



Cultural Heritage Evaluation Report: 14, 20-38 Dundas Street East, Mississauga, Ontario

Dundas Bus Rapid Transit (BRT) Mississauga East Project

**Prepared by AECOM
for Metrolinx**

February 18, 2022

Authors

Report Prepared By:

Liam Smythe, B. URPL.
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:**

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

Revision History

Revision #	Date	Revised By:	Revision Description
0	January 20, 2022	Liam Smythe and Tara Jenkins	Draft Preparation
1	January 21, 2022	Tara Jenkins	Metrolinx Comments
2	January 24, 2022	Tara Jenkins	City of Mississauga Comments
3	January 26, 2022	Tara Jenkins	MHSTCI Comments
4	February 18, 2022	Liam Smythe	MHC Comments

Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

AECOM: 2015-04-13
© 2009-2015 AECOM Canada Ltd. All Rights Reserved.

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to undertake a Cultural Heritage Evaluation Report (CHER) for the property parcel at 14, 20-38 Dundas Street East, 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 impacts to the building may take place on the property at 14, 20-38 Dundas Street East.

This 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 complete a CHER for the property located at 14, 20-38 Dundas Street East to assess the property's cultural heritage value or interest, since the property parcel contains a built heritage resource at 14 Dundas Street East 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 14, 20-38 Dundas Street East, 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 the parcel for 14 and 20-38 Dundas Street East, within the City of Mississauga. The subject property is an irregular shaped parcel, approximately 0.50 hectares in size, located in Lot 19 of Registered Plan TOR-12 part of the village plan. The property is located on the south side of Dundas Street East, between Hurontario Street and Shepard Avenue.

The subject property contains a two-storey brick commercial building with a hipped roof located at 14 Dundas Street East. Research conducted for this CHER indicates that this building was constructed c. 1852-1853. Originally located directly at the southeast corner of Hurontario Street and Dundas Street East, the two-storey building was moved to its present location in 1927. The subject property parcel includes several other commercial buildings with addresses from 20-38 Dundas Street East, constructed between the mid-20th and early 21st centuries.

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 Smythe, and Tara Jenkins, MA, CAHP, Cultural Heritage Specialist Lead.

Based on the results of background research, the field review, and the heritage evaluation of 14 Dundas Street East undertaken for this CHER, the property meets the criteria of O. Reg. 9/06 for its design, historical and contextual value. The subject property did not meet the criteria outlined in Ontario Regulation 10/06.

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 are required for the subject property at 14, 20-38 Dundas Street East:

1. A Heritage Impact Assessment (HIA) should be completed by a Qualified Heritage Professional if 14, 20-38 Dundas Street East continues to be directly impacted by the Project. The HIA will assess the impacts of the proposed work on the heritage resource and propose appropriate conservation options and mitigation measures.
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.

Table of Contents

	page
1. Introduction	9
1.1 Project Context	9
1.2 Description of the Subject Property	10
1.3 Historical Summary	10
1.3.1 Pre-Confederation Treaties	10
1.3.2 County of Peel	12
1.3.3 Township of Toronto	12
1.3.1 Urbanization and Suburbanization of the City of Mississauga	13
1.4 Current Context	13
2. Methodology and Sources	15
2.1 Legislative Framework	15
2.2 Ontario Heritage Act	15
2.2.1 Criteria for Determining Cultural Heritage Value or Interest	15
2.2.2 Standards and Guidelines for the Conservation of Provincial Heritage Properties	16
2.3 CHER Approach	17
2.4 Primary Sources	17
2.5 Secondary Sources	18
2.6 Community Engagement	18
3. Heritage Recognitions	19
3.1 Municipal	19
3.2 Provincial	19
3.3 Federal	19
3.4 Adjacent Lands	19
4. Community Input	21
5. Archaeology	22
6. Discussion of Historical or Associative Value	23
6.1 Historical Themes/Cultural Patterns	23
6.1.1 Transportation	23
6.1.1.1 Dundas Street	23
6.2 Local History	24
6.2.1 Settlement of Cooksville	24
6.2.2 Subject Property History	25
7. Discussion of Design or Physical Value	34
7.1 Physical Description- Exterior	34
7.2 Comparative Analysis	35

8.	Discussion of Contextual Value.....	36
8.1	Environment.....	36
9.	Ontario Regulation 9/06 Evaluation.....	37
10.	Ontario Regulation 10/06 Evaluation.....	40
11.	Summary of the Cultural Heritage Evaluation.....	41
12.	Statement of Cultural Heritage Value or Interest and Heritage Attributes	42
12.1	Description of the Property.....	42
12.2	Draft Statement of Significance.....	42
12.3	Heritage Attributes	43
13.	Recommendations of the Cultural Heritage Evaluation Report.....	44
14.	Data Sheet	45
15.	Chronology.....	47
16.	Photographs.....	48
17.	References	57
17.1	Primary and Secondary Sources.....	57
17.2	Provincial Standards and Resources	58
18.	Figures.....	59
19.	Research Report – Matthew Wilkinson, Chair of the Heritage Designation Subcommittee (2009)	69

List of Figures

Figure 1: Location of the Subject Property	60
Figure 2: Subject Property Overlaid on Current Aerial Photography.....	61
Figure 3: Subject Property Overlaid on the 1859 Tremaine Map	62
Figure 4: Subject Property Overlaid on the 1877 Illustrated Historical Atlas Map	63
Figure 5: Subject Property Overlaid on the 1877 Plan of Cooksville.....	64
Figure 6: Subject Property Overlaid on the 1909 National Topographic Series Map	65
Figure 7: Subject Property Overlaid on the 1910 Goad's Fire Insurance Plan	66
Figure 8: Subject Property Overlaid on the 1939 Goad's Fire Insurance Plan	67
Figure 9: Subject Property Overlaid on a 1954 Aerial Photograph	68

List of Tables

Table 1: Cultural Chronology in Peel County.....	10
Table 2: Result of Stakeholder Consultation	21
Table 3. Ontario Regulation 9/06 Evaluation for 14, 20-38 Dundas Street East	37
Table 4: Ontario Regulation 10/06 Evaluation for 14, 20-38 Dundas Street East.....	40
Table 5: Chronology of the Subject Property	47

1. Introduction

1.1 Project Context

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 14, 20-38 Dundas Street East, 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 14, 20-38 Dundas Street East.

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 complete a CHER for the property located at 14, 20-38 Dundas Street East to assess the property's cultural heritage value or interest (CHVI), since the property contains a built heritage resource at 14 Dundas Street East 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 Standards and Guidelines; 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 14, 20-38 Dundas Street East, 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 the parcel for 14 and 20-38 Dundas Street East, within the City of Mississauga (**Figure 1** and **Figure 2**). The subject property is an irregular shaped parcel, approximately 0.50 hectares in size, located in part of Lot 18 and Lot 19 of Registered Plan TOR-12 part of the village plan. The property is located on the south side of Dundas Street East, between Hurontario Street and Shepard Avenue.

The subject property contains a two-storey brick commercial building with a hipped roof located at 14 Dundas Street East. Research conducted for this CHER indicates that this building was constructed c. 1852-1853. Originally located directly at the southeast corner of Hurontario Street and Dundas Street East, the two-storey building was moved to its present location in 1927. The subject property parcel includes several other commercial buildings with addresses from 20-38 Dundas Street East, constructed between the mid-20th and early 21st centuries.

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

Archaeological Period	Time Period	Characteristics
	1500-1100 BC	<ul style="list-style-type: none"> • Small Point • Introduction of bow
Terminal Archaic	1100-950 BC	<ul style="list-style-type: none"> • Hind Points, Glacial Kame Complex • Earliest true cemeteries
Early Woodland	950-400 BC	<ul style="list-style-type: none"> • Meadowood Points • Introduction of pottery
Middle Woodland	400 BC – AD 500	<ul style="list-style-type: none"> • Dentate/Pseudo-scallop Ceramics • Increased sedentism
	AD 550-900	<ul style="list-style-type: none"> • Princess Point • Introduction of corn horticulture
Late Woodland	AD 900-1300	<ul style="list-style-type: none"> • Agricultural villages
	AD 1300-1400	<ul style="list-style-type: none"> • Increased longhouse sizes
	AD 1400-1650	<ul style="list-style-type: none"> • Warring nations and displacement
Contact Period	AD 1600-1875	<ul style="list-style-type: none"> • Early written records and treaties
Historic	AD 1749-present	<ul style="list-style-type: none"> • European settlement (French and English)

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 18th 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 County 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). In 1851, Peel County was created forming part of the United Counties of York, Ontario and Peel. It was formally separated from York County in 1860. In 1862, the separation was reversed but in 1866 the counties were re-separated. In 1973, Peel County became the Regional Municipality of Peel.

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 1805, Toronto Township formed and was a part of York County. 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). In 1851, the township became a part of Peel County. 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 20th 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, hydro-electricity 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 at 14 Dundas Street East is situated on the south side of Dundas Street East, within the historical settlement of Cooksville, now within the City of Mississauga. The commercial building is

one of a series of structures along Dundas Street on the south side of the street between Hurontario Street and Shepard Avenue. The majority of the buildings in the vicinity of the subject property were built in the 20th and 21st centuries. Built circa 1852-1853, the commercial building located at 14 Dundas Street East pre-dates the surrounding built structures on Dundas Street. Similar to other commercial properties on Dundas Street, this building was originally designed to have a commercial space at the street level and a residential space above.

2. Methodology and Sources

2.1 Legislative Framework

This CHER evaluates the property at 37 Dundas Street West as a potential built heritage resource 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. Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the Ontario Heritage Act provides criteria for determining CHVI. If a property meets one or more of the following criteria considered to have local interest. If a property meets one or more of the criteria of Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value, or Interest of Provincial Significance* (O. Reg. 10/06) 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 as defined by O. Reg. 9/06 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 14, 20-38 Dundas Street East 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;
- 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.

The CHER was prepared by Liam Smythe, 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 at the Toronto Reference Library. A review of the following primary sources was 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 Map, 1909
- Goad's Fire Insurance Plans, 1910 and 1939
- Aerial Photography, 1954
- Abstract of Deeds, OnLand (Land Registry)

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 and unpublished 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 17**.

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, 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 the property, or if any previous research/evaluations have been completed. The results of the consultation efforts have been summarized in **Section 4** (Community Input).

3. Heritage Recognitions

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 is listed on the City of Mississauga's Heritage Register. In 2009, there was a request made to staff for future consideration to designate the property at 14 Dundas Street East. The building, built in 1852-1853, is named the Cook-Copeland General Store and may be the oldest surviving structure related to the settlement of Cooksville. The request was made by Matthew Wilkinson, the Chair of the Heritage Designation Subcommittee Paula Wubbenhorst, City of Mississauga Heritage Planner, communicated to AECOM that the submission never went to the City's Heritage Advisory Committee.

3.2 Provincial

As a review of applicable provincial heritage recognitions for the property, AECOM reviewed the Ontario Heritage Trust's (OHT) Provincial Plaque Guide, and list of OHT easements. The property at 14 Dundas Street East 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. The property at 14 Dundas Street East 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 Cultural Heritage Report indicates that the property at 14 Dundas Street East is not adjacent to any other listed, designated, or potential cultural heritage resources (AECOM, Draft 2021).

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 14 Dundas Street East is listed on the Municipal Heritage Register.
Karla Barboza, Team Lead of Heritage	MHSTCI	April 2021	Confirmed 14 Dundas Street East 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	14 Dundas Street East is not within a Heritage Easement Agreement.
Paula Wubbenhorst, Heritage Planner	City of Mississauga	January 5, 2022	The City of Mississauga provided a background report recommending designation of the property at 14 Dundas Street East under Part IV of the Ontario Heritage Act (Attached to this CHER in Section 19). Paula confirmed the background report never went to the Heritage Advisory Committee.
Matthew Wilkinson	Heritage Mississauga	January 26, 2022	Matthew confirmed that he did not have any additional information from the background report as attached in Section 19 of this CHER. Matthew provided AECOM some historical photographs. It should be noted that their research was limited to digitally available material

5. Archaeology

AECOM completed a Stage 1 Archaeological Assessment (AA) as part of the Dundas BRT Mississauga East Project in November 2021. It can be confirmed that at the time of the completion of the Mississauga East Project Stage 1 AA, one known archaeological assessment had previously been completed within 50 metres of the subject property. This consisted of a Stage 1 AA for the Hurontario Light Rail Transit project, and it was determined that no further work was required for the area subject to assessment (AECOM 2017). There are no previous archaeological sites identified within or direct adjacent to the subject property.

AECOM's Stage 1 AA of the Dundas BRT Mississauga East Project Study Area determined that the potential for the recovery of Indigenous and Euro-Canadian archaeological resources is high within areas not subject to previous land disturbance. Areas where archaeological potential has been removed include areas that have been subject to extensive land alterations that have significantly compromised the recovery of archaeological materials such as constructed roadways and buildings. Stage 2 AA is recommended for all areas identified as retaining archaeological potential.

No areas of archaeological potential were identified within or adjacent to the Project area related to this subject property. Additionally, the Dundas Street West right-of-way itself was determined to no longer retain archaeological potential due to extensive previous land disturbance. Consequently, the Project Area in the vicinity of the subject property is considered cleared of further archaeological concern and no further archaeological assessment is recommended.

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.

6. Discussion of Historical or Associative Value

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 newcomer’s 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; Skeoch, 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. (Bervers, 2002-2022).

In summary, this subject property is situated along Dundas Street, a significant historical transportation route which became a main throughfare beginning in the mid-19th century and aided in the settlement of Toronto Township.

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** and **Figure 5**) in the 19th 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-19th 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 City of Mississauga.

In summary, this subject property is located at the intersection of Dundas Street East and Hurontario Street, the centre of the 19th century settlement of Cooksville. Therefore, the subject property is historically associated with the village of Cooksville at the time it was newly developed as a commercial and service centre along Dundas Street beginning in the early 20th century.

6.2.2 Subject Property History

It should be noted that not all features of interest were mapped systematically in the Ontario series of historical atlases. For instance, they were often financed by subscription limiting the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases. In addition, the use of historical map sources to reconstruct/predict the location of former features within the modern landscape generally begins by using common reference points between the various sources. The historical maps in this CHER are geo-referenced to provide the most accurate determination of the location of any property on a modern map. Occasionally, the results can be often imprecise or even contradictory, as there are numerous potential sources of error inherent in such a process, including differences of scale and resolution, and distortions introduced by reproduction of the sources.

The original 200-acre Crown Patent for Lot 15, Concession 1, S.D.S. was issued to Daniel Harris in July of 1809. Harris was the first settler of the Cooksville area, arriving in 1808, and is believed to have operated a store at the southeast corner Hurontario Street and Dundas Street East as early as 1809 (City of Mississauga, 2009). After 1809, parts of Lot 15 were divided off, however the majority of the 200-acre grant (136 acres) was sold to D'Arcy Boulton in 1823. After that, the lot passed through several owners until Jacob Cook purchased the lot in 1834 (Wilkinson, 2009).

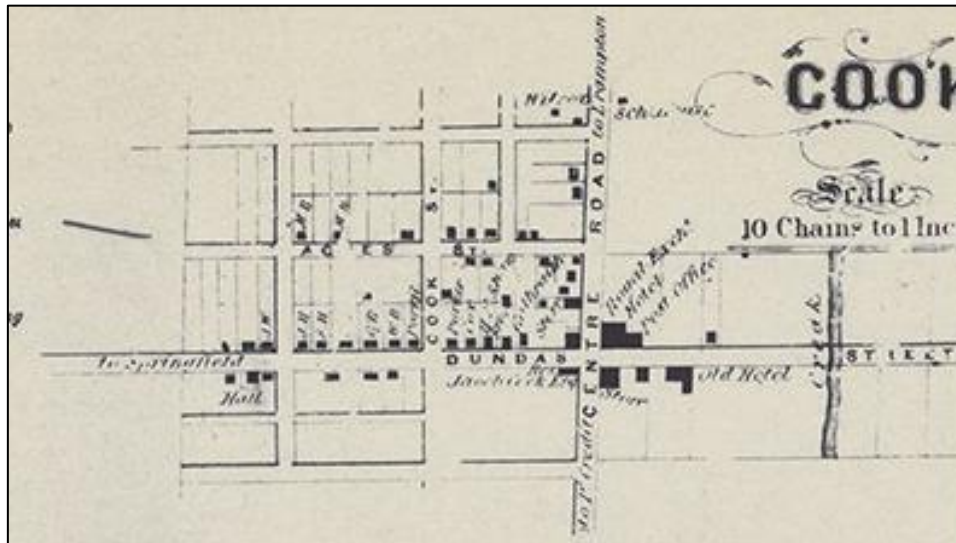
Jacob Cook purchased two acres in the northwest corner of Lot 15 in 1834 from Richard Heward for £150. Jacob Cook is said to be one of Mississauga's early prominent and influential settlers (see **Section 18** for historical information on Jacob Cook), and Cooksville itself was renamed in honour of Jacob Cook (Wilkinson, 2009). This section of Lot 15 included the southeast corner of the intersection of Dundas Street and Hurontario Street, in the location of where Cook is believed to have operated a store (Wilkinson, 2009).

There are few details known about Cook's original store. It is possible that he took over a store originally established by Daniel Harris at the southeast corner of the Dundas Street and Hurontario Street intersection in 1809 (City of Mississauga, 2009). The store was destroyed by fire in 1852, along with the majority of other wood framed structures in Cooksville (Heritage Mississauga, 2018).

After the fire in 1852, Cook is said to have constructed a two-storey brick building on the southeast corner of the intersection as a replacement for the earlier store. The store was originally located at the

immediate southeast corner of Hurontario Street and Dundas Street East. The 1859 Tremaine map (**Figure 3**) and **Image 1**, below, shows a structure adjacent to the subject property in the southeast corner of the intersection of Dundas Street and Hurontario Street. Image 2 labels the structure as a store, which represents the store constructed by Cook in 1852-1853. In addition, there are two structures within the subject property, including a hotel.

Image 1: 1859 Tremaine map with Plan of Cooksville showing the store at the southeast corner of Dundas Street and Hurontario Street (formally Centre Road)



In January of 1870, Lot 15, Concession I, S.D.S. was subdivided by Samuel Ogden (Hicks, 2005). The subject property was registered that year as Lots 18 and 19 in Registered Plan TOR-12. Land Registry records indicate that Jacob Cook retained ownership of the property at this time, and his son Miles Washington Cook was leasing the property from his father in 1870 for the amount of \$100 per year.

In 1883, brothers George and John McClelland rented the store from the Cook family. The McClellands had arrived in Cooksville from Ireland in 1873 and worked as farmers for ten years before entering the general store business. George and his brother John McClelland made an arrangement with Miles W. Cook to rent the Cook's store (Wilkinson, 2009). George McClelland married Anna Langdon, the niece of Miles W. Cook and lived in the apartment above the store with their two sons (Hicks, 2005; Wilkinson, 2009).

The 1877 Illustrated Historical Atlas map (**Figure 4**) does not show a structure in the southeast corner of the intersection of Dundas Street and Hurontario Street. The urban settlement is shown for Cooksville as well as a farmhouse and orchard located immediately east of the subject property in land owned by Miles W. Cook. The 1877 Plan of Cooksville (**Figure 5**) shows the subject property including parts of Lot 18 and Lot 19 in the village plan.

The store became known as McClelland's General Store and it was the largest supplier of general goods in the area, and so it prospered in the late 19th century. Described as a "community-minded gentleman", George McClelland served as the treasurer of Toronto Township from 1890 to 1922, and as treasurer of the Cooksville Agricultural Society for over thirty years (Wilkinson, 2009). McClelland also established himself as an insurance agent at this location, working as a broker for four separate insurance companies.

In 1899, George McClelland purchased the property outright from the Cook family, and in 1910 constructed a house at the rear of the property facing Hurontario Street. An undated historic photograph (Image 2) shows the store as it looked during McClelland's ownership. The building is shown as having a decorative full-width verandah across the ground floor storefront, with gable-roofed tail at the rear.

Image 2: Undated photograph showing 14 Dundas Street East while George McClelland was operating a general store in the building. Note the verandah and rear wing, now removed (Hicks, 2005)



He moved his family and insurance business to the new house on Hurontario Street and sold the store to Alfred Scott (City of Mississauga, 2009). Alfred Scott renamed the business Scott's Grocery (Wilkinson, 2009). Land Registry records do not record any transactions between McClelland and Scott, so it is possible that McClelland sold the business only and retained ownership of the property and store

building. During Alfred Scott's brief ownership of the general store business, he decided to capitalize on the increasing number of automobiles passing through Cooksville and installed a single gasoline pump on the curb in front of the store (**Image 3**; Heritage Mississauga, 2018).

Image 3: 14 Dundas Street East in 1912, with sign advertising gasoline (City of Toronto Archives)



City of Toronto Archives, Fonds 1244, Item 9158

The 1909 National Topographic Series (**Figure 6**) shows a brick structure in the southeast corner of the intersection of Dundas Street and Hurontario Street, directly west of the subject property. Within the subject property there are at least two frame structures. Cooksville is shown as a well-established village with a hotel, school, post office, church, and brick and frame structures, located along Dundas Street and the initial village layout of roads illustrated on the 1877 Plan of Cooksville is evident (**Figure 5**).

The 1910 Goad's Fire Insurance Plan (**Figure 7**) shows the two-storey brick building as a General Store in its original location at the southeast corner of Hurontario and Dundas Street East. The building is shown with a front verandah and a one-and-a-half storey wood-framed summer kitchen and two other one-storey frame additions. In 1910, the two-storey brick structure's address is 62 Dundas Street.

The 1910 Goad's Fire Insurance plan also shows a set of scales on the east side of Hurontario Street adjacent to the brick building. East of the subject property, the two-storey brick general store with a one-and-a-half storey wood framed summer kitchen, and two additional small one storey wood framed additions are shown with an address of 62 Dundas Street. There is a frame shed type of structure just south of the store. To the east of the two-storey brick commercial building, within the subject property, is a two-storey wood framed warehouse (52 Dundas Street) and a two-storey wood-framed building containing a dwelling (50 Dundas Street) and drug store (51 Dundas Street). 50 and 51 Dundas Street

were originally constructed as a hotel by John Schiller around 1859 and later converted for commercial use (Heritage Mississauga, 2013; Tremaine, 1859).

Image 4: William Copeland and His Family, c. 1914 (Heritage Mississauga)



In 1912, Alfred Scott moved to the village of Burnhamthorpe and sold the general store to William Copeland and his wife Matilda (**Image 4**) (City of Mississauga, 2009). The Copeland family lived in the building with his wife and five children and operated the store from the first floor (Wilkinson, 2009). The children worked in the store. Renamed as Copeland's General Store (or the "Copeland Block"), it operated as a grocery and feed store (Wilkinson, 2009). Copeland's store stocked groceries, animal feed, fabrics, shoes, hardware, and other sundry items (**Image 5**). An active community member, William Copeland also worked as a police constable and volunteer firefighter. In 1922, Copeland purchased the property on which the store was located from George McClelland. Around the same time, Copeland made the decision to focus entirely on the grocery business and dropped all other merchandise. In August of 1922, a post office was opened in Copeland's store, with a counter and mailboxes constructed on the west side of the interior. William served as the new Postmaster (Hicks, 2005; Wilkinson, 2009).

Image 5: Advertisement for the Cooksville General Store in the 1914 Cooksville Fair Programme

William Copeland continued to operate the gasoline pump installed by Alfred Scott, under a contract with the Pennsylvania Oil and Gas Company (**Image 2**). As the number of automobiles increased during the 1920s, the single pump quickly became insufficient to meet the growing demand for gasoline. Not wishing to continue in the gasoline business, William Copeland sold the northwest corner of his property to the British American Oil Company in 1927 for the construction of new service station. To accommodate the new station, the two-storey brick commercial building, Copeland's General Store, had to be relocated 80 feet to the east (Wilkinson, 2009), into the subject property.

For the relocation of the two-storey commercial building in 1927, a new concrete foundation and basement was poured, and steel rails (**Image 6**) were laid between the old and new foundations (Hicks, 2005). The 200-ton building was jacked up and placed on the rails that were slid underneath the building (Wilkinson, 2009). A team of horses helped in its move (Hicks, 2005). No cracking or damage was noted during the move, and William Copeland reportedly kept the store open for business the entire time (Wilkinson, 2009). The relocation of the general store was completed under the direction of E.A. McKay of Port Credit, who was also retained by British American Oil to construct the service station on the former site of the store (Hicks, 2005). The one-and-a-half storey wood-framed summer kitchen originally located at the two-storey brick commercial building was not reattached following the move. Instead, it was moved to the rear of the service station (former location of the general store) and turned to face Hurontario Street. It was remodeled into a commercial building and used as a law office (Wilkinson, 2009). In the 1950s it was relocated to a lot on Orchard Road near Port Credit and incorporated into a new residence (City of Mississauga, 2009).

Image 6: Steel rails used to move the building to its new location (Heritage Mississauga)



The 1939 Goad's Fire Insurance Plan (**Figure 8**) shows the two-storey brick commercial building in its present location within the subject property. In 1939 the building had an address of 15 Dundas Street. There is no verandah illustrated on the building in 1939. It may have been removed prior to the building's relocation. A 1936 photograph appears to show the building without the verandah and the new gas station in its former location (**Image 7**). To the east of the building, within the subject property, there are eight frame buildings including an auto shop, feed store, two stores and a cafe. Buildings labelled as 23 and 27 Dundas Street are the former Schiller's Hotel. At the east side of the property parcel at Shepard Avenue is a large two-storey concrete block building labelled as a garage. Based on its footprint and rusticated concrete block construction, it is believed that this building was substantially remodelled into the Money Mart building currently located at 38 Dundas Street East. To the west of the subject property, the 1927 service station with an L-shaped one-storey cafe is shown, with the relocated summer kitchen, now labelled as a one-storey office building to the south.

Image 7: British-American Oil Company service station at the southeast corner of Hurontario Street and Dundas Street East. The subject property is shown at left. (Heritage Mississauga)



During the 1930s and 1940s, William Copeland continued to operate the grocery store and post office out of the two-storey brick commercial building, now located within the subject property. When he retired in 1948, his son Charles with assistance of his sisters took over the grocery business (Wilkinson, 2009). William's daughter Violet became Post Mistress in 1948. She held the position until 1960 when home delivery began (Wilkinson, 2009). In 1953, Charles had a new commercial building constructed at 28 Dundas Street East to accommodate his growing business. This building is shown on the 1954 Aerial Photo (**Figure 9**).

Violet continued to operate the post office out of the two-storey brick commercial building, while the remainder of the store was rented to tenants. Charles Copeland retired from the grocery business in 1963 and ten years later he sold the general store, now with the address of 14 Dundas Street East, to Nicholas Rukavina. 14 Dundas Street East was used as a pharmacy and dollar store through the late 1990s and has been a Min-A-Mart convenience store for at least fifteen years. The adjacent gas station (former location of the two-storey brick commercial building) was demolished in 2000 and is now the location of a small parkette and series of bus shelters (Hicks, 2005).

In 2004, the commercial frame building within the subject property which was formerly the Schiller Hotel at 26-28 Dundas Street East was severely damaged by fire. The building survived but was significantly renovated and virtually all of its original design details lost. In November 2013, a second fire originated in the building which destroyed the entire block between 24 and 32 Dundas Street East including the

former Schiller Hotel, and the former frame dwelling at 32 Dundas Street East. Luckily, 14 Dundas Street East was not significantly damaged by the fire. After the 2013 fire, 14 Dundas Street East is the only surviving 19th century structure in the block, and is said to be the oldest extant structure in Cookstown (Heritage Mississauga, 2013).

Based on the land use history for the property, 14 Dundas Street East within the subject property, is considered to have historical value as it is considered the earliest extant commercial building in the settlement of Cooksville. It has strong ties to the commercial past of the historic village of Cooksville. It is also historically associated with significant figures in the Cooksville community who contributed to the commercial development of the village including Jacob Cook, George McClelland, and William Copeland. It is the only remaining building to have a direct historical connection to Jacob Cook, the founder of Cooksville.

Based on the historical research and the results of the field review, the other commercial buildings on the property built around 2015, at 20-34 Dundas Street East, and the concrete block commercial building at 38 Dundas Street East, built between 1910 and 1939, do not have significant historical value in the community of Cooksville.

7. Discussion of Design or Physical Value

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 is located on the south side of Dundas Street East, between Hurontario Street and Shepard Avenue. The property includes a two-storey brick commercial building with a rectangular footprint (**Photograph 1**). The building sits on a poured concrete foundation which was constructed when the building was moved to its present location in 1927. The building is vernacular in style constructed of red brick, laid in an English Bond pattern, and has a low-pitched hipped roof clad in asphalt shingles. The building is said to have been built in 1852-1853, after the 1852 Cooksville fire.

The north elevation of the building is the street facing façade (**Photograph 2**). It is two-storeys in height with a simple three-bay design. The ground floor consists of a commercial storefront, which has a central recessed front entranceway flanked by two display windows. The façade of the north elevation on the ground floor has been clad in painted pink stucco. A large metal commercial sign is located above the storefront. The verandah as illustrated in historical photographs is no longer extant. It may have been removed when the building was relocated. The second storey of the north façade consists of three tall rectangular shaped window openings with a single-course of jack-arched brick voussoirs. The windows have wooden frames and sills, although the windows themselves have been replaced with modern aluminum bottom-slider style units.

The west elevation of the building faces onto a parkette, which was formerly occupied by a service station and was the original location of this building prior to being moved in 1927 (**Photograph 3**). The ground floor of the west façade features a large wood-framed display window located towards the front (north) of the building. A large metal sign has been installed above the ground floor window, so details of the window header/lintel could not be determined. Towards the rear (south) of the building on the west elevation is a window opening and a single entrance door, both of which have jack-arched brick voussoirs (**Photograph 4**). The window opening has been filled in with brick, and an air conditioning unit. The second story of west façade features three rectangular shaped windows with wood frames, sills, and jack arched brick voussoirs, similar to those of front (north) façade.

The east elevation faces onto a laneway between 14 Dundas Street East and 24 Dundas Street East (**Photograph 5**). The ground floor of the west façade is unadorned except for a single entrance door towards the rear. The door has a single-course of jack-arched brick voussoirs. Also present on the ground floor are the remnants of a painted advertisement for Home Team Realty Inc. The second storey features four windows, identical to details of those on the west and north elevations (**Photograph 6**).

The rear (south) elevation faces onto a paved parking lot (**Photograph 7**). This elevation features a two-storey shed-roofed frame extension clad in vinyl siding. The 1939 Goad's Fire Insurance Plan (**Figure 8**) indicates that the current two-storey frame extension was present at that time. The ground floor features two entrances; one is set below grade and provides access to the basement, the second includes a set of two concrete steps and provides access to a business at the rear of the building. The second floor includes two large fixed windows. An internal corbelled brick chimney is located on the west side of the roof at the rear of the building. Historic photographs (**Image 2**, **Image 3**, and **Photograph 1**) indicate that the chimney has been reconstructed at least three times. The chimney was noted in the field review for this CHER as being in poor condition, with loose bricks and leaning to the west.

To the east of 14 Dundas Street East within the subject property are a series of commercial buildings constructed between the mid-20th and early 21st centuries (**Photographs 8 and 9**). The building at 20 Dundas Street East is a two-storey commercial building with a flat roof. It is clad in red brick and has large windows on the first and second storey facades. This building was constructed after 1954, as it is not shown on the 1954 aerial photo (**Figure 9**). The buildings at 28-32 Dundas Street East were constructed in 2015 to replace the buildings lost in the 2013 fire, and include storefronts at the street level. The building at 34 Dundas Street East is a single-storey concrete block commercial building with a glass storefront, constructed after 1954. The easternmost building on the property at 38 Dundas Street East is a single storey commercial building constructed of rusticated concrete block. The 1939 Fire Insurance Plan (**Figure 8**) illustrates a two-storey concrete block building with a similar footprint labelled as a garage. It appears that the present building at 38 Dundas Street East may incorporate some elements of this earlier building.

In summary, despite having been moved in 1927, the building at 14 Dundas Street East can be considered an early example of a two-storey brick commercial building constructed in the mid-19th century. Based on the historical research and the results of the field review, the other commercial buildings within the subject property, which were built between the mid-20th and early 21st centuries, have not been demonstrated to have significant design value.

7.2 Comparative Analysis

Although commercial buildings of this type, with retail space on the ground floor and residential units above are relatively typical of 19th-century and early 20th century settlement areas such as Cooksville, research indicates that the building at 14 Dundas Street East is the earliest extant example of a commercial structure in Cooksville. It may be one of Cooksville's oldest remaining buildings (Wilkinson, 2009).

8. Discussion of Contextual Value

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 property at 14 Dundas Street East is located on the south side of Dundas Street East, east of Hurontario Street. The building at 14 Dundas Street East is the oldest of a series of buildings along this portion of Dundas Street in Mississauga. To the east there is a row of commercial buildings constructed between the mid-20th century and 2015. To the west is a small parkette with a series of transit shelters. This replaced a service station which was demolished around 2000. The street is populated with a variety of buildings of differing ages and architectural styles and forms. In this context, the subject property is a positive contributing element in the character of Dundas Street and Cooksville. As one of Cooksville's oldest remaining buildings, it is a highly visible landmark on the corner of Dundas Street and Hurontario Street, one of Mississauga's busiest intersections.

Based on the historical research and the results of the field review, the other commercial buildings within the subject property were built around 2015, at 20-38 Dundas Street East, have not been demonstrated to have contextual value.

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 14, 20-38 Dundas Street East.

Table 3. Ontario Regulation 9/06 Evaluation for 14, 20-38 Dundas Street East

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	Yes	<p>The property at 14 Dundas Street East is an early example of a 19th-century two-storey red brick commercial building with a hipped roof. Constructed by Jacob Cook c. 1852-1853, the building is vernacular in style with a box-like rectangular three-bay design. The building was originally located directly on the southeast corner of Dundas Street East and Hurontario Street. It was moved 80 feet east to its present location in 1927. The building at 14 Dundas Street East is considered the last surviving 19th century commercial style building in the community of Cooksville. The building features a ground floor storefront with second storey rectangular shaped window openings which have wood frames, wood sills and jack-arched brick voussoirs. The stucco-cladding on the storefront is a later addition which is considered to detract from the character of the building.</p> <p>Additional commercial buildings on the property at 20-38 Dundas Street East are not rare, unique, representative or early examples of a style, type, expression, material or construction method.</p>
ii) Displays a high degree of craftsmanship or artistic merit.	No	The subject property at 14, 20-38 Dundas Street East utilizes construction methods and materials typical of the period in which it was constructed. It does not demonstrate a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property of 14 Dundas Street East does not demonstrate a high degree of technical or scientific achievement.
2) The property has <i>historic value</i> or <i>associate value</i> because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes	The property includes the only surviving building associated with Jacob Cook, the founder and namesake of Cooksville, who is said to have constructed the two-storey brick commercial building at 14 Dundas Street East c. 1852-1853. Cook is believed to have operated a store at this location as early as the 1830s and

Criteria	Meets Criteria (Yes/No)	Rationale
		<p>constructed the present building after the earlier store was destroyed in the 1852 Cooksville fire.</p> <p>The building at 14 Dundas Street East is also associated with George McClelland, who operated a general store and insurance agency in the building between 1883 and 1910. McClelland was an active member of the Cooksville community, serving as treasurer of Toronto Township and the Cooksville Agricultural Society.</p> <p>From 1912 to 1961, William Copeland and his descendants operated a grocery business and post office out of the building at 14 Dundas Street East. Copeland was also an active community member, serving as a police constable and volunteer firefighter.</p> <p>Therefore, the building at 14 Dundas Street East retains strong ties to the commercial and cultural past of the historic village of Cooksville. It is a physical reminder of several prominent merchants in Cooksville. Therefore, property is directly associated with the theme of the settlement of Cooksville which is significant to the community.</p> <p>Additional commercial buildings on the property at 20-38 Dundas Street East are not associated with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p>
ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	No	The property at 14, 20-38 Dundas Street East does not yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property at 14, 20-38 Dundas Street East is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the City of Mississauga.
3) The property has contextual value because it:		
i) Is important in defining, maintaining, or supporting the character of an area.	Yes	The property supports the 19 th /early-20 th century character of the Cooksville and Dundas Street. The property retains its character through the retention of its mid-19 th commercial building, and location at the intersection of Dundas Street East and Hurontario Street in the centre of the 19 th century settlement area of Cooksville.
ii) Is physically, functionally, visually, or historically linked to its surroundings.	Yes	As the earliest extant commercial building in Cooksville, the property is considered to be historically linked to its surroundings.
iii) Is a landmark.	Yes	Despite having been moved from its original location, the building at 14 Dundas Street East retains a prominent

Criteria	Meets Criteria (Yes/No)	Rationale
		location at the intersection of Dundas Street East and Hurontario Street in the centre of the 19 th -century settlement of Cooksville. The building is the only surviving 19 th century structure at the intersection and is a highly visible landmark at the intersection. It is therefore considered to be a landmark that is significant to the community of Mississauga.

The property located at 14, 20-38 Dundas Street East meets the criteria of O. Reg. 9/06, and therefore does 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 14 Dundas Street East.

Table 4: Ontario Regulation 10/06 Evaluation for 14, 20-38 Dundas Street East

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property at 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East 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 14, 20-38 Dundas Street East is not located in an unorganized territory.

The property located at 14, 20-38 Dundas Street East did not meet the criteria of O. Reg.10/06, and therefore does not retain CHVI at the provincial level.

11. Summary of the Cultural Heritage Evaluation

The application of O. Reg. 9/06 and 10/06 concluded that 14, 20-38 Dundas Street East met the criteria of O. Reg. 9/06 for its design, historical and contextual value. However, it did not meet the criteria outlined in O. Reg. 10/06. Therefore, this CHER recommends that the property at 14, 20-38 Dundas has CHVI at the local level.

12. Statement of Cultural Heritage Value or Interest and Heritage Attributes

12.1 Description of the Property

The property at 14, 20-38 Dundas Street East is approximately 0.50 hectares in size, irregular in shape, and includes a mid-19th century two-storey red brick commercial building. The property also includes commercial structures that were built in the mid-20th and early 21st century. The property is located on the south side of Dundas Street East, between Hurontario Street and Shepard Avenue. The property is historically located within the historic settlement area of Cooksville, in part of the north half of Lot 15, Concession 1 S.D.S., in the Township of Toronto, Peel County. The property is in part of Lot 18 and Lot 19 of Registered Plan TOR-12.

12.2 Draft Statement of Significance

The property at 14, 20-38 at Dundas Street East includes an early example of a mid 19th-century commercial building located at 14 Dundas Street East. Constructed by Jacob Cook c. 1852-53, the building is believed to be the earliest extant commercial building in the historic settlement of Cooksville. The building is constructed of red brick and is two-storeys in height with a hipped roof. The building was originally located directly on the southeast corner of Dundas Street East and Hurontario Street. It was moved eighty feet east to its present location in 1927 to make way for a service station. 14 Dundas Street East is vernacular in style with a box-like rectangular three-bay design. The building features a ground level storefront and a second storey residential level which has rectangular shaped window openings with wood frames, wood sills, and jack-arched brick voussoirs. The stucco cladding on the storefront is a later addition which is considered to detract from the character of the building.

Historically, the property is associated with the 19th century development of the settlement of Cooksville. The property has associations with several prominent merchants of Cooksville. 14 Dundas Street East is the only surviving building associated with Jacob Cook, the founder and namesake of Cooksville. Cook is believed to have operated a store at this location as early as the 1830s and constructed the present building after the earlier store was destroyed in the 1852 Cooksville fire. The building is also associated with George McClelland and William Copeland. George McClelland operated a general store and insurance agency in the building between 1883 and 1910. McClelland was an active member of the Cooksville community, serving as treasurer of Toronto Township and the Cooksville Agricultural Society. William Copeland and his descendants operated a grocery business out of the building from 1912 to 1953, and post office from 1922 to 1960. Copeland was also an active community member, serving as a police constable and volunteer firefighter.

Contextually, the property retains its character through the retention of its mid-19th commercial building, and location at the intersection of Dundas Street East and Hurontario Street in the centre of the 19th century settlement area of Cooksville. Despite having been moved from its original location, the building at 14 Dundas Street East retains a prominent location at the intersection. The building is the only surviving 19th century structure in the community of Cooksville and is a highly visible landmark at the intersection. Therefore, it is considered to be a landmark that is significant to the community of Mississauga.

12.3 Heritage Attributes

The heritage attributes of 14 Dundas Street East include:



- c. 1852-53 two-storey commercial building with exterior heritage attributes including:
 - Form, scale, and massing of the building
 - Red brick construction
 - Three-bay symmetrical façade
 - Hipped roof
 - Ground floor storefront with recessed central entrance flanked by display windows
 - Rectangular second-storey window openings on the front façade, with wood frame, wood sills and jack-arched brick voussoirs.

13. Recommendations of the Cultural Heritage Evaluation Report

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 are required for the subject property at 14, 20-38 Dundas Street East:

1. A Heritage Impact Assessment (HIA) should be completed by a Qualified Heritage Professional if 14, 20-38 Dundas Street East continues to be directly impacted by the Project. The HIA will assess the impacts of the proposed work on the heritage resource and propose appropriate conservation options and mitigation measures.
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.

14. Data Sheet

Field	Property Data
Municipal Address	14 Dundas Street East (20-38 Dundas Street East)
Municipality	City of Mississauga
Metrolinx/GO Transit Rail Corridor	Dundas Street BRT Mississauga East
PIN	23056400
Ownership [Metrolinx, other government, or private, and any lease]	Private
Aerial photo showing location & property boundary	
Exterior, street-view photo of 14 Dundas Street East (taken by AECOM, December 23, 2021)	
Date of construction of built resources (known or estimated, and source)	c. 1852-1853

Field	Property Data
Date of significant alterations to built resources (known or estimated, and source)	Building was moved to its current location in 1927
Architect/designer/builder (and source)	Unknown
Previous owner(s) or occupants	Various commercial and residential tenants throughout the 20 th century (see Section 6)
Current function	Commercial
Previous function(s)	Mixed-use: Residential/Commercial
Heritage Recognition/Protection (municipal, provincial or federal)	Listed on the Municipal Heritage Register
Local Heritage Interest	Yes- Heritage Mississauga
Adjacent lands	None
UTM Northing	611804.82
UTM Easting	4826225.24

15. Chronology

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
1809	Daniel Harris is granted the Crown Patent for Lot 15, Concession I, South of Dundas Street
1800-1830	The settlement became an important stagecoach stop along Dundas Street.
1830	The village plan was established around the intersection of Dundas Street and Hurontario Road.
1834	Jacob Cook purchases 2 acres in the northwest corner of Lot 15, Concession I. He is believed to have operated a store at this location
1836	Harrisville renamed Cooksville
1852	Fire in Cooksville slowing the settlements growth as a commercial and service hub. Fire destroys Cook's original store on the subject property
1852-1853	Jacob Cook constructs the present two-storey commercial building on the subject property
1870	Miles Cook leases store from his father
1873	Jacob Cook dies
1883	George McClelland takes over operation of store
1910	Albert Scott purchases store installs gasoline pump
1912	William Copeland takes over operation of store and gas pump
1927	William Copeland sells portion of property to British American Oil Co. The two-storey brick general store is moved 80 feet to the east (into the subject property) to accommodate a new service station.
1910-1939	Two storey rusticated stone commercial building at 38 Dundas Street East is built.
1948	William Copeland retires, son Charles and daughter Violet take over business
1953	Charles Copeland moves grocery business into a newly constructed, larger store to the east
1960	Post Office closes
1968	Cooksville joined other villages of Toronto Township to form the Town of Mississauga
2000	Service station demolished
2014	Fire destroys adjacent buildings at 24-32 Dundas Street East. 14, 20 and 38 Dundas Street East are undamaged.
2015	New commercial buildings constructed at 26-32 Dundas Street East

16. Photographs

Photograph 1: View of 14 Dundas Street East looking southeast from the intersection of Dundas Street East and Hurontario Street (AECOM 2021)



Photograph 2: Main (north) façade of 14 Dundas Street East (AECOM, 2021)



Photograph 3: West elevation of 14 Dundas Street East. Concrete area in foreground is the original location of the building. (AECOM, 2021)



Photograph 4: Detail of jack-arched brick voussoirs above the door opening on west elevation (AECOM, 2021)



Photograph 5: East elevation of 14 Dundas Street East (AECOM, 2021)



Photograph 6: Detail of windows on east elevation (AECOM, 2021)



Photograph 7: Rear of 14 Dundas Street East showing two-storey frame addition (AECOM, 2021)



Photograph 8: View of 38 Dundas Street East, looking south (AECOM, 2021)



Photograph 9: View of 20-34 Dundas Street East, looking southeast (AECOM, 2021)



17. References

17.1 Primary and Secondary Sources

- AECOM., 2021
DRAFT, *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment*.
Dundas Bus Rapid Transit Mississauga East. On file at AECOM.
- AECOM, 2016
Dundas Connect, Dundas Street Corridor Master Plan, Cultural Heritage Screening Report. On
file at AECOM.
- Bever, C., 2002-2022
The Kings Highway 5. <https://www.thekingshighway.ca/Highway5.htm>
- Byers, Myer and Margaret McBurney. *The Governor's Road: Early Buildings and Families from
Mississauga to London*. Toronto: University of Toronto Press, 1982.
- Clarkson, B., 1977
At the Mouth of the Credit. Cheltenham, Ontario: The Boston Mills Press.
- Dieterman, Frank A. Editor, 2002
Mississauga: The First 10,000 Years. Toronto: Mississauga Heritage Foundation/Eastend Books.
- Ellis, Christopher J. and Neal Ferris (editors), 1990
The Archaeology of Southern Ontario to AD 1650, Eds. Christopher Ellis and Neal Ferris,
Occasional Publication of the London Chapter, Ontario Archaeological Society Number 5.
- Heritage Mississauga, 2018
A Heritage Tour: Cooksville, Canada's first winemaking capital. Available online.
- Heritage Mississauga, 2013
Heritage News: Holiday Issue 2013. Volume 26, Issue 4.
- Hicks, Kathleen, 2005
Cooksville: Country to City. Mississauga Public Library, Mississauga, Ontario.
- Ministry of Transportation, 2007:
Environmental Guide for Built Heritage and Cultural Heritage Landscapes.
[http://www.raqsbc.mto.gov.on.ca/techpubs/eps.nsf/0/0c286507a82cde53852572d70059fdf9/\\$FILE/FINAL_MTO%20Env%20Guide%20BHCHL%20Final%202007%20ACC.pdf](http://www.raqsbc.mto.gov.on.ca/techpubs/eps.nsf/0/0c286507a82cde53852572d70059fdf9/$FILE/FINAL_MTO%20Env%20Guide%20BHCHL%20Final%202007%20ACC.pdf).
- Riendeau, Roger E., 1985
Mississauga: An Illustrated History. Windsor: Windsor Publications Ltd.
- Riendeau, R., 2002
Settlement and Lost Villages: A History of Toronto Township. In, *Mississauga The First 10,000
Years*, edited by F. Dieterman, pp. 123-141.

Tremaine, George R., 1859:

Tremaine's Map of the County of Peel, Canada West. Toronto: George C. Tremaine.

Walker and Miles, 1877

Illustrated Historical Atlas of the County of Peel. Toronto: Walker and Miles.

Wilkinson, Matthew, 2009.

Submission to staff to consider future designation of 14 Dundas Street East, referred to as Cook-Copeland General Store, which is listed on the City of Mississauga's Heritage Registry. January 7th, 2009.

17.2 Provincial Standards and Resources

Government of Ontario, 2021:

Ontario Heritage Act, R.S.O. 1990, c.O.18. Available online at <https://www.ontario.ca/laws/statute/90o18>

Government of Ontario, 2006:

O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest; made under the Ontario Heritage Act. Available online at <https://www.ontario.ca/laws/regulation/060009>

O. Reg. 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance; made under the Ontario Heritage Act. Available online at <https://www.ontario.ca/laws/regulation/060010>

Metrolinx, 2013:

Metrolinx Interim Cultural Heritage Management Process. On file with the author.

Ministry of Heritage, Sport, Tourism, and Culture Industries, 2006:

Ontario Heritage Tool Kit. http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

Ministry of Heritage, Sport, Tourism, and Culture Industries, 2010:

Standards & Guidelines for the Conservation of Provincial Heritage Properties Available online at: http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf

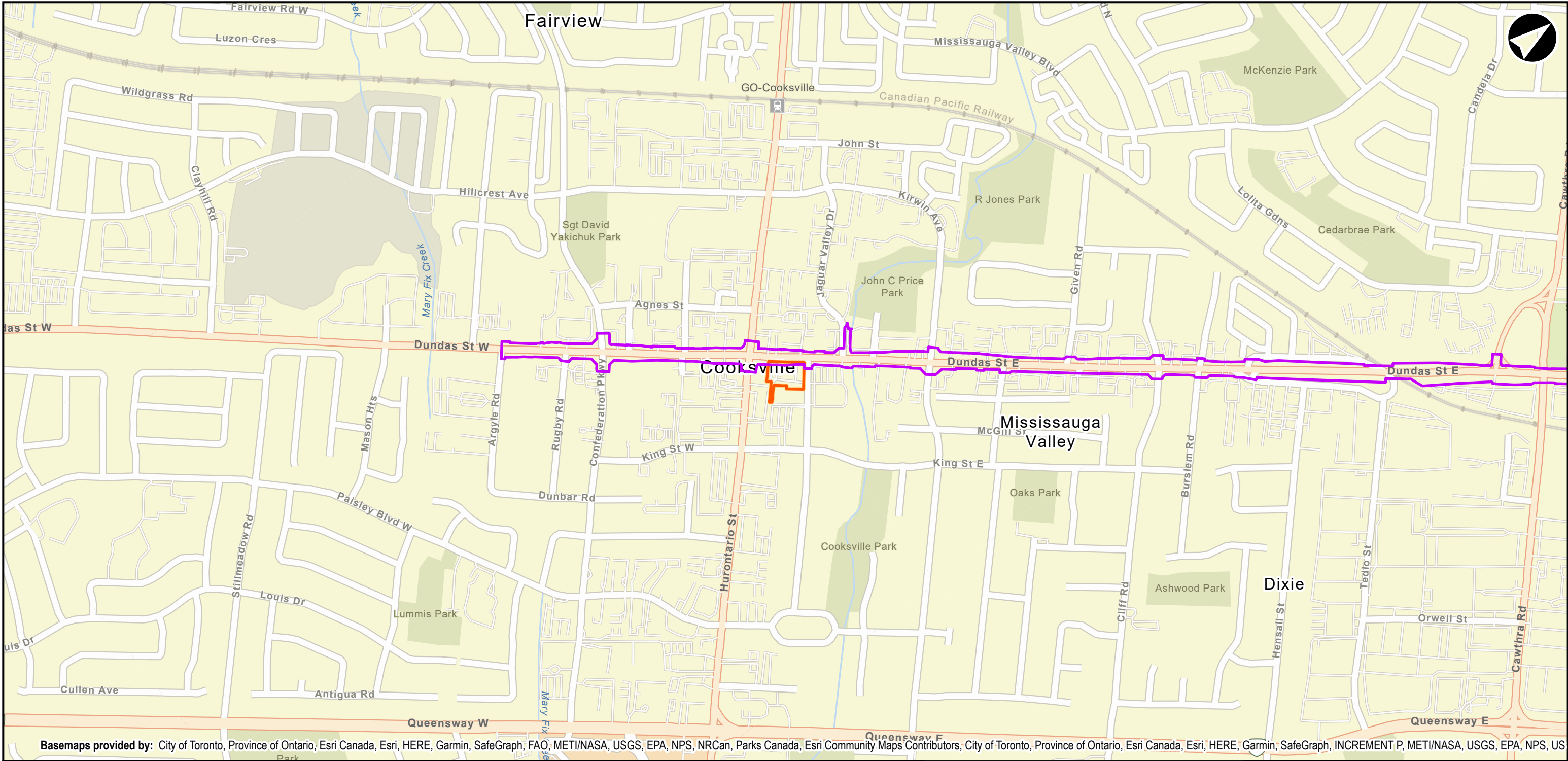
Ministry of Heritage, Sport, Tourism, and Culture Industries, 2014:

Standards & Guidelines for the Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process. Available online at: http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf

Ministry of Heritage, Sport, Tourism, and Culture Industries, 2016:

Criteria for Evaluation Potential for Built Heritage Resources and Cultural Heritage Landscapes, A Checklist for the Non-Specialist. PDF available online.

18. Figures



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

Legend

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

**Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
14 DUNDAS ST E**

**Location of the Subject Property, City of
Mississauga**

050100200300400500600700

M

NAD 1983 UTM Zone 17N

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

METROLINX

AECOM

Jan, 2022

1:10,000

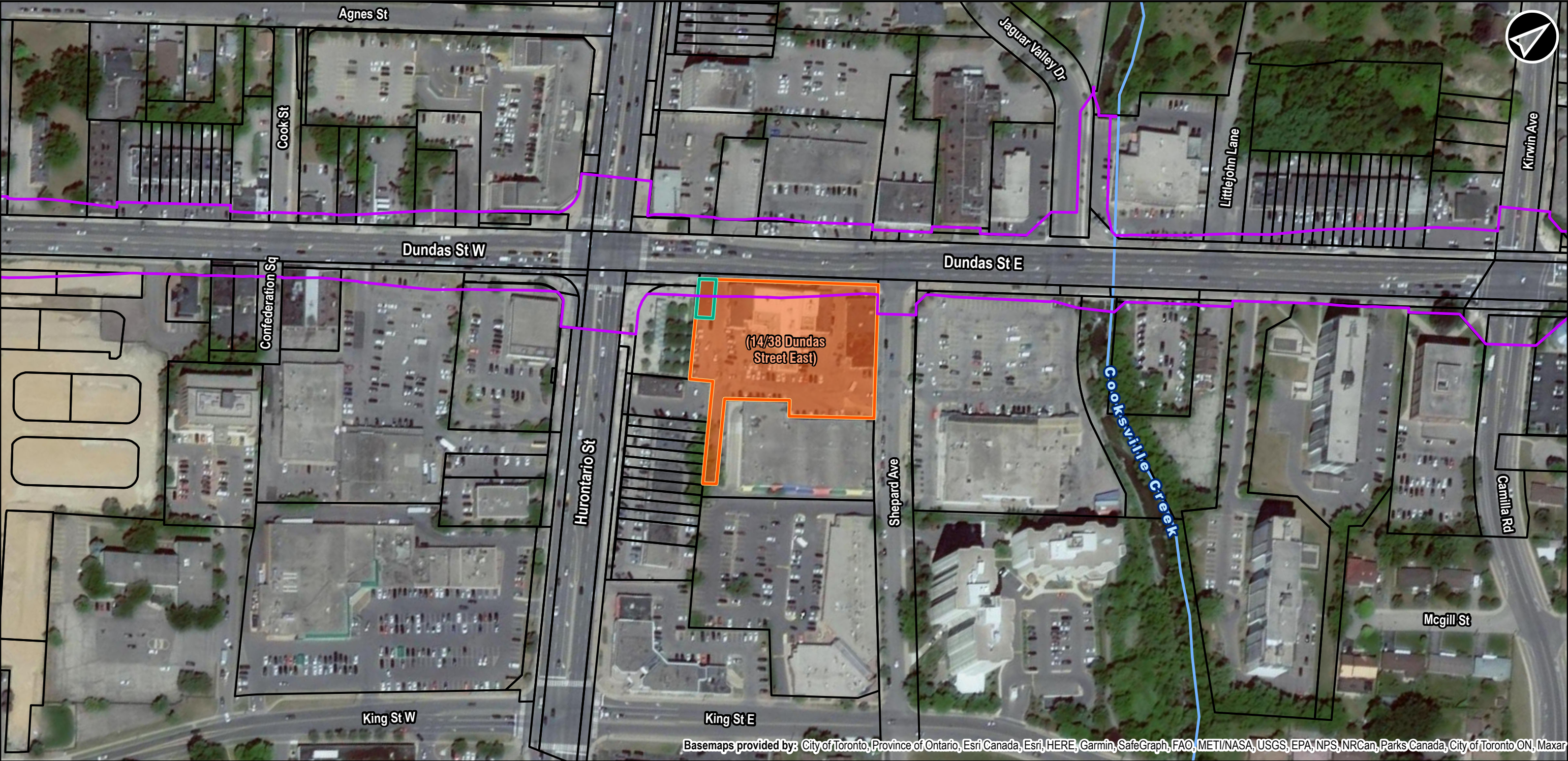
P:60645291

Rev:00

Figure: 1

Map Extents

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\Map\PRJ_60645291-DundasBRT\Map Layout-CH - Miss East - CHER Report 2022 - Topo
Date Saved: 2022-01-05 12:31 PM User: Amalia.Walker



Legend

Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

Subject Property

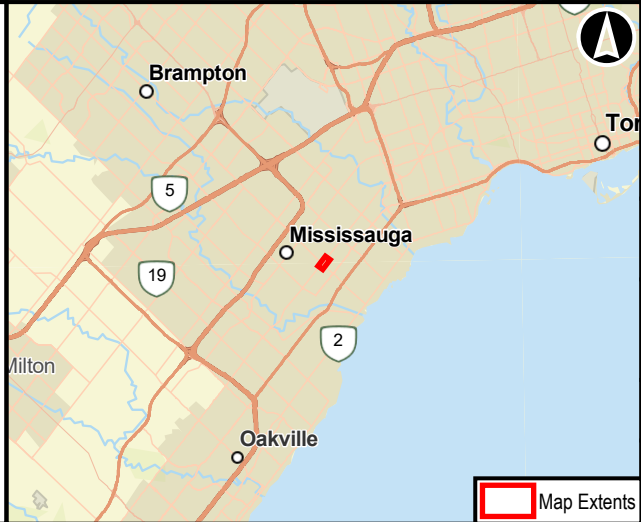
14 Dundas St E (38 Dundas St E)

Watercourse

Parcel Fabric

Heritage Designation

Listed on the Municipal Heritage Register



**Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
14 DUNDAS ST E**

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

0 25 50 100 150 M

NAD 1983 UTM Zone 17N

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

METROLINX

AECOM

Jan, 2022

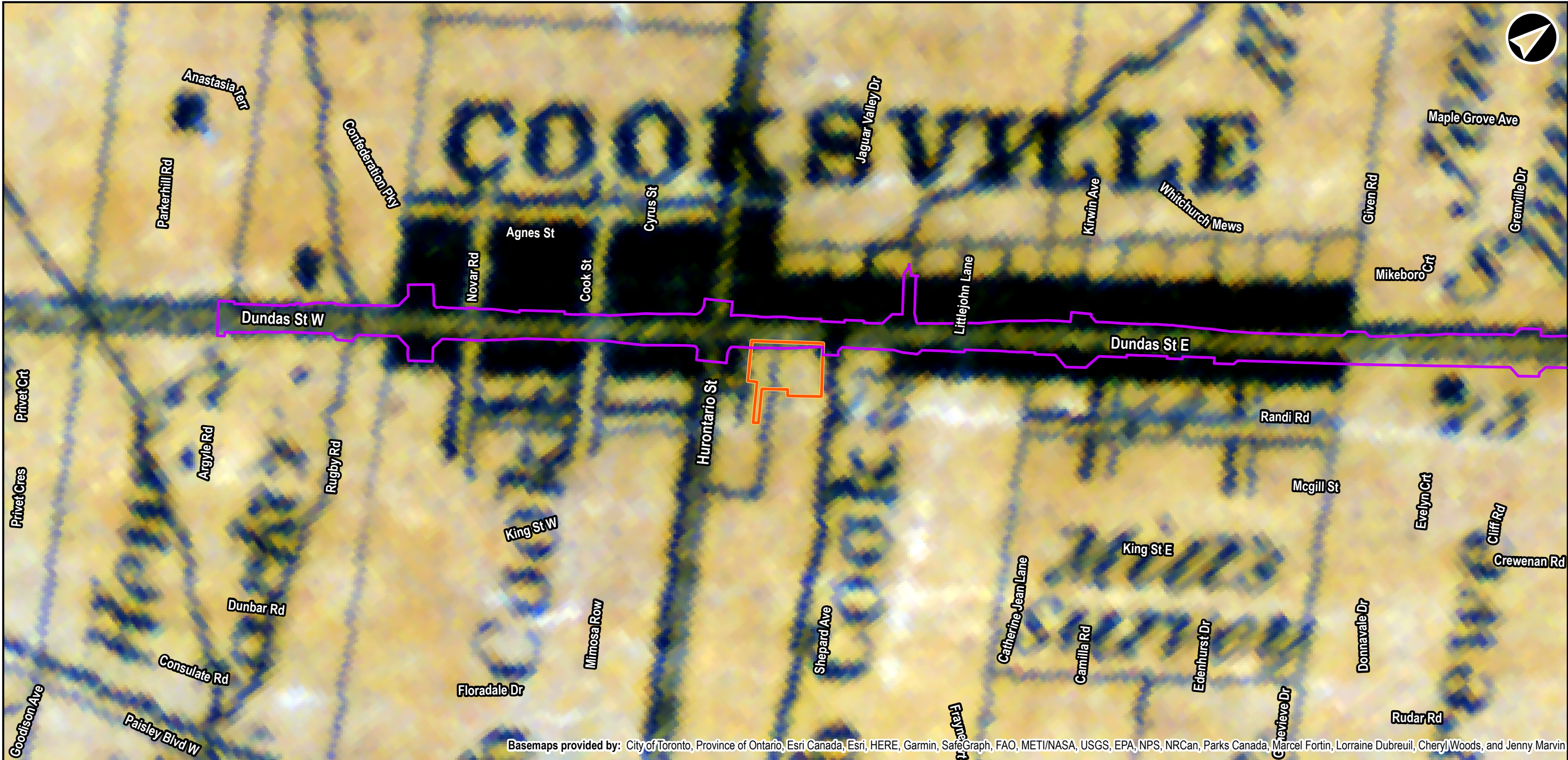
1:2,000

Figure: 2

P:60645291

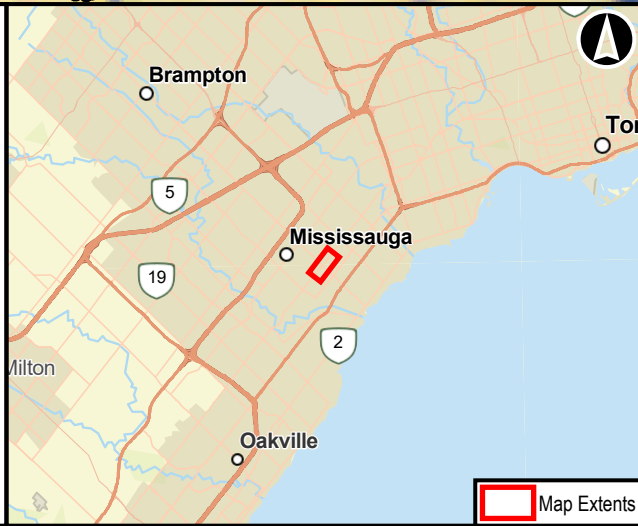
Rev:00

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\Map\PRJ_40645291_1-DundasBRT_Traffic_Layer.mxd - Miss East - CHER Report 2022 - Aerial
Date Saved: 2022-01-10 9:35 AM User: Amalia Walker



Legend

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



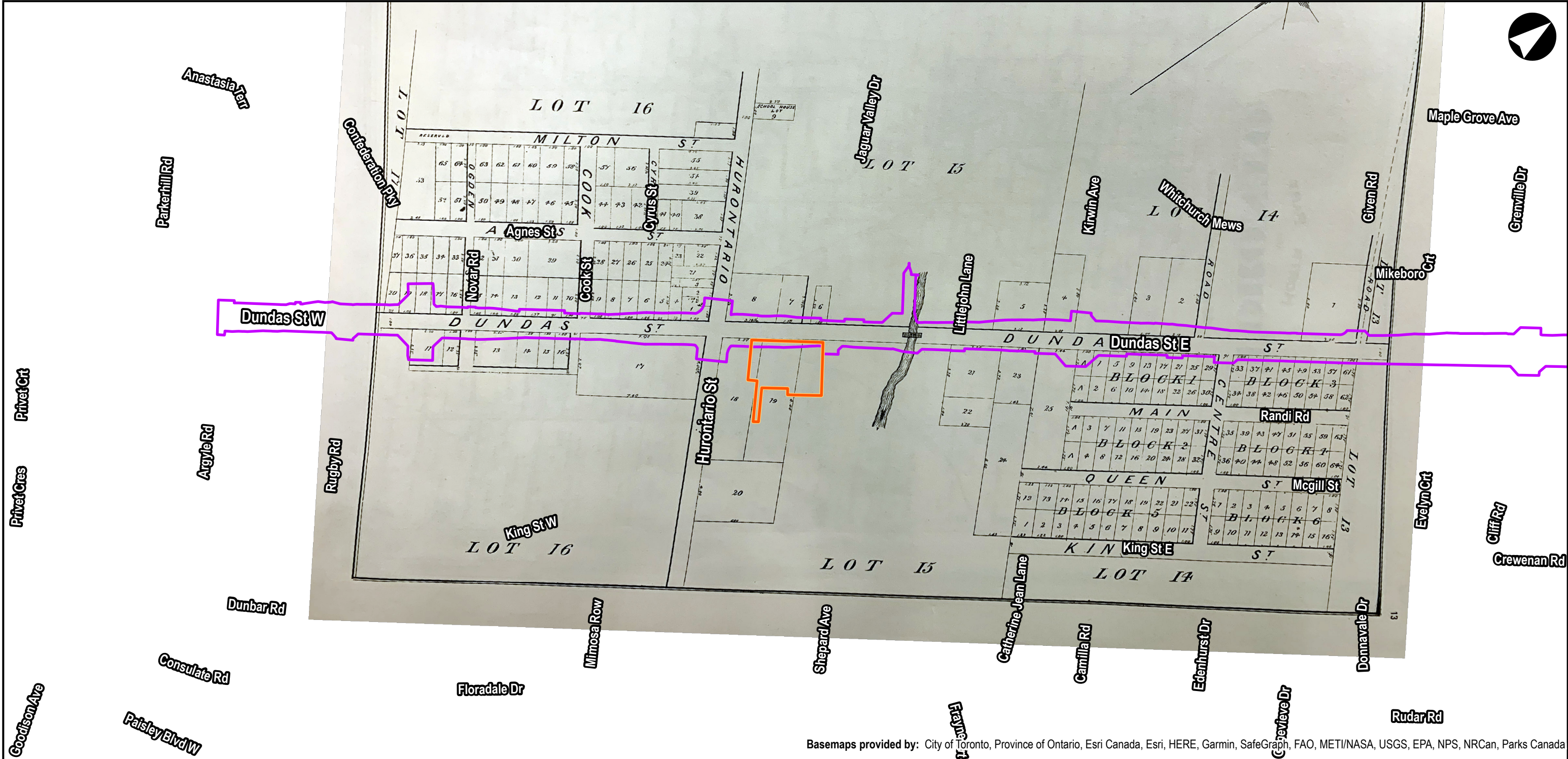
**Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
14 DUNDAS ST E**

**Subject Property overlaid on the 1859 Tremaine
Map**

0 25 50 100 150 200 250 300 350 M
NAD 1983 UTM Zone 17N

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

METROLINX		AECOM
Jan, 2022	1:5,000	
P:60645291	Rev:00	Figure: 3



Basemaps provided by: City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada

Legend

Preliminary Dundas Bus Rapid Transit
Mississauga East Project Area

Subject Property

Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
14 DUNDAS ST E

Subject Property overlaid on the 1877 Plan of
Cooksville

0 25 50 100 150 200 250 300 350

M

NAD 1983 UTM Zone 17N

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

METROLINX

AECOM

Jan, 2022

1:5,000

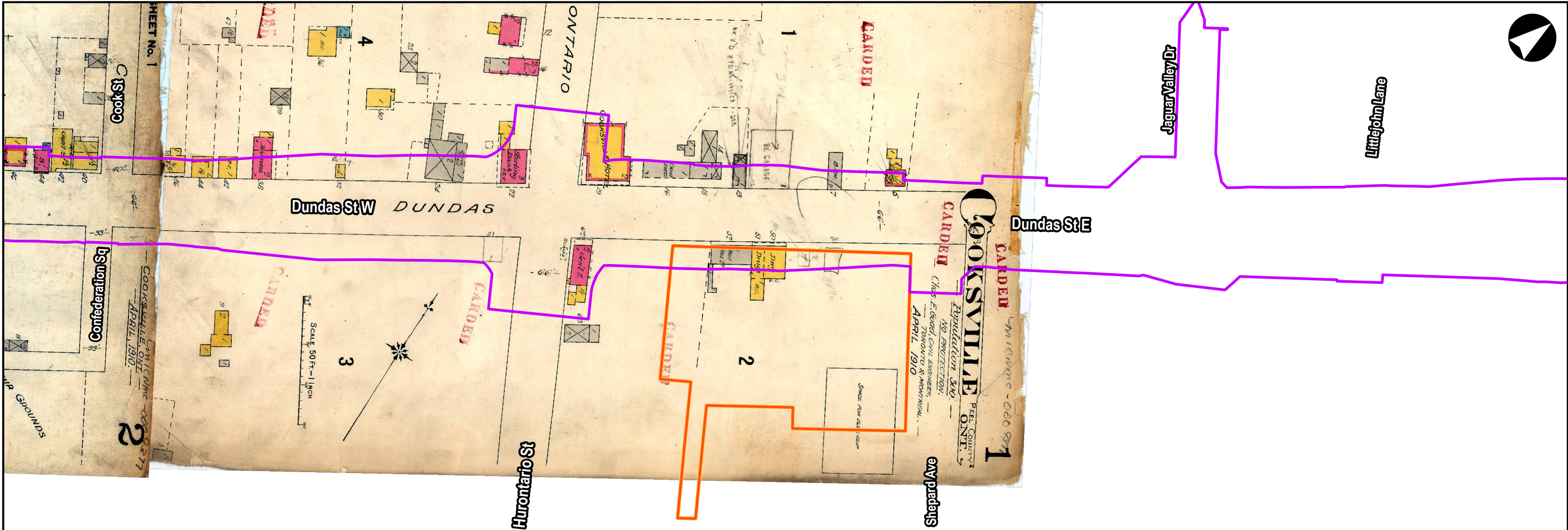
P:60645291

Rev:00

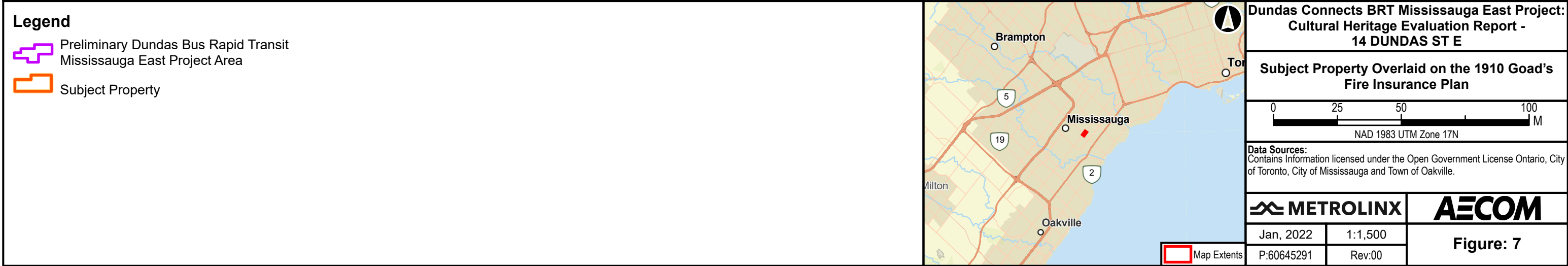
Figure: 5

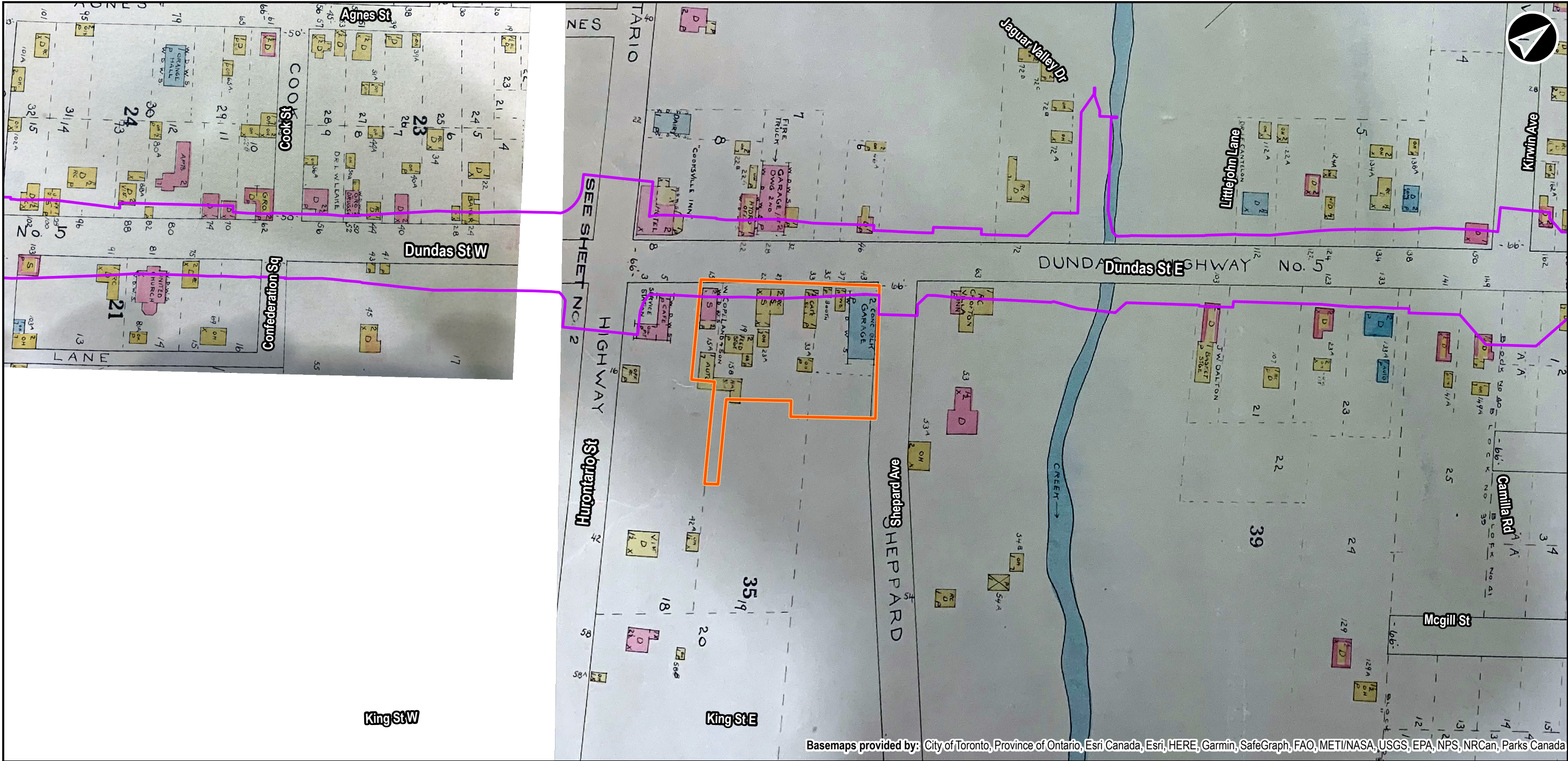
Map Extents

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\14DundasBRT\Map Layout\CH - Miss East - CHER Report 2022 - 1877 Plan Cookville
Date Saved: 2022-01-05 1:29 PM User: Amalia Walker



Basemaps provided by: City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada





Basemaps provided by: City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada

Legend

Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

Subject Property

Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
14 DUNDAS ST E

Subject Property Overlaid on the 1939 Fire
Insurance Plan

02550100150

M

NAD 1983 UTM Zone 17N

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

METROLINX

AECOM

Jan, 2022

1:2,000

P:60645291

Rev:00

Figure: 8


Map Extents


Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\Map\60645291-14 Dundas BRT Tapo Layout CH - Miss East - CHER Report 2022 - 10339.FIP
Date Saved: 2022-01-11 12:15 PM User: Amalia Walker

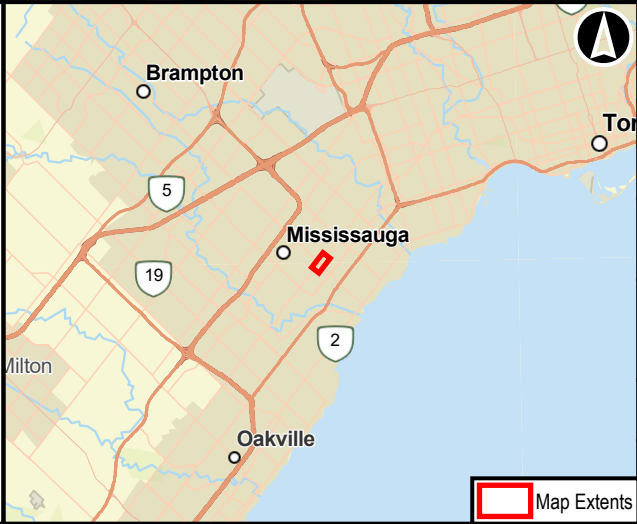



Basemaps provided by: City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada

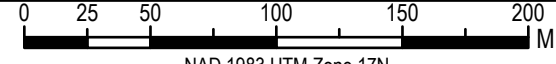
Legend

 Preliminary Dundas Bus Rapid Transit

 Subject Property








0 25 50 100 150 200 M

NAD 1983 UTM Zone 17N

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

Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
14 DUNDAS ST E

Subject Property Overlaid on the 1954 Aerial Photograph

**METROLINX**

Jan, 2022

P:60645291

1:3,000

Rev:00


**AECOM**

Figure: 9

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\Data\PRJ_40645291\14 Dundas BRT Tapo Layout CH - Miss East - CHER Report 2022 - 1954 Aerial
Date Saved: 2022-01-05 3:18 PM User: Amalia Walker

19. Research Report – Matthew Wilkinson, Chair of the Heritage Designation Subcommittee (2009)

3. Submission to Staff to consider future designation of 14 Dundas Street East, referred to as the Cook-Copeland General Store, which is currently listed on the City of Mississauga's Heritage Registry

DATE: January 7, 2009
TO: City of Mississauga Heritage Advisory Committee
SUBMITTED TO: Mark Warrack, Heritage Coordinator
FROM: Matthew Wilkinson
Chair, Heritage Designation Subcommittee
SUBJECT: Submission for future consideration for Designation
SUBJECT PROPERTY: 14 Dundas Street East
"Cook-Copeland General Store"
Built circa 1852

HISTORICAL BACKGROUND:

The "Cook-Copeland General Store" is located at 14 Dundas Street East, and is listed on the City of Mississauga's Heritage Registry for its architectural significance. The legal description of the property is Part of Lot 15, Concession 1 SDS. The property has been subdivided multiple times in its history, and the current property is listed as "PL E19 PT LOT 1, PL TOR 12 PT VILLAGE LOTS 18, 19, 43R21500 PTS 1-7, 13, 14." The subject property and building were once owned by Jacob Cook, after whom the former village of Cooksville takes its name. The store was built by Jacob Cook in 1853, immediately following a fire in 1852, in which Jacob's original store was lost. The building is believed to be Cooksville's oldest surviving structure.

The patent for the property was given to Daniel Harris on July 13, 1809. Parts of the lot were divided off, but the bulk of the 200-Acre grant (136 acres) were sold to D'Arcy Bolton on November 24, 1823, when Daniel Harris left the area. The property passed through several owners, notably Jonathan Howes, William Scott, John Higgins and Richard Heward, before being purchased by Jacob Cook in 1834. Jacob Cook is recorded as purchasing 2 Acres at the Northwest Corner of Lot 15, which would be the southeast corner of the intersection of Dundas Street and Hurontario Street, making it the location of the subject property and store. Jacob is believed to have operated a store at this location, and possibly had acquired an existing store as Daniel Harris is believed to have built a store at this location as early as 1809. Regardless, Jacob Cook's store was burned during the village fire of 1852.

Jacob oversaw the operation of the store among his many other enterprises until his death in 1873. George McClelland's family settled in the Cooksville area in 1873, after arriving the year before from Ireland. Brothers George and John McClelland made an agreement with Jacob Cook's son, Miles Washington Cook, to rent Jacob's store. George also married Anna Langdon, Jacob Cook's great niece, and the couple took up residence in the apartment above the store. George subsequently purchased the store outright.

George's business prospered and he was appointed treasurer for Toronto Township from 1890 to 1922, as well as holding many other community-oriented offices. In 1910, George had a new home built for his family, a little to the rear of the old store and facing onto Hurontario Street. He sold the store and grocery business to Alfred Scott, who renamed it Scott's Grocery. Alfred Scott had the first gas pump installed in front of the store in 1911. In 1912, Mr. Scott sold the store to William Copeland of Pucky's Huddle (Tomken & Burnhamthorpe Road area).

In 1912, William Copeland sold the family farm and relocated to Cooksville and purchased the store from Alfred Scott. The Copeland family lived in the building and operated the store from the first floor. Their children were Violet, Charles, Marie, Hazel, Florence and Lorna. Renamed Copeland's General Store (or the "Copeland Block"), it operated as a grocery and feed store. The Copeland's continued to operate the store, when, in 1922, William Copeland became the new Post Master. William also continued to operate the gas pump that had been installed by Alfred Scott. As more and more cars began to appear, William opted to sell his corner lot to the British American Oil Company. In order to continue the grocery business, the store had to be moved 80 feet to the east.

In 1927, a basement was constructed 80 feet to the east and the building began the slow move. Under the direction of the contractor, E.A. MacKay of Port Credit, the building was lifted up and placed on rails that were slid underneath the building. Using horses, the building slowly made its way over to the newly constructed basement. The 200-ton building was moved 80 feet to the east, one of the first moves of this type in the township. It was regarded as a great feat of construction that no cracks appeared. Despite this monumental undertaking, the Copeland General Store stayed open for business during the move. When the store was moved, the summer kitchen that had been attached to back of the building was not reattached. The summer kitchen addition was turned to face Hurontario Street, remodeled, and became a separate store (Jackson's Law Office). The original summer kitchen was later moved to Orchard Road in the 1950s where it was incorporated into an existing home.

When William Copeland passed away in 1948, his son Charles took over the business with the assistance of his sisters. Violet became the new Post Mistress in 1948, as position she held until May 31, 1960, when home delivery of mail started. Charles Copeland had the adjacent structure (between the old store and the former Schiller Hotel) constructed in 1952 to house his growing business. Once home to a small produce supermarket, the building stands in odd contrast to the two older buildings that flank it on either side.

It is interesting to note that 152 years later, Jacob Cook's old general store continues to operate as a commercial store, today housing a Mini Mart.

HISTORICAL INFORMATION ON JACOB COOK:

Other than the name of the former village, "Cooksville", and a nearby street name, "Cook Street", the subject building may be the only physical building left with a direct connection to Jacob Cook – one of Mississauga's early prominent and influential settlers.

Cooksville was renamed in honour of Jacob Cook. Jacob Cook. Jacob Cook's parents, Andrew Cook and Anna Palmer, moved to Canada from the United States in 1804 and settled in the Ancaster area. They had a family of 12 children. Andrew first petitioned the government of Upper Canada for Crown land in 1806. In 1808 he received a 200-acre grant on the western edge of Toronto Township (Lot 33, Cons 1, NDS). However, Andrew did not relocate to this site from Ancaster until 1816. Until then, his sons took care of the land, often walking from Ancaster to Toronto Township.

Jacob Cook was born on April 26, 1776 in Pennsylvania. One story indicates that Jacob served as a loyal soldier during the War of 1812. While traveling between his father's properties in Ancaster and Toronto Township in 1814 or 1815, Jacob met an old man, David Shannon, walking along Dundas Street in the vicinity of the village of Palermo. David Shannon was a United Empire Loyalist who first relocated to Upper Canada in 1794. He received a military grant of 300

acres, of which 100 acres was the broken lot of Lot 16, Cons 1, SDS (Southwest corner of Hurontario & Dundas). David received title to this lot on April 22, 1808. David Shannon convinced Jacob Cook to purchase this lot for 30 pounds. Reportedly, Jacob was given a long period of time for which to pay for the land. The deed for the property was registered in 1819. Jacob soon built a home on the present site of the Royal Bank of Canada branch office.

Jacob was not a farmer – he had loftier ambitions. In 1820, Jacob applied for and was granted a government contract to carry mail once a week between York and Ancaster. At first, he did this single-handedly on horseback. He held this contract until he sold his interest in 1848. In 1823, Jacob married 18-year-old Anna Ogden of Etobicoke, whom he had met while traversing his mail route. The Ogden family later moved to the Lakeview area in 1831. Jacob and Anna built a one and a half storey frame house. He remained in his pioneer home for the greater part of his life. This home remained in the Cook family and as a fixture on the southwest corner of the intersection until it burned in 1899.

As a result of his relentless efforts, Jacob also built an extremely successful stagecoach line. In 1828, Jacob bought one acre on the northeast corner of Hurontario and Dundas Streets from George Cutter. In 1829, Jacob received a tavern license and he built the first hotel in the area, a one and a half storey wooden frame structure to accommodate stagecoach travelers. The hotel was called The Atlantic Hotel. To the rear of the hotel, he built a stable. The hotel became the departure point for his stagecoach and mail service. From Cooksville, stagecoach and mail routes went to Kingston, Hamilton, Toronto, Queenstown, Niagara, Brantford, Galt, Preston, London, Goderich and throughout Peel County. By 1831, he also operated a daily stage service from Cooksville to Brampton, Cheltenham and Georgetown.

In 1834, Jacob purchased two acres on the southeast corner of the intersection (Lot 15, Cons 1, SDS) from D'Arcy Boulton. (Boulton had purchased Daniel Harris' property). Within a few months, Jacob had constructed a store. Harrisville (after Daniel Harris) was officially renamed Cooksville in 1836 – in recognition of Jacob Cook's success and how his enterprising businesses had helped to establish Cooksville as a prominent crossroads community. Jacob continued to be one of the areas leading settlers and became Justice of the Peace in 1843 and served as Road Commissioner in 1846.

Jacob's wife Anna died on May 7, 1846. Two years later, in 1848, Jacob gave up his mail enterprise. Jacob's interests focused on the community and he donated land for the new Rechabites Hall. Jacob remarried on May 25, 1861. He married Sarah Crewe, the widow of his friend, Dr. Crewe. Sarah passed away on September 27, 1878, at age 73. Jacob Cook died in his home on March 3, 1873, at age 77. He was buried with his family and many other Cooksville residents in the Dixie Union Chapel Cemetery. Jacob Cook's legacy is of a captain of industry: Jacob Cook developed and ran a system of mail routes for 28 years. This would be a difficult undertaking even today. His mail and stagecoach routes traversed much of Upper Canada with Cooksville being his home base, stopping point, and centre of this marvelous network.

ARCHITECTURAL DESCRIPTION:

The building is of a simple, box-like rectangular 3-bay design, built of red brick with an apparent stone foundation and a hipped roof. Files note that there is some evidence of previous scarring on the brick by fire. This could indicate one of three things: the building survived, and hence predates, the great Cooksville fire of 1852; the building suffered a fire of its own in its history and was salvaged; the building may have been damaged by another undocumented community fire event. The building appears sound, and predates the foundation on which it sits.

SITE CONSIDERATIONS:

The building is highly visible and provides a historical landmark near the southeast corner of Dundas Street and Hurontario Street, despite having been moved slightly to the east of its original location in 1927. The building has been a commercial presence in Cooksville since its original construction by Jacob Cook circa 1852. It is likely Cooksville's oldest remaining building, is a highly visible landmark on the corner of one of the City of Mississauga's busiest traffic intersections, is the only remaining building to have a direct historical connection to Jacob Cook, the founder of Cooksville, and the building has strong ties to the commercial and cultural past of the historic village of Cooksville.

RECOMMENDATIONS:

That the former "Cook-Copeland General Store", located at 14 Dundas Street East, be referred to staff to consider and evaluate for future designation under the *Ontario Heritage Act*, and that the property be listed in the "Status of Outstanding Issues from the Heritage Advisory Committee" table included in each Heritage Advisory Committee agenda. No immediate action is required.

SOURCES:

Heritage Mississauga Files

Hicks, Kathleen. Cooksville: Country to City

Weeks, Verna May. My Villages of Mississauga

Weeks, Verna May. Cooksville: Village of the Past

Perkins-Bull, William, "Family Files" microfilm, Heritage Mississauga