b> )
Current function	Residential
Previous function(s)	Residential
Heritage Recognition/Protection (municipal, provincial or federal)	None
Local Heritage Interest	None
Adjacent lands	202 Dundas Street West - Listed on the City of Mississauga Heritage Register
UTM Northing	611374.63
UTM Easting	4825686.92



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## 14. Chronology

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**Table 5: Chronology of the Subject Property**

Date	Historical Event
1796	Dundas Street constructed along an Indigenous trail by Lieutenant Governor John Graves Simcoe for a military road
1806	Toronto Township surveyed by Deputy Surveyor Samuel Wilmot
1808	Daniel Harris established a house at Dundas Street and Hurontario Street. Harris was the first settler in settlement of Harrisville
1800-1830	The settlement became an important stagecoach stop along Dundas Street.
1817	Crown Patent issued Lot 17, Concession 1 (S.D.S.) to Cornelis Van Valkenburgh.
1830	The village plan was established around the intersection of Dundas Street and Hurontario Road.
1836	Harrisville renamed Cooksville
1852	Fire in Cooksville slowing the settlements growth as a commercial and service hub.
1923	Lot 17, Concession 1 S.D.S., was subdivided into smaller residential lots and registered as Plan E-23
circa 1923	The house at 196 Dundas Street West was built by William Roy circa 1923.
Post-1939	Rear addition and vestibule were added to the house at 196 Dundas Street.
1968	Cooksville joined other villages of Toronto Township to form the Town of Mississauga
2022	The house at 196 Dundas Street continues to be used as a residence.

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## 15. Photographs

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**Photograph 1: View of the north elevation, illustrating the hedge that runs along the western boundary of the property, looking east (AECOM 2021)**





**Photograph 2: North elevation (AECOM 2021)**





**Photograph 3: View of the north elevation, illustrating the large red brick covered porch that extends the length of the elevation, looking southeast (AECOM 2021)**





**Photograph 4: View of the north elevation, illustrating the two vinyl one-over-one sash windows and the small wooden frame window, looking south (AECOM 2021)**

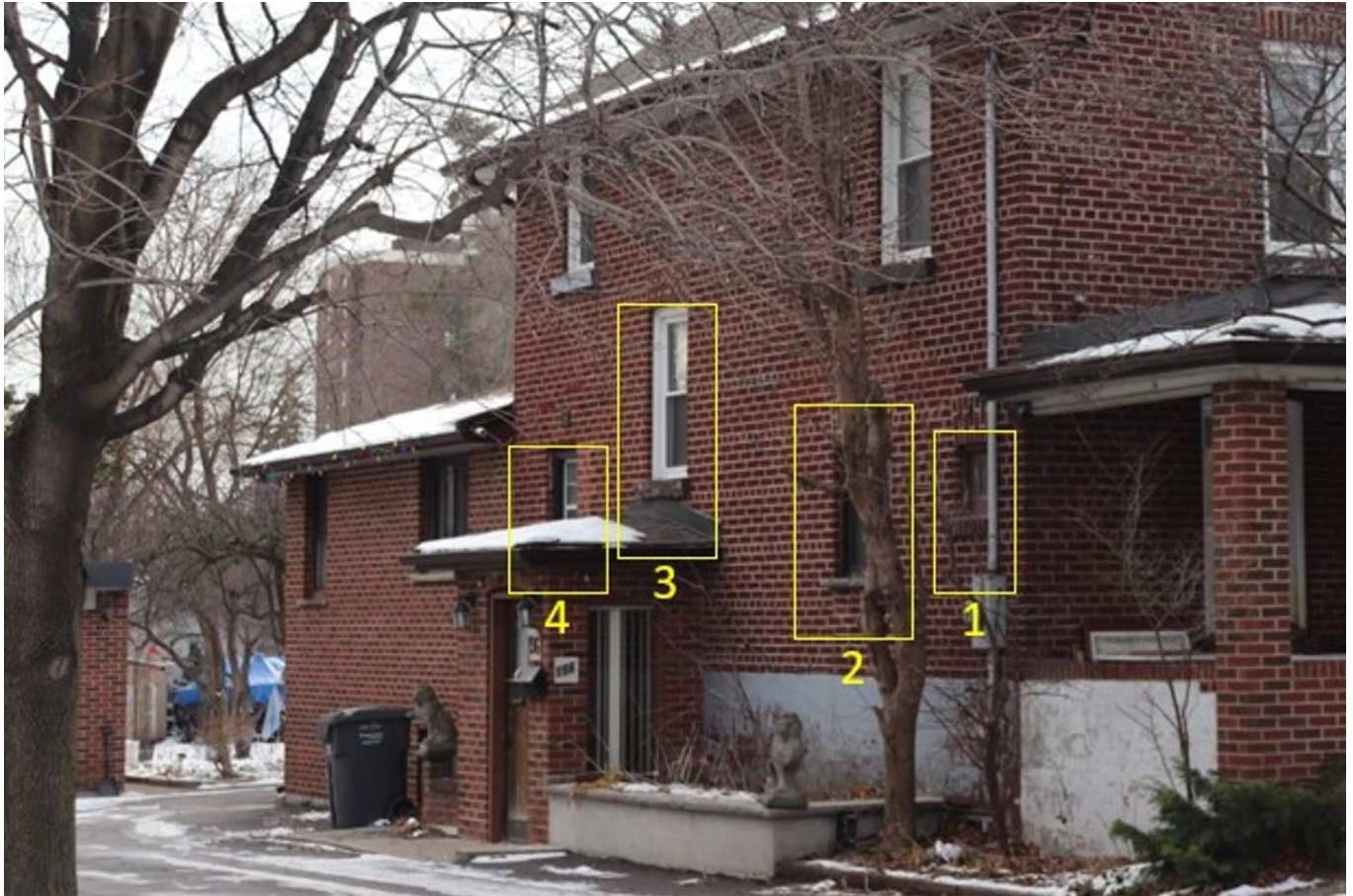




**Photograph 5: East elevation (AECOM 2021)**



**Photograph 6: View of the east elevation, illustrating window 1, window 2, window 3 and window 4, looking southwest (AECOM 2021)**





**Photograph 7: West elevation (AECOM 2021)**





**Photograph 8: View of the west elevation, illustrating one of the vinyl bottom sliding windows with a fixed top and brick voussoirs and concrete sills, looking southeast (AECOM 2021)**



**Photograph 9: View of the west elevation, illustrating the red brick chimney containing a concrete crown and metal caps, looking east (AECOM 2021)**





**Photograph 10: South elevation (AECOM 2021)**



**Photograph 11: View of the detached garage, looking south (AECOM 2021)**





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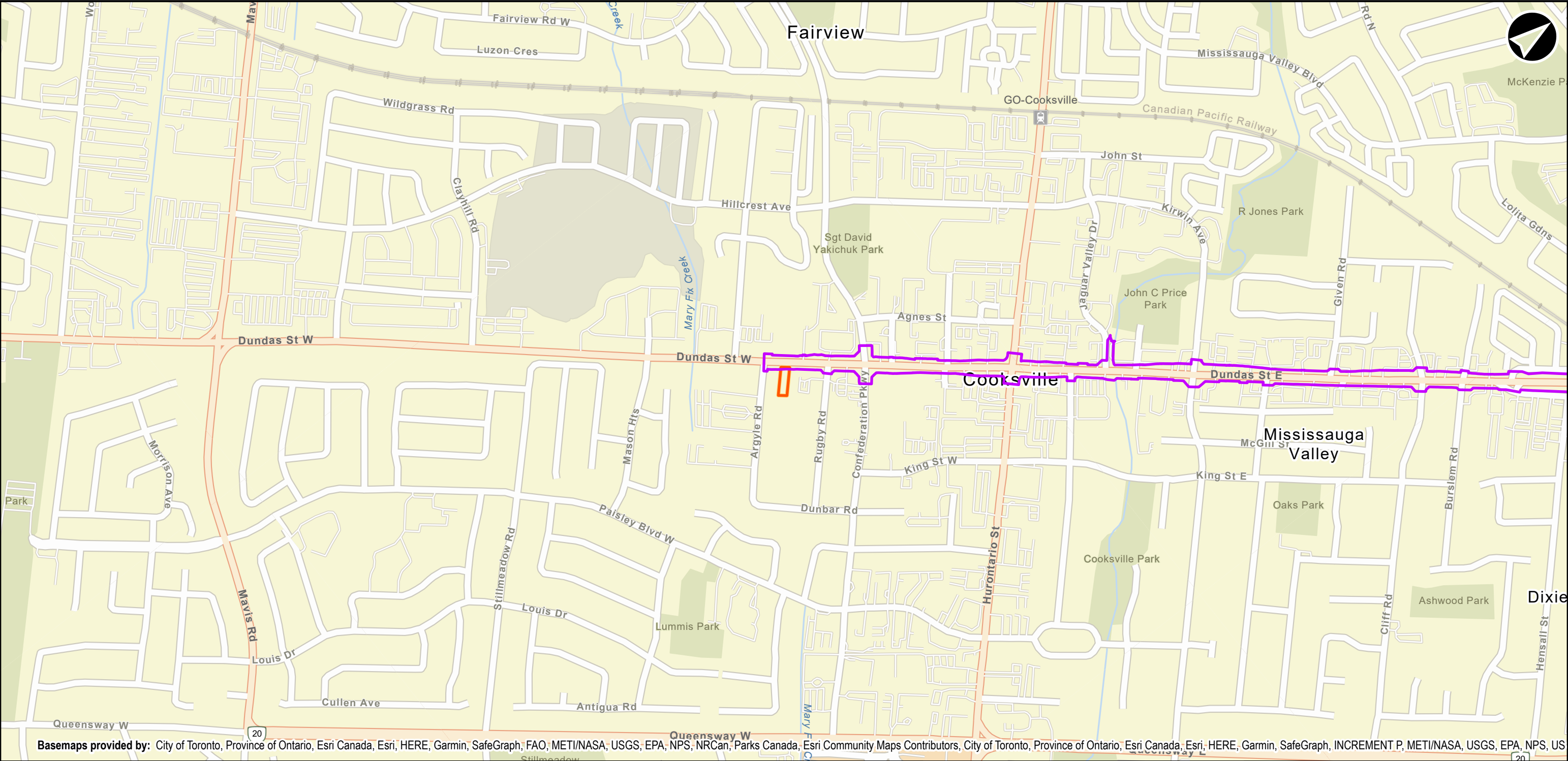
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## 17. Figures

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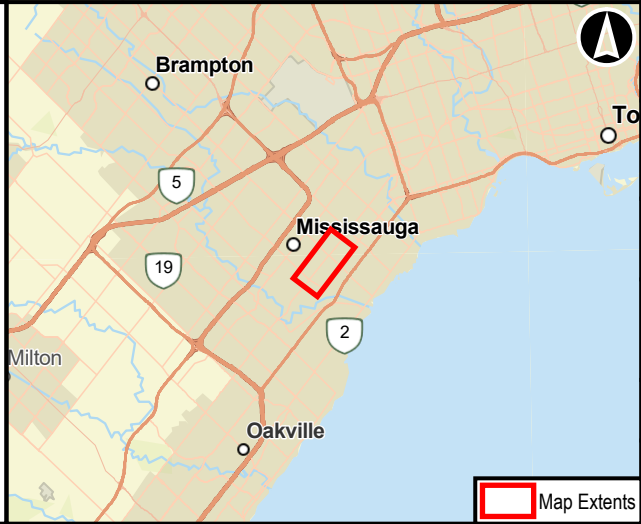




**Legend**

- Preliminary Dundas Bus Rapid Transit Mississauga East Project Area
- Subject Property

**Basemaps provided by:** City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada, Esri Community Maps Contributors, City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US



**Dundas Connects BRT Mississauga East Project:  
Cultural Heritage Evaluation Report -  
196 DUNDAS ST W**

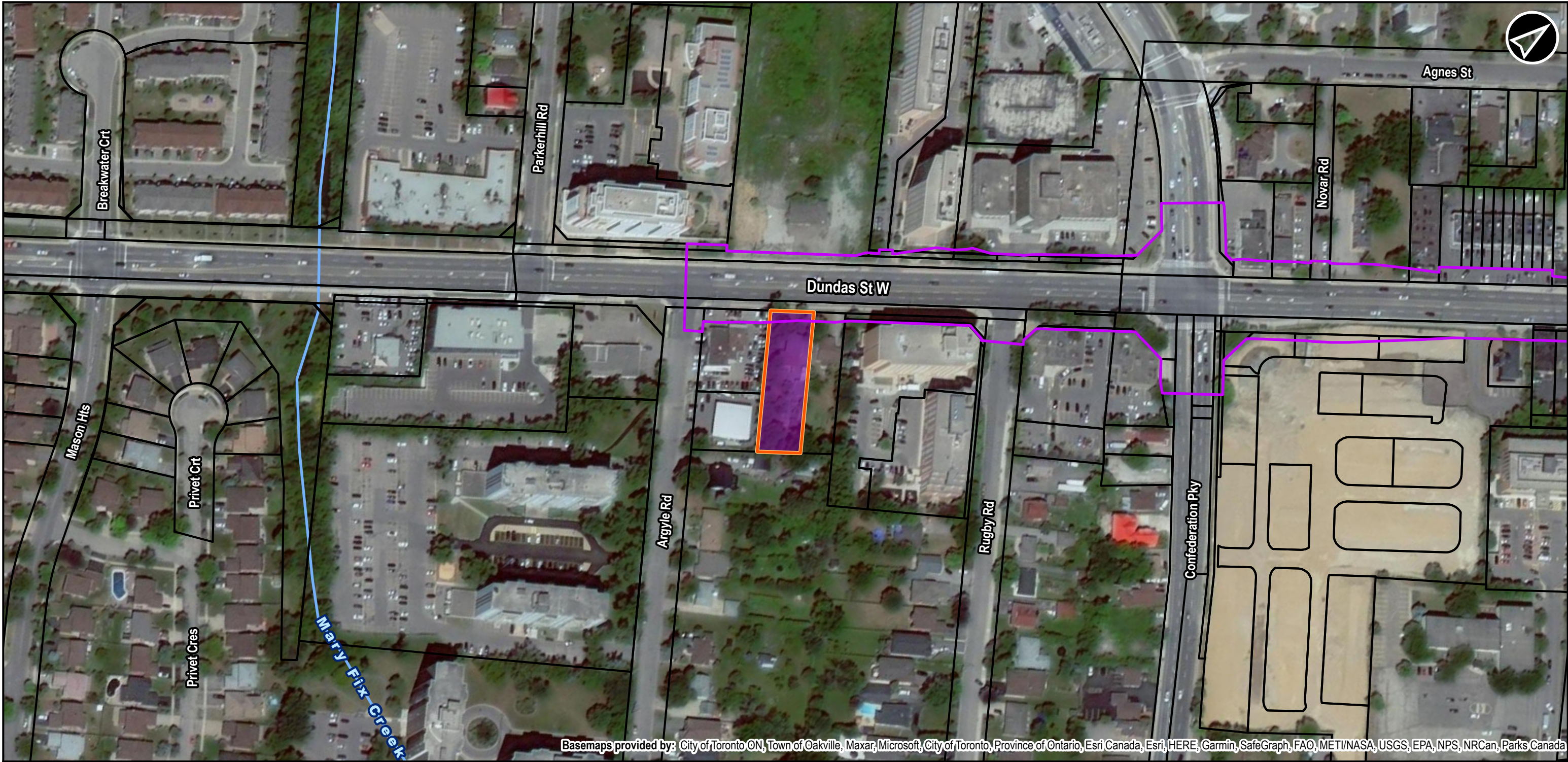
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**Data Sources:**  
Contains Information licensed under the Open Government License Ontario, City of Toronto, City of Mississauga and Town of Oakville.

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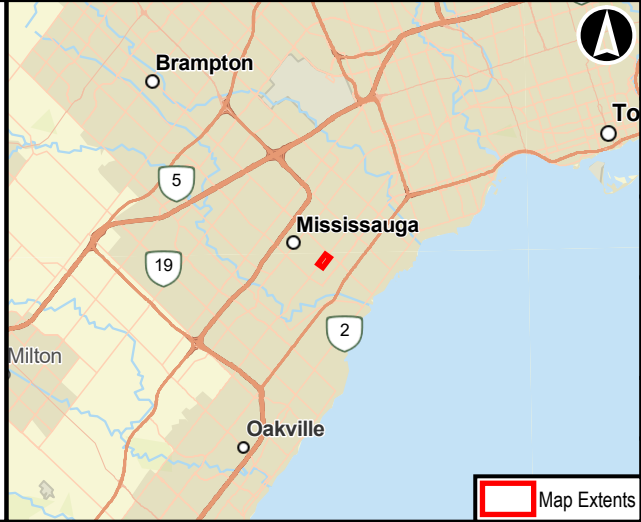
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**Legend**

- Preliminary Dundas Bus Rapid Transit Mississauga East Project Area
- Subject Property
- Watercourse
- Parcel Fabric

**Heritage Designation**

- None (Potential BHR/CHL)



**Dundas Connects BRT Mississauga East Project:  
Cultural Heritage Evaluation Report -  
196 DUNDAS ST W**

**Location of the Subject Overlaid on Aerial  
Photograph, City of Mississauga**

NAD 1983 UTM Zone 17N

**Data Sources:**

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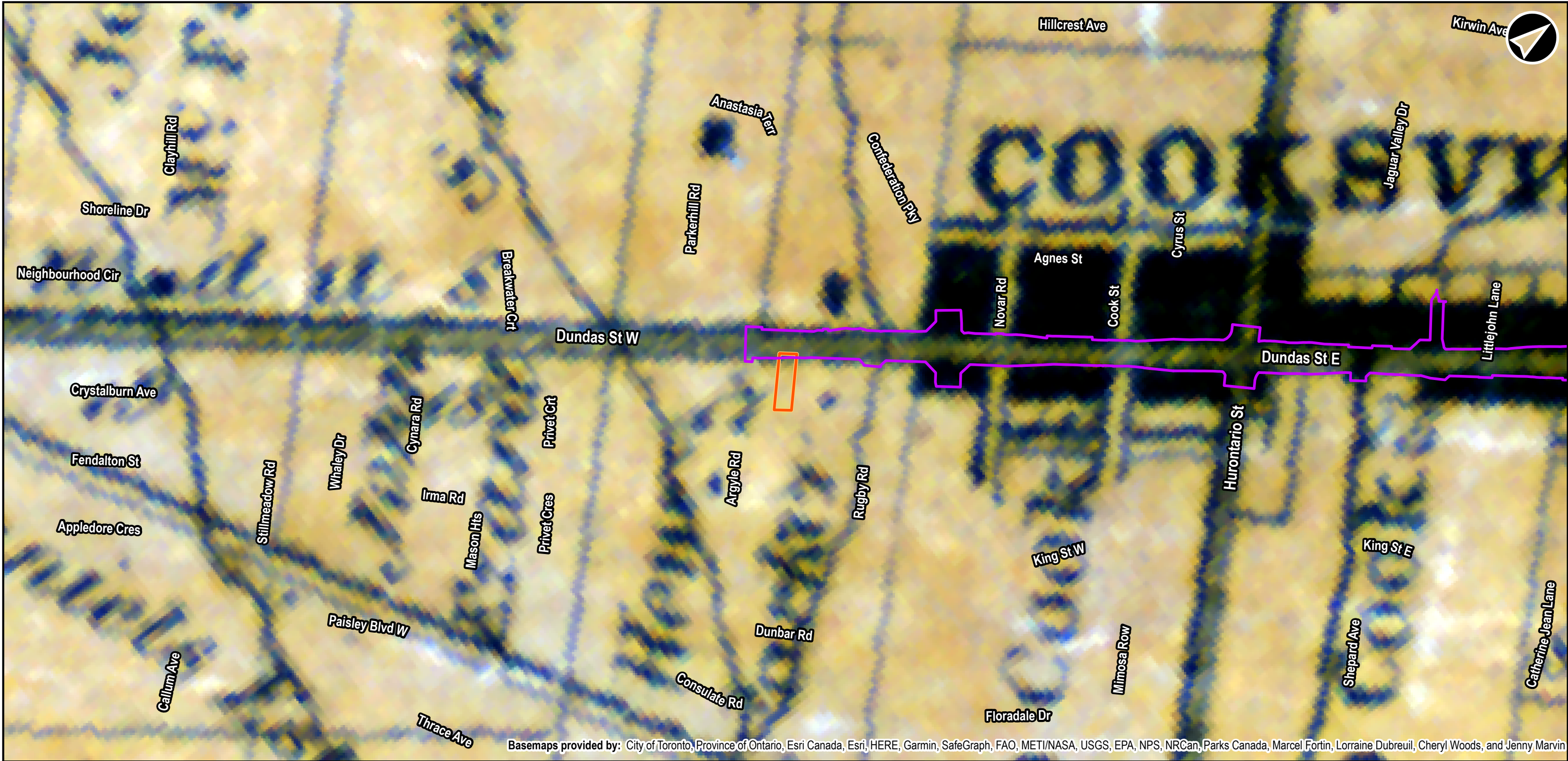
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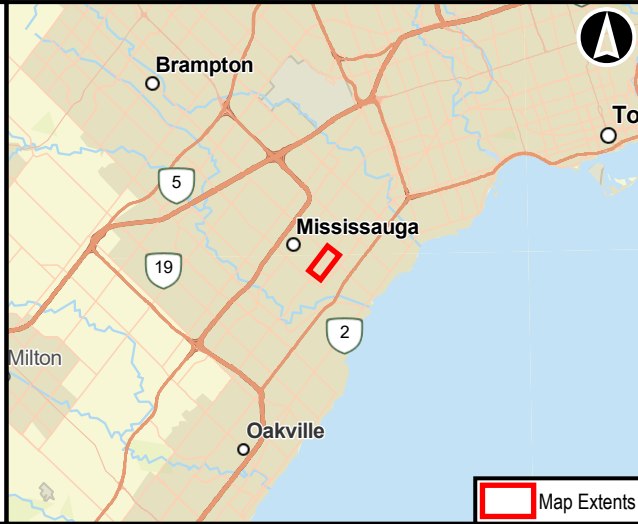
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**Legend**

- Preliminary Dundas Bus Rapid Transit Mississauga East Project Area
- Subject Property



**Dundas Connects BRT Mississauga East Project:  
Cultural Heritage Evaluation Report -  
196 DUNDAS ST W**

**Subject Property overlaid on the 1859 Tremaine  
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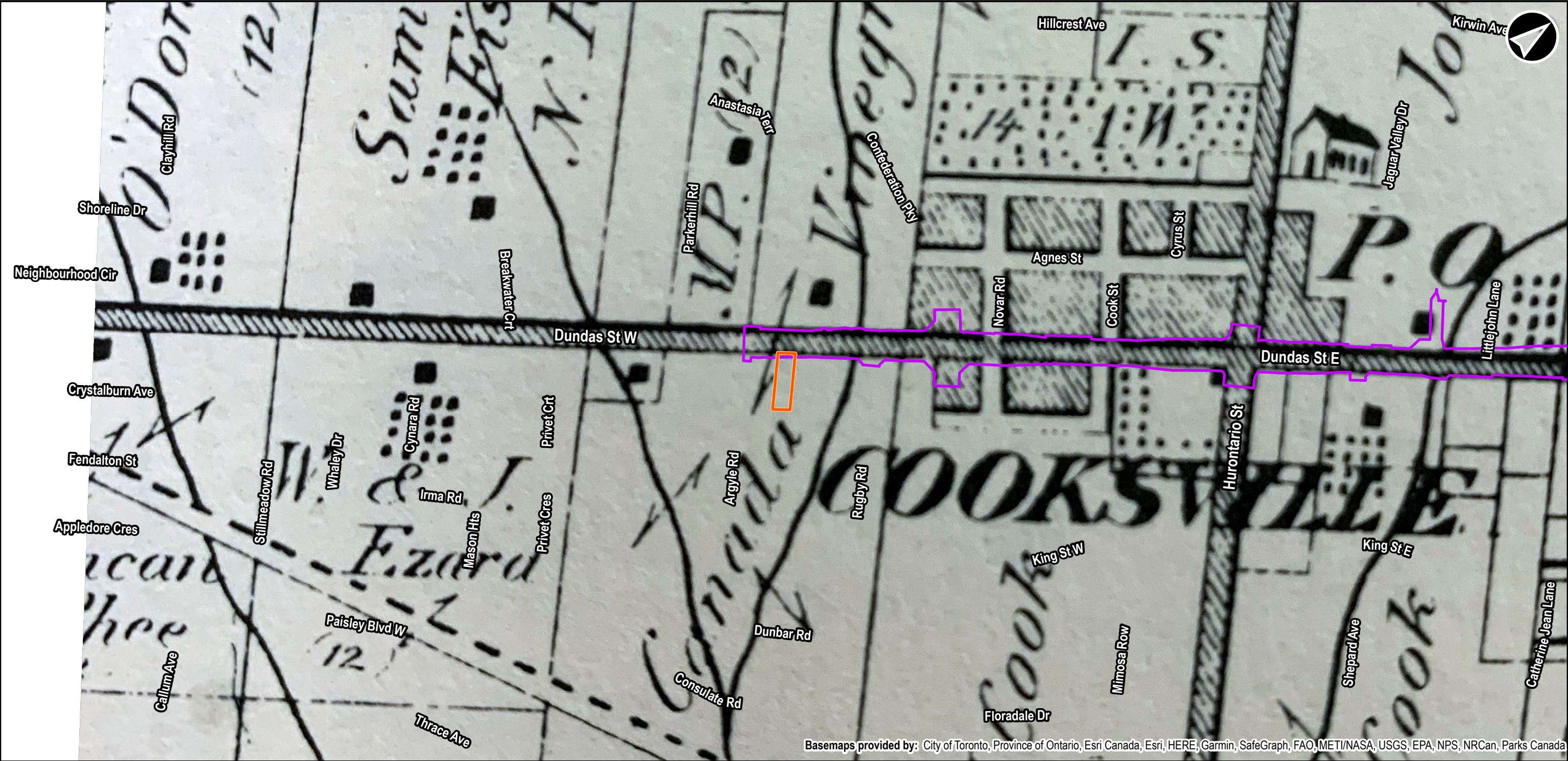
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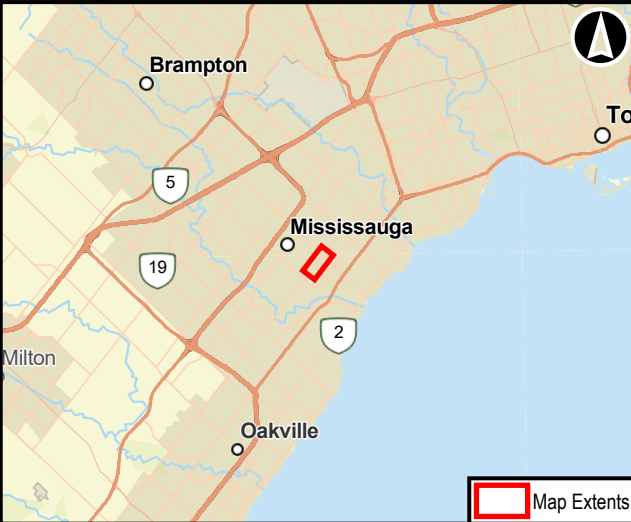



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**Legend**

 Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

 Subject Property





**Dundas Connects BRT Mississauga East Project:**  
Cultural Heritage Evaluation Report -  
196 DUNDAS ST W


**Subject Property overlaid on the 1877 Illustrated  
Historical Atlas of the County of Peel**

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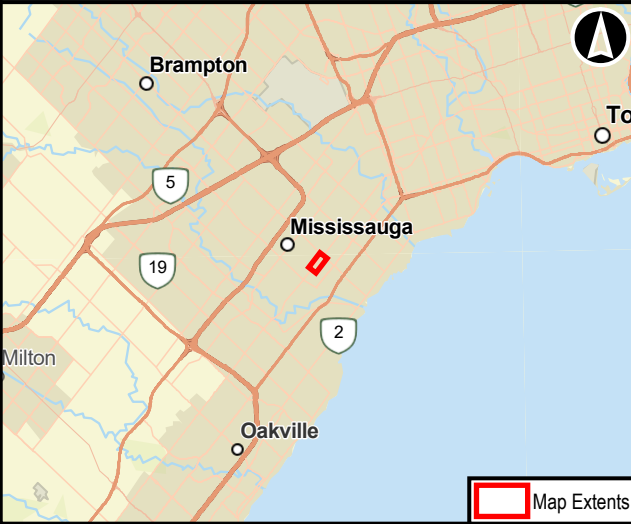



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**Legend**

 Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

 Subject Property









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NAD 1983 UTM Zone 17N

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**Figure: 7**

**Dundas Connects BRT Mississauga East Project:  
Cultural Heritage Evaluation Report -  
196 DUNDAS ST W**

**Subject Property Overlaid on the 1954 Aerial  
Photograph**

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