



Cultural Heritage Evaluation Report:

37 Dundas Street West,

Mississauga, Ontario

Dundas Bus Rapid Transit (BRT) Mississauga East Project

**Prepared by AECOM
for Metrolinx**

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1	February 8, 2022	Jake Harper	City of Mississauga comments
2	February 18, 2022	Tara Jenkins	MHC comment

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Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 37 Dundas Street West in the City of Mississauga, Ontario. This work is being completed as part of the Dundas Bus Rapid Transit (BRT) Mississauga East Project (the Project).

The Project alignment extends for approximately 7 km from Confederation Parkway to the City of Toronto boundary at Etobicoke Creek, within the City of Mississauga. The Project Area is the area of direct disturbance required for the construction and operation of the Project. It includes the proposed alignment for the Project and additional area for potential refinements as the design progresses. As a part of the Project, it is anticipated that impacts to the building may take place on the property at 37 Dundas Street West.

The Project follows the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the reporting requirements for the TPAP, AECOM completed a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment for the Project (Cultural Heritage Report; AECOM, Draft 2021). The preliminary impact assessment undertaken in the Cultural Heritage Report identified the requirement to complete a CHER for the property located at 37 Dundas Street West to assess the property's cultural heritage value or interest, since the property contains a built heritage resource that is over 40 years old, which was previously identified in a Cultural Heritage Screening Report (AECOM, Draft 2016).

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* (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 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, to establish the development history and existing conditions of 37 Dundas Street West, used to evaluate its CHVI per the criteria outlined in O. Reg. 9/06 and O. Reg. 10/06.

The subject property consists of the municipal boundary of 37 Dundas Street West, which was historically located in Lot 16, Concession 1 North of Dundas Street (N.D.S.), in Toronto Township, County of Peel, Ontario. The subject property is approximately 0.05 hectares in size and currently comprises the west half of Lot 8 of Registered Plan TOR-12. The subject property contains a simple two-storey Edwardian Classical style residential/commercial building, built circa 1925. The north (rear)

elevation of the building features a single-storey wood frame extension with a flat roof deck. Other landscape features include a detached single car garage with wood siding.

A field review of the subject property was completed by Liam Smythe, B. URPI, Cultural Heritage Specialist with AECOM, on December 23, 2021. This CHER was prepared by Jake Harper, M.A., Heritage Historian, and Tara Jenkins, M.A., CAHP, Cultural Heritage Specialist Lead.

Based on the results of background research, the field review, and the heritage evaluation of 37 Dundas Street West undertaken for this CHER, the property does not meet any of the criteria of O. Reg. 9/06 or O. Reg. 10/06. As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for this property.

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

1. 37 Dundas Street West does not possess CHVI, as such no further heritage assessment or mitigation is required.
2. Metrolinx Heritage Committee has reviewed the results of the O. Reg. 9/06 and O. Reg. 10/06 evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.

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1. Introduction

1.1 Project Context

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 37 Dundas Street West, in the City of Mississauga, Ontario (the subject property). This work is being completed as part of the Dundas Bus Rapid Transit (BRT) Mississauga East Project (the Project).

The Project alignment extends for approximately 7 km from Confederation Parkway to the City of Toronto boundary at Etobicoke Creek, within the City of Mississauga. The Project Area is the area of direct disturbance required for the construction and operation of the Project. It includes the proposed alignment for the Project and additional area for potential refinements as the design progresses. As a part of the Project, it is anticipated that impacts to the building may take place on the property at 37 Dundas Street West.

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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* (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 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, to establish the development history and existing conditions of 37 Dundas Street West, used to evaluate its CHVI per the criteria outlined in O. Reg. 9/06 and O. Reg. 10/06.

¹ Feature ID of BHR 6 in the Cultural Heritage Report (AECOM, Draft 2021).

1.2 Description of the Subject Property

The subject property consists of the municipal boundary of 37 Dundas Street West, which was historically located in Lot 16, Concession 1 North of Dundas Street (N.D.S.), in Toronto Township, County of Peel, Ontario (**Figure 1** and **Figure 2**). The subject property is approximately 0.05 hectares in size and currently comprises the west half of Lot 8 of Registered Plan TOR-12.

The subject property contains a simple two-storey Edwardian Classical style residential/commercial building, built circa (ca.) 1925. The north (rear) elevation of the building features a single-storey wood frame extension with a flat roof deck. Other landscape features include a detached single car garage with wood siding.

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 located on Lot 16, Concession 1 N.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 in 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 the 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
	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

Archaeological Period	Time Period	Characteristics
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 in 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 the 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 was a part of the County of York. 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 has 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 on 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 37 Dundas Street West, is situated on the north side of Dundas Street West between Hurontario Street and Cook Street, within the historical settlement of Cooksville, which is now a community in the City of Mississauga. More specifically, the subject property is within Downtown Cooksville, which is primarily between Confederation Parkway and Hurontario Street. Along Dundas Street, the current context consists of commercial use buildings. Surrounding Dundas Street is a mixed use of residential and commercial properties.

The former two-storey commercial structure within subject property was built ca. 1925 and is a later example of a series of commercial structures along Dundas Street built in the early 20th century around the main intersection of Cooksville. Near the subject property, the adjacent structure to the west at 47 Dundas Street was built in 1914, and 51, 55-57 Dundas Street West, located at the northwest corner of Dundas Street West and Cook Street, was built in 1913. Like other commercial properties on Dundas Street built in the early and mid-20th century, this building was designed to have a dedicated commercial space with a second-storey residential dwelling.

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. O. Reg 9/06, *Criteria for Determining Cultural Heritage Value or Interest* under the Ontario Heritage Act provides criteria for determining CHVI. If a property meets one or more of the criteria it is considered to have local interest. If a property meets one or more of the criteria of O. Reg 10/06, *Criteria for Determining Cultural Heritage Value, or Interest of Provincial Significance* then the property is considered to have provincial interest.

2.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06

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

The property has design value or physical value because it,

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

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

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

Ontario Regulation 10/06

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

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

2.2.2 Standards and Guidelines for the Conservation of Provincial Heritage Properties

All Ontario government ministries and public bodies prescribed under O. Reg 157/10, are required to follow the MHSTCI Standards & Guidelines, prepared under section 25.2 of the Ontario Heritage Act, when making any decisions affecting cultural heritage resources on lands under their control. The MHSTCI Standards & Guidelines set out the criteria and process for identifying a Provincial Heritage Property (PHP) and 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 MHSCTI 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 37 Dundas Street West based on a review of primary and secondary sources, previous evaluations and research and historic mapping and aerial coverage;
- A field review completed by Liam Smythe, B. URPI, Cultural Heritage Specialist with AECOM on December 23, 2021, to document the exterior existing conditions of the subject property from the public right-of-way;
- An evaluation of the subject property according to the criteria outlined in O. Reg. 9/06, *Criteria for Determining Cultural Heritage Value, or Interest* and O. Reg. 10/06, *Criteria for Determining Cultural Heritage Value, or Interest of Provincial Significance*; and;
- Preparation of a Statement of CHVI including a list of heritage attributes, if appropriate.

This CHER was prepared by Jake Harper, M.A., Heritage Historian, and Tara Jenkins, M.A., 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. The following primary sources were consulted for this CHER:

- Tremaine's Map of the County of Peel, Canada West, 1859
- Illustrated Historical Atlas of the County of Peel, 1877
- The Union Publishing Co.'s Farmers' and Business Directories, 1888 and 1900
- National Topographic Series, 1909
- Goad's Fire Insurance Plans, 1910 and 1939
- Aerial Photography, 1948 and 1954
- The Globe and Mail, 1955
- 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, 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 (AECOM, Draft 2021). In addition, a series of published materials including published histories pertaining to the history of Mississauga were consulted. Furthermore, the relevant guidelines and reference documents cited above in **Section 2.1** served as a framework for undertaking the study. A complete list of the secondary sources reviewed for the report is contained in **Section 16** (References).

2.6 Community Engagement

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

As part of this CHER, AECOM undertook property-specific consultation with the City of Mississauga to request any available background information on any of the subject 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 was identified in the Cultural Heritage Report for the Project and has not been subject to any municipal heritage recognitions (AECOM, Draft 2016).

3.2 Provincial

As a review of applicable provincial heritage recognitions for the property, AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 37 Dundas Street West is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff were contacted in April 2021, to review the Ontario Heritage Act Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property. A response from Kevin De Mille, Natural Heritage Coordinator at the OHT confirmed that the property is not subject to an OHT conservation easement or on their register.

3.3 Federal

As a review of applicable federal heritage recognitions for the property and adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 37 Dundas Street West is not subject to any existing federal heritage recognitions.

3.4 Adjacent Lands

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

A review of the Cultural Heritage Report indicates that 37 Dundas Street West is adjacent to 47 Dundas Street West, which is listed on the Municipal Heritage Register (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 addition, the City of Mississauga was consulted for this CHER to see if the City 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 37 Dundas Street West is not listed on the Municipal Heritage Register.
Karla Barboza, Team Lead of Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	April 2021	Confirmed 37 Dundas Street West is not a Provincial Heritage Property or Provincial Heritage Property of Provincial Significance.
Frank Dieterman, Manager of Heritage Properties	Infrastructure Ontario	April 2021	No response received.
Kevin De Mille, Natural Heritage Coordinator	Ontario Heritage Trust	April 2021	37 Dundas Street West is not within a Heritage Easement Agreement.
Paula Wubbenhorst, Heritage Planner	City of Mississauga	January 5, 2022	The City did not have any background information on the subject property.
Matthew Wilkinson	Heritage Mississauga	January 14, 2022	Matthew Wilkinson, a Heritage Mississauga historian, provided a few background details on the subject property and indicated is not aware of any specific local interest in the subject property. 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 newcomers [sic] 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. (Bevers, 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 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) before selling his land to Jacob Cook, the son of a Loyalist. 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 in the City of Mississauga.

The subject property is within the 19th century settlement area of Cooksville.

6.2.2 Subject Property History

According to a typewritten transcription of the original historical land register, the Crown Patent for Lot 16, Concession 1 N.D.S., in Toronto Township was issued to Samuel G. Ogden on November 11, 1825 (LRO 43, Toronto Township). Over time, the 200-acre lot was sectioned into smaller parcels of land, which changed hands between various owners. For instance, Richard Nott was one such of the early landowners of Lot 16, Concession 1 N.D.S.

On January 5, 1870, the subdivision plan was registered for Lot 16, Concession 1 N.D.S., and the subject property officially became the west half of Lot 8, Plan TOR-12 (LRO 43, Plan 12). However, before the subdivision plan was registered, on February 27, 1865, Richard Nott sold all of Lot 8 of Registered Plan TOR-12 to William Cox for \$100 (LRO 43, Plan TOR-12).

After the registration of the subdivision, owners of the subject property included Daniel Spry, John Bonacarsi, and Rose Denison. **Figure 3**, the 1859 Tremaine map, shows the subject property within the urban development area of Cooksville, although no individual structures are shown. Similarly, **Figure 4**, the 1877 Illustrated Historical Atlas, shows the subject property within the urban development area of Cooksville, although no individual structures are shown. **Figure 5** shows the subject property in the 1877 Plan of Cooksville in the west half of Lot 8. **Figure 6**, the 1909 National Topographic Series map, shows a frame structure roughly within Lot 8. Due to gaps in the land register, it is unclear who owned the property at the time, but the 1910 Goad's Fire Insurance Plan depicts a one-and-a-half storey wood frame structure on the property at the former address of 44 Dundas Street West, now 37 Dundas Street West (**Figure 7**).

At some point, the Denison family, who owned the neighbouring property [Lot 9, TOR-12] in the early-to-mid-20th century, also acquired the west half of Lot 8 in Registered Plan TOR-12, the subject property. For instance, on April 6, 1921, it was registered that Rose E. Denison *et al.* sold the west half of Lot 8 (the subject property) to William Denison for \$800, although it was registered a few days later, on April 30, 1921 that Marian Rimand purchased the property from Denison for \$1.00 (LRO 43, Plan 12). On June 28, 1924, it was registered that Frede Rimand granted the west half of Lot 8 to Annie E. Wiley for \$1,700 (LRO 43, Plan 12).

On the 1922 National Topographic Series map (**Figure 8**), the building within the subject property is still illustrated as a frame structure.² According to Heritage Mississauga historian Matthew Wilkinson, in ca.

² After the 1922 NTS map, the NTS series does not depict material of construction (frame or brick).

1925 the two-storey brick commercial structure currently within the subject property is believed to have been built as a dry goods store by Annie E. Wiley and her husband George Wiley (Heritage Mississauga, 2022). There is no record of a mortgage being taken on the property that year in the land registry. Shortly after, on January 11, 1929, Annie E. Wiley and her husband sold the subject property to Joseph and Esther Smith for \$2,050 (LRO 43, Plan 12). Joseph Smith ultimately ceded the property by Quit Claim Deed to his wife Esther on March 3, 1939, making her the owner of the west half of Lot 8 (LRO 43, Plan 12). Accordingly, it is likely that Esther Smith rented out the commercial structure to tenants.

The 1939 Goad's Fire Insurance Plan illustrates that a two-storey brick structure had replaced the original wood frame building (**Figure 8**). Based on this plan, the structure contained two separate businesses: a grocery store at the (former) address of 50 Dundas Street West, and a drug store at the (former) address of 52 Dundas Street West. The grocery store features a one-storey frame extension, whereas a detached outbuilding at the former address of 50A Dundas Street West was behind the drug store, which suggests that this structure was associated with the grocery store.

A 1948 Bird's Eye view of the subject property shows the west elevation of the building within the subject property as well as the original one-storey frame extension and detached single car garage, as illustrated on the 1939 Goad's Fire Insurance Plan (**Figure 9**). The view also shows the surrounding context of the subject property in the mid-20th century. The area is of mixed-use with several brick-built commercial structures and single detached residences around the main intersection of Cooksville at Hurontario Street (Highway #10) and Dundas Street. At the intersection there are two service stations and beyond Dundas Street, there is a view of active agricultural fields and a racetrack. A later photograph from ca. the 1970s shows the façade (front) of the two-storey brick structure within the subject property. This photograph shows that the structure featured multi-pane storefront windows with a recessed single entrance (**Image 1**). The second storey included paired two-over-two sash windows.

**Image 1: Photograph ca. 1970s of 37 Dundas Street West, Provided by:
Matthew Wilkinson, Heritage Mississauga, 2022.**



Eventually, on May 6, 1975, the property was sold to Dr. Julius D. Smith for \$50,000 by the committee of estate for Esther Smith under the Mental Incompetency Act (LRO 43, Plan 12). It is unclear if Dr. Julius Smith was related to Esther Smith, though what is known is that he was a doctor in Cooksville for many years. A 1955 article in *The Globe and Mail* that covers an adoption case and includes Dr. Julius Donald Smith's testimony reveals that he and his wife, Ann, were both physicians practicing in Cooksville as early as the 1950s (*The Globe and Mail*, 1955). As such, it is likely when Dr. Julius Smith purchased the subject property, the two-storey brick building came to serve as both the Smith family home and medical practice. Ultimately, around 2004 the subject property was known as 'Xtremities Tattoo Studio' opened by Steven Smith (Xtremities Website, 2019). The land registry does not confirm if Steven Smith is related to Dr. Julius Smith. Since 2004, 'Alternative Laser Health' was added as a service offered in the building.

In summary, although the subject property is situated along Dundas Street, a significant historic throughfare, and within the 19th century settlement area of Cooksville, the land use history demonstrates that this building is a later addition to the Dundas Street streetscape and is not directly associated with the early settlement of the area. In addition, while the property at 37 Dundas Street West is associated with Annie E. Wiley and Joseph and Esther Smith, research did not determine them to be significant to the historical development of the community. Therefore, 37 Dundas Street West, is not directly associated with a theme, event, belief, person, activity, organization, or institution that is significant to the community of Cooksville. Moreover, the subject property is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to 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 at 37 Dundas West is located on the north side of Dundas Street West between Cook Street and Hurontario Street. The property is comprised of a two-storey simple Edwardian Classical style residential/commercial building, which was built ca. 1925. The building is constructed of brick, has a hipped roof, and sits on a rusticated concrete block foundation. Located at the rear of the property is a detached single car garage that is clad in horizontal wood siding painted white (**Photograph 4**).

The south elevation of 37 Dundas Street West is the street facing (front) façade. The ground level (commercial level) features a single recessed entrance accessed by a set of three cast-in-place concrete stairs. The 1939 Goad's Fire Insurance Plan (**Figure 8**) illustrates two separate commercial businesses indicating a second entrance on the front façade which is now enclosed to form one business on the ground floor. The current entrance is flanked by large storefront windows with a simple aluminum cornice above. The front façade of the second level (residential level) features two sets of paired windows with concrete sills. Simple decorative Classical details include a diamond-shaped concrete detail located between the two second level windows. The second-floor façade also features a mixture of red and brown bricks. The brown and red alternating brick accents on the outer edges of the front façade gives the appearance of quoins. In addition, there is a soldier course of alternating brown and red brick beneath the cornice of the roof (**Photograph 1**).

The east and west elevations of 37 Dundas Street West are red brick only. The east elevation is largely obscured by an adjacent building at 35 Dundas Street West. The west elevation faces onto a narrow driveway (**Photograph 2**). It features a segmentally arched entrance with brick voussoirs on the ground level. The second level includes two segmentally arched windows with brick voussoirs and brick sills.

The north (rear) elevation of the building features a single-storey frame extension with a flat roof clad in horizontal wood siding. The roof of this extension is used as a deck and has wooden handrail and awning (**Photograph 3**). The deck is accessed through a door on the second storey of the main building. The north elevation of the two-storey commercial building also includes a segmentally arched window

with brick voussoirs and sill on the second level and an entrance on the ground level. There is an external brick chimney at the rear of the building.

7.2 Comparative Analysis

The subject property at 37 Dundas Street West comprises a two-storey residential/commercial building. The building is a common example of an Edwardian Classical design with minimal decorative detailing. Background research conducted for this CHER has determined that the building was constructed later than other commercial buildings in Cooksville, around the main intersection at Dundas and Hurontario streets. Earlier and more representative examples of early 20th century commercial buildings can be found along Dundas Street West, such as the adjacent commercial structure at 47 Dundas Street West, which is a two-and-a-half storey Edwardian Classical Style dwelling with one-storey brick commercial extension, constructed in 1914. 47 Dundas Street West features Queen Anne Revival style fish-scale wood shingles and a hipped-roof dormer with decorative wood cladding, whereas the commercial extension exhibits a Classical style round-arched brick parapet with decorative brick banding flanked by two square pillars, among other architectural features. As such, 47 Dundas Street West constitutes a better and earlier example of Edwardian Classical design along this section of Dundas Street West. Furthermore, a general store, known as the Schiller Store, at 51, 55-57 Dundas Street West, was built in 1913 and features Classical style decorative elements such as a brick parapet with mouse-tooth style cornice and brick pilasters, which contrast with the minimal Classical detailing exhibited by the structure at 37 Dundas Street West.

In summary, the structure at 37 Dundas Street West does not have design value since it is not a rare, unique, representative, or early example of a style of building. It does not display a high degree of craftsmanship or artistic merit and does not demonstrate a high degree of technical or scientific achievement.

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 subject property at 37 Dundas Street West is situated on the north side of Dundas Street West between Hurontario Street and Cook Street within the historical settlement of Cooksville, which is now a community in the City of Mississauga. The structure at 37 Dundas Street West is one of a series of commercial buildings built in the early to mid-20th century along this portion of Dundas Street within Cooksville. To the west of the subject property is 47 Dundas Street West, another commercial Edwardian Classicism style building, built in 1914 and is listed on the Municipal Heritage Register. Further west, across Cook Street, is 51, 55-57 Dundas Street West, which is another Edwardian Classicism commercial style building, built in 1913 and is listed on the Municipal Heritage Register. Today, the street is populated with a variety of buildings of differing ages and architectural styles and forms.

In summary, while the property supports the historical character of Dundas Street and Cooksville insofar as it contains a simple two-storey Edwardian Classical structure built circa 1925, there are better and more representative examples of early 20th century Edwardian Classicism style commercial buildings within the community, including 47 Dundas Street West and 51,55-57 Dundas Street West. Therefore, 37 Dundas Street West is not important in defining, maintaining and supporting the historical character of Cooksville. In addition, the property is without significant historical associations to the Cooksville community. The property was not determined to be a local landmark.

9. Ontario Regulation 9/06 Evaluation

The subject property was evaluated to determine if it satisfied the criteria outlined in O. Reg. 9/06. **Table 3** contains this O. Reg. 9/06 evaluation of the property located at 37 Dundas Street West.

Table 3: Ontario Regulation 9/06 Evaluation for 37 Dundas Street West

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.	No	The property located at 37 Dundas Street West is a two-storey brick simple Edwardian Classical style residential/commercial building constructed ca. 1925 with minimal design details. This style is a common example of a residential/commercial building constructed in the early-to-mid 20 th century. Although it displays simple Edwardian Classical details, it is later example of this style on Dundas Street in the community of Cooksville. Therefore, 37 Dundas Street West is not considered to be an early, rare, unique, or representative example of its type.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The building within the property of 37 Dundas Street West, as a simple Edwardian Classical style building, does not demonstrate a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The building within the property of 37 Dundas Street West, as a simple Edwardian Classical style building, does not demonstrate a high degree of technical or scientific achievement.
2) The property has <i>historic value or 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.	No	The property at 37 Dundas Street West, originally part of Lot 16, Concession 1 NDS, and later the west half of Lot 8 of Registered Plan TOR-12, reflects a commercial building built in ca. 1925 in the community of Cooksville. Although the property operated as a grocery and drug store, and later a medical practice, the property is a later addition to the Dundas Street streetscape and is not directly associated with the early settlement of Cooksville. In addition, while the property at 37 Dundas Street West is associated with Annie E. Wiley and Joseph and Esther Smith, research did not determine them to be significant to the historical development of the community. Therefore, 37 Dundas Street West is not directly associated with a theme, event, belief, person, activity, organization, or institution that is significant to the community of Cooksville.

Criteria	Meets Criteria (Yes/No)	Rationale
ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	No	The property at 37 Dundas Street West does not yield information that contributes to the understanding of the community of Cooksville or the City of Mississauga.
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 37 Dundas Street West is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community of Cooksville or 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.	No	The property at 37 Dundas Street West consists of a simple two-storey Edwardian Classical style residential/commercial style building with minimal design details. As such, while the property supports the historical character of Dundas Street and Cooksville insofar as it contains a two-storey Edwardian Classical structure, there are better and more representative examples of this commercial architecture style along Dundas Street within the community. Therefore, 37 Dundas Street West is not important in defining, maintaining and supporting the historical character of Cooksville.
ii) Is physically, functionally, visually, or historically linked to its surroundings.	No	The property at 37 Dundas Street West is not considered to be physically, functionally, or historically linked to its surroundings. The building on the property is a simple two-storey commercial building without significant historical associations to the Cooksville community.
iii) Is a landmark.	No	The property is not a landmark.

The property located at 37 Dundas Street West did not meet the criteria of O. Reg. 9/06, and therefore does not retain CHVI at the local level.

10. Ontario Regulation 10/06 Evaluation

The subject property was evaluated to determine if it satisfied the criteria outlined in O. Reg. 10/06.

Table 4 contains this O. Reg. 10/06 evaluation of the property located at 37 Dundas Street West.

Table 4: Ontario Regulation 10/06 Evaluation for 37 Dundas Street West

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property at 37 Dundas Street West does not represent or demonstrate a theme or pattern in Ontario's history.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	The property at 37 Dundas Street West does not yield and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	The property at 37 Dundas Street West does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	The property at 37 Dundas Street West is not considered to be of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	The property at 37 Dundas Street West does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	The property at 37 Dundas Street West was not determined to have strong or special associations with the entire province of Ontario, or with communities found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.	No	The property at 37 Dundas Street West does not have a strong or special association with the the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	The property at 37 Dundas Street West is not located in an unorganized territory.

The property located at 37 Dundas Street West 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 O. Reg. 10/06 concluded that 37 Dundas Street West did not meet any of the criteria of O. Reg. 9/06 or O. Reg. 10/06 of the Ontario Heritage Act. As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.

12. 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 have been made for the subject property:

1. 37 Dundas Street West does not possess CHVI, as such no further heritage assessment or mitigation is required.
2. Metrolinx Heritage Committee has reviewed the results of the O. Reg. 9/06 and O. Reg. 10/06 evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.

13. Data Sheet

Field	Property Data
Municipal Address	37 Dundas Street West
Municipality	City of Mississauga
Metrolinx/GO Transit Rail Corridor	Dundas Street BRT Mississauga East
PIN	5268300
Ownership [Metrolinx, other government, or private, and any lease]	Private
Aerial photo showing location & property boundary	
Exterior, street-view photo (taken by AECOM, December 23, 2021)	
Date of construction of built resources (known or estimated, and source)	ca. 1925 (Heritage Mississauga, 2022)
Date of significant alterations to built resources (known or estimated, and source)	None

Field	Property Data
Architect/designer/builder (and source)	Unknown
Previous owner(s) or occupants	Various commercial and residential tenants throughout the 20 th century (see Section 6.2.2)
Current function	Commercial/Residential
Previous function(s)	Mixed-use: Residential/Commercial
Heritage Recognition/Protection (municipal, provincial or federal)	None
Local Heritage Interest	None
Adjacent lands	47 Dundas Street West (Listed)
UTM Northing (17T)	611594.72
UTM Easting (17T)	4826098.69

14. 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
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.
1836	Harrisville renamed Cooksville
1851	Toronto Township was severed from the County of York and became part of the County of Peel.
1852	Fire in Cooksville slowing the settlements growth as a commercial shipping hub
1870	A subdivision plan was registered for Lot 16, Concession 1 NDS and the subject property was demarcated as the west half of Lot 8, Plan TOR-12.
1909	NTS map shows a wood frame structure present in Lot 8
1910	Goad's Fire Insurance Plan depicts a one-storey wood frame structure within the west half of Lot 8.
ca. 1925	Annie E. and George Wiley removed the wood frame structure and built a two-storey brick commercial structure on the property to serve as a dry goods store.
1929	The property was sold to Joseph and Esther Smith.
1939	Goad's Fire Insurance Plan shows that the structure within the subject property containing a two-storey brick structure with a grocery store in the east half of the building and a drug store in the west half.
1968	Cooksville joined other villages of Toronto Township to form the Town of Mississauga
1975	The property was sold to Dr. Julius D. Smith.
ca. 2004	Xtremities Tattoo Studio was opened in the building, owned by Steven Smith.
2022	The building now contains Xtremities Tattoo Studio and Alternative Laser Health on the ground floor.

15. Photographs

Photograph 1: View of the front façade of 37 Dundas Street West, looking northeast (taken by AECOM, 2021)



Photograph 2: View of the front façade and west elevation of 37 Dundas Street West (AECOM, 2021)



Photograph 3: View of the west elevation and rear of the property, including the attached single-storey frame extension with roof deck (AECOM, 2021)



Photograph 4: View of the west elevation and rear of the property, including the attached single-storey frame extension with roof deck and detached single car garage (taken by AECOM, 2021)



16. References

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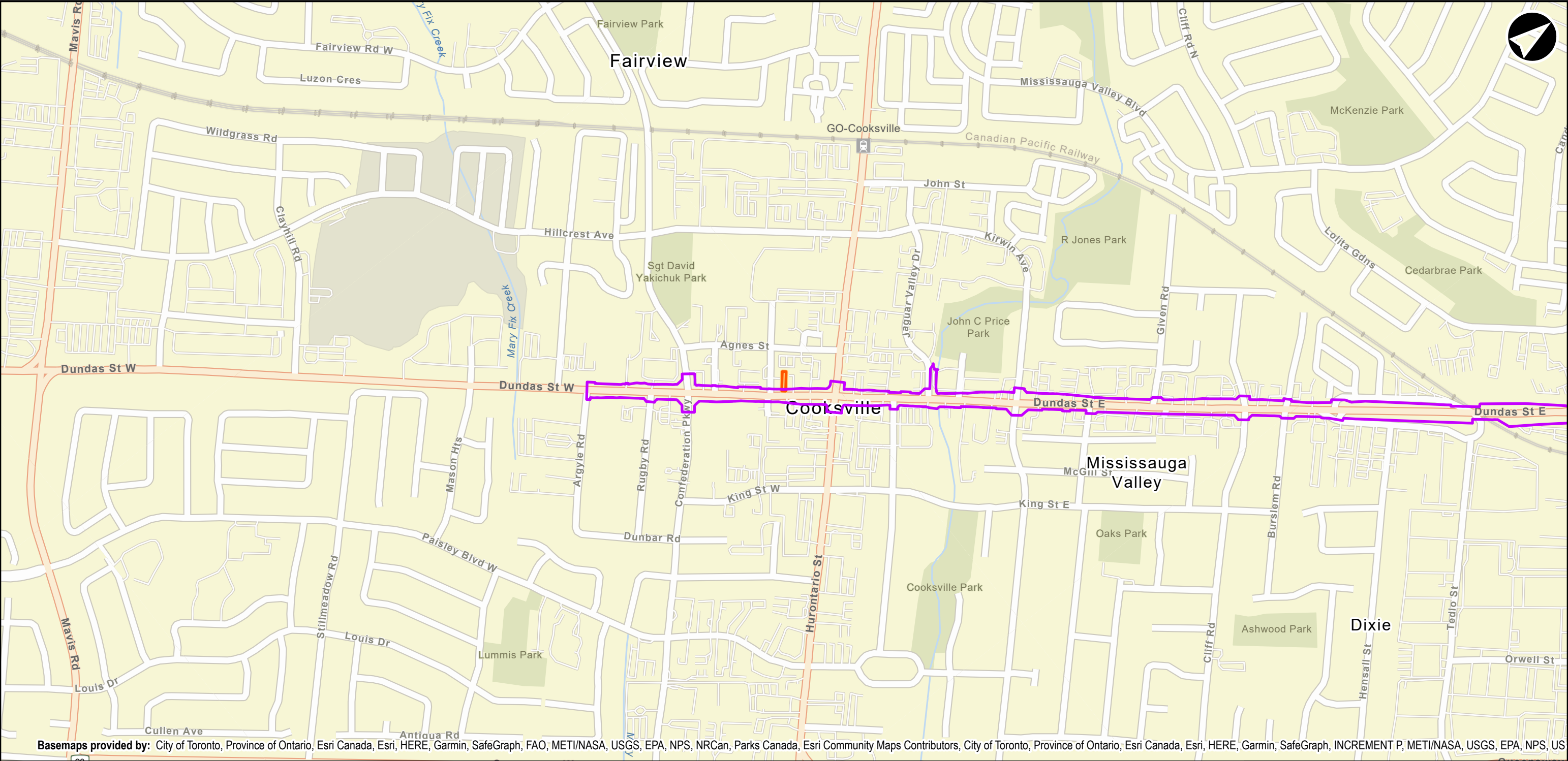
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17. Figures



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Legend

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

Map Extents

Dundas Connects BRT Mississauga East Project: Cultural Heritage Evaluation Report - 37 DUNDAS ST W

Location of the Subject Property, City of Mississauga

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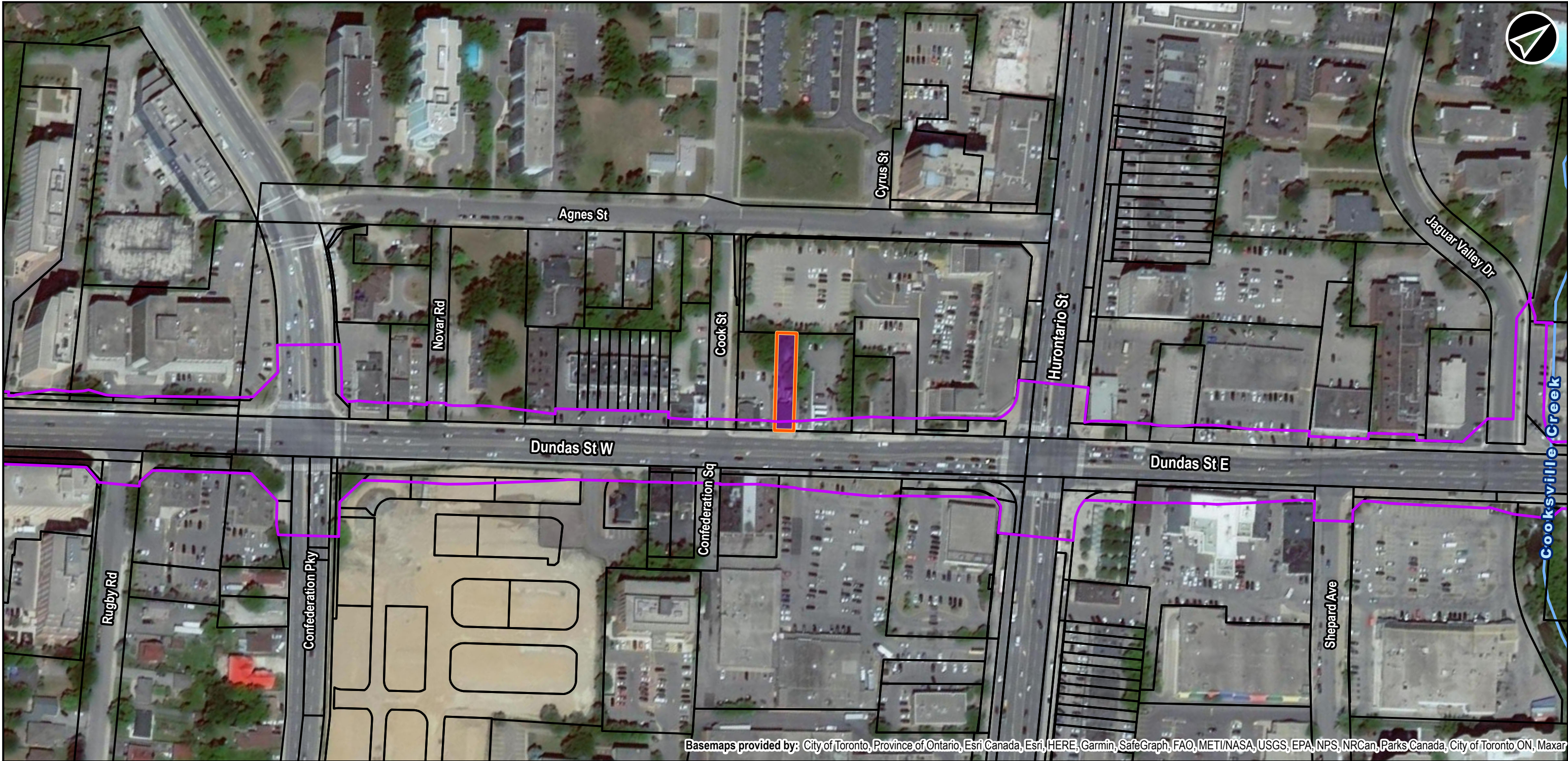
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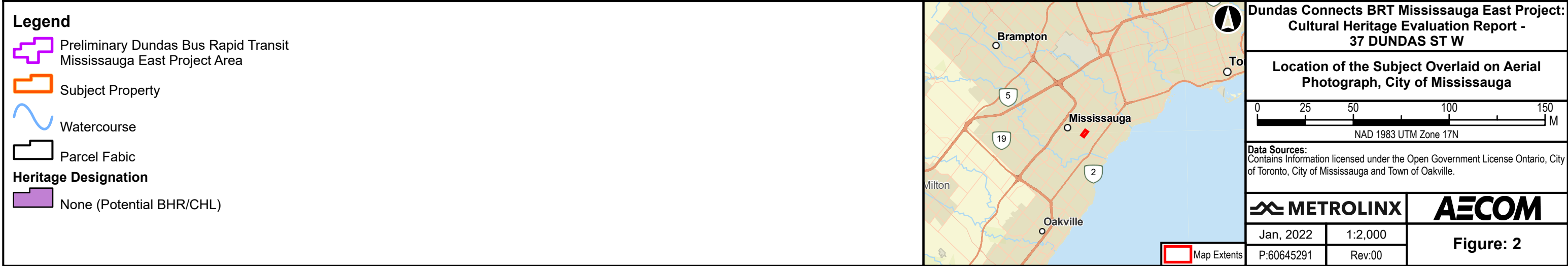
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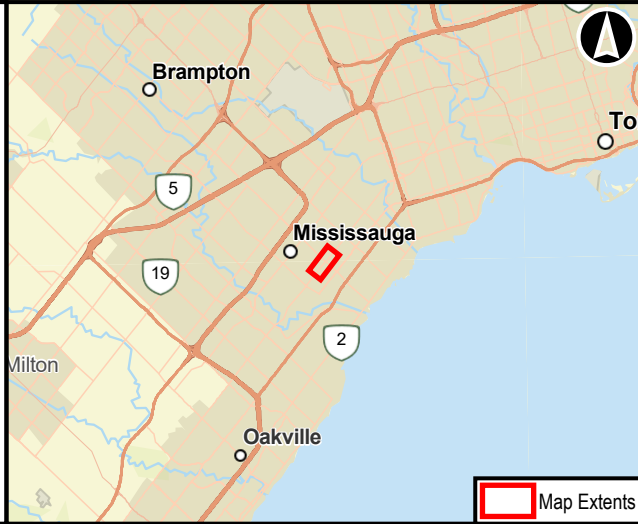




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Legend

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



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

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

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NAD 1983 UTM Zone 17N

Data Sources:

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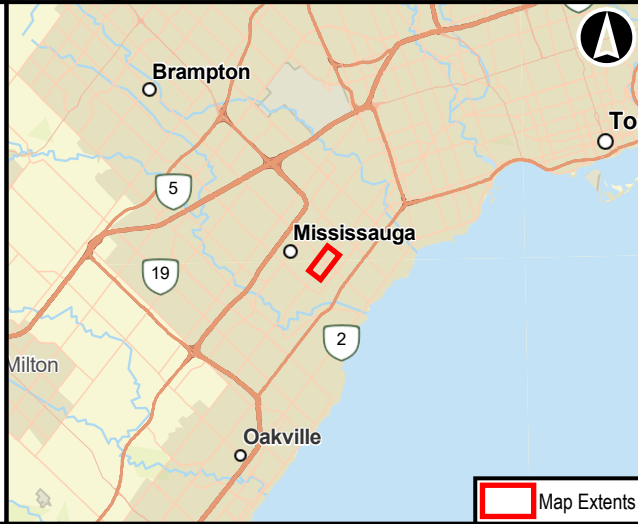


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Legend

Preliminary Dundas Bus Rapid Transit
Mississauga East Project Area

Subject Property



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

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

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NAD 1983 UTM Zone 17N

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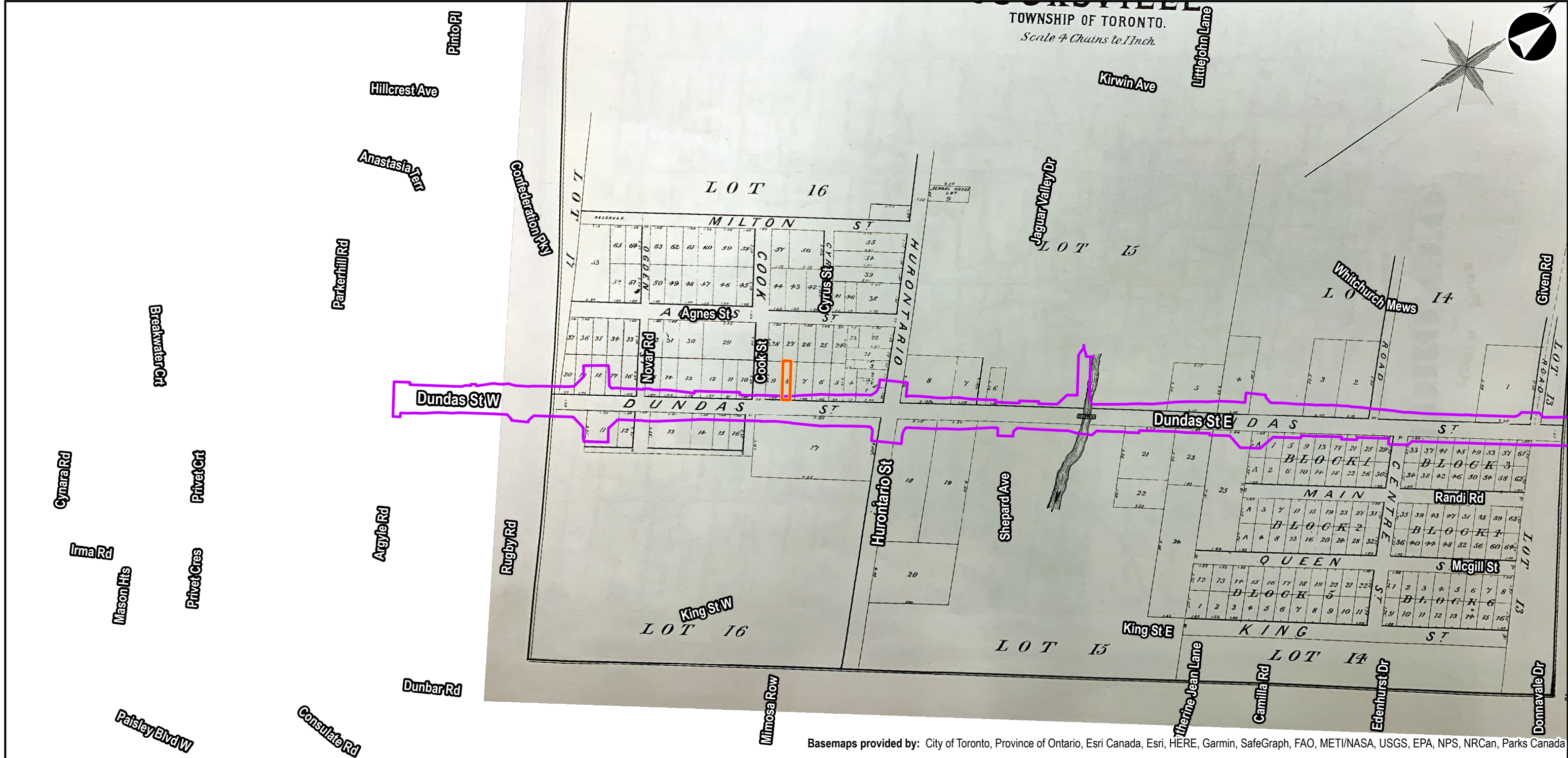
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Legend

Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

Subject Property

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

Subject Property overlaid on the 1877 Plan of Cookville

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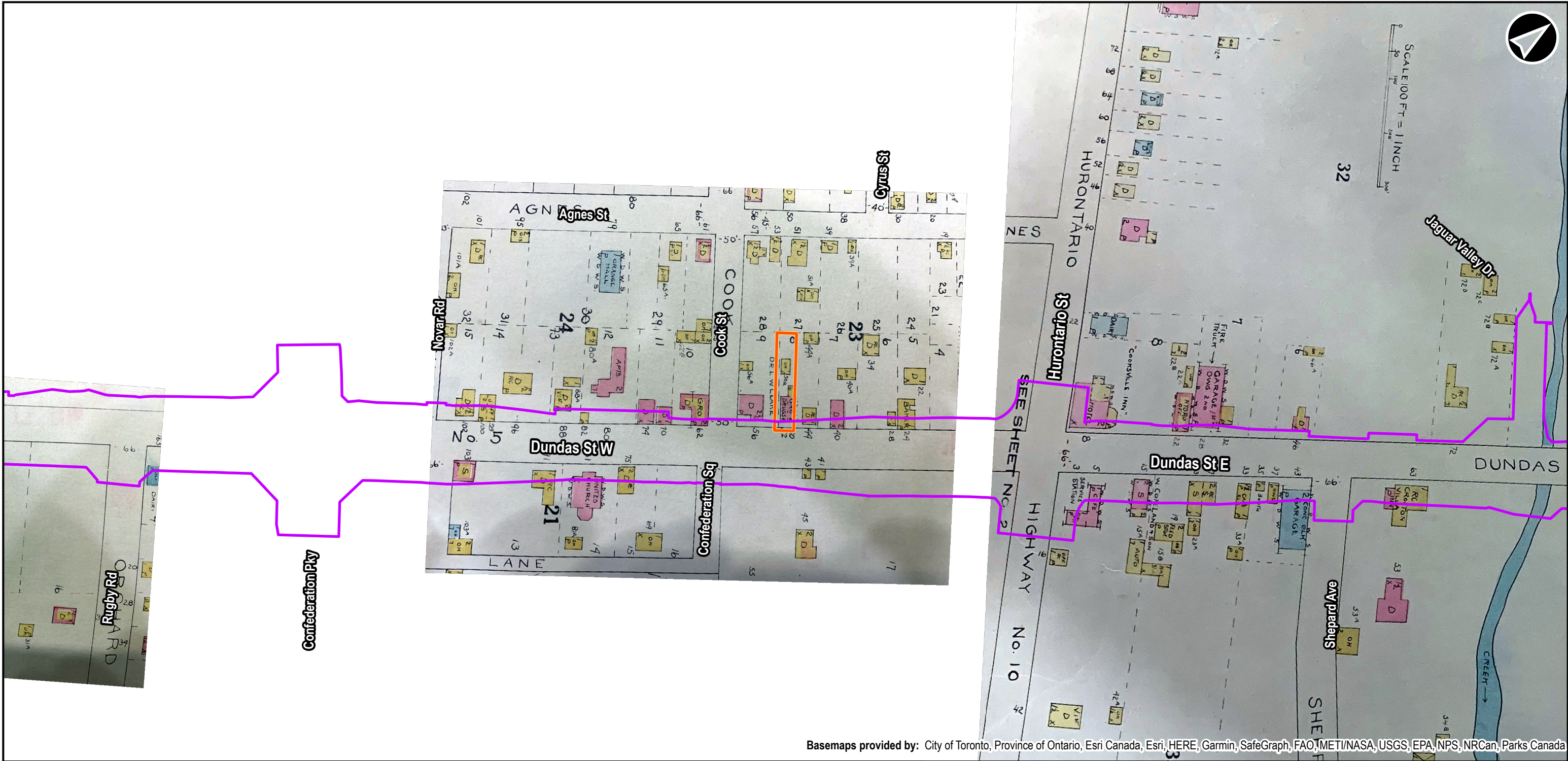
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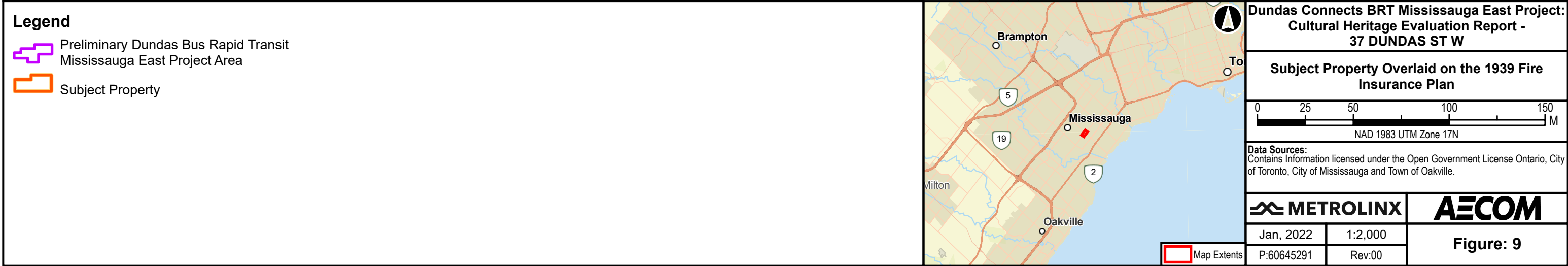
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Dundas Connects BRT Mississauga East Project:
Cultural Heritage Evaluation Report -
37 DUNDAS STREET WEST

1948 Aerial Photograph


Data Sources:
Toronto Public Library, Digital Archive


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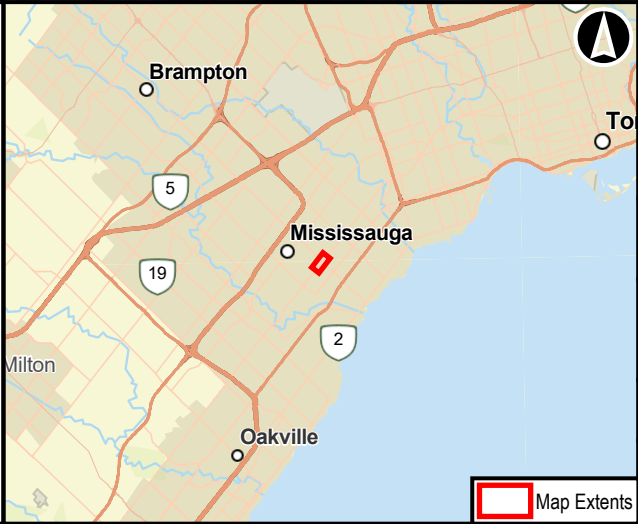



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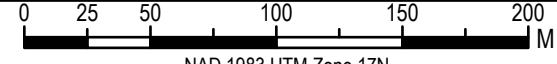
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 Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

 Subject Property








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NAD 1983 UTM Zone 17N

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

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

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