



**Cultural Heritage Evaluation Report:
47 Dundas Street West,
Mississauga, Ontario**

Dundas Bus Rapid Transit (BRT) Mississauga East Project

**Prepared by AECOM
for Metrolinx**

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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 47 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 from 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 47 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 (hereafter Cultural Heritage Report; AECOM, Draft 2021). The preliminary impact assessment undertaken in the Cultural Heritage Report identified the requirement to conduct a CHER for the property located at 47 Dundas Street West to assess the property's cultural heritage value or interest, since the property contains a built heritage resource that is listed on the Municipal 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*, which provides evaluation methodology (MHSTCI, 2014).

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 47 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 47 Dundas Street West, which was located historically in Lot 16, Concession 1 North of Dundas Street (N.D.S.), in Toronto Township, County of Peel. The subject property is approximately 0.10 hectares in size and was subdivided as Lot 9, Registered Plan TOR-12 in 1870. The property is located on the north side of Dundas Street West, at the northeast corner of Dundas & Cook Streets. The subject property contains a two-and-a-half storey red brick Edwardian Classical style dwelling with an attached one-storey commercial structure built initially to function as a post office, both constructed in 1914.

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 Jake Harper, MA, Heritage Historian, and Tara Jenkins, MA, CAHP, Cultural Heritage Specialist Lead.

Based on the results of background research, the field review, and the heritage evaluation of 47 Dundas Street West undertaken for this CHER, the property meets the criteria of O. Reg. 9/06 for design, historical, and contextual. The property does not meet the criteria of O. Reg. 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 47 Dundas Street West:

1. A Heritage Impact Assessment (HIA) should be completed by a Qualified Heritage Professional if 47 Dundas Street West 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.

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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 47 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 from 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 47 Dundas Street West.

The Project follows the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the reporting requirements for the TPAP, AECOM completed a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment for the Project (Cultural Heritage Report; AECOM, Draft 2021). The Cultural Heritage Report identified the requirement to conduct a CHER for the property located at 47 Dundas Street West to assess the cultural heritage value or interest (CHVI) of the property, which contains a built heritage resource that is listed on the Municipal Heritage Register.¹

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*, which provides evaluation methodology (MHSTCI, 2014).

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 47 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 5 in the Cultural Heritage Report (AECOM, Draft 2021).

1.2 Description of the Subject Property

The subject property at 47 Dundas Street West is located within the municipal boundary of the City of Mississauga, historically in Lot 16, Concession 1, North of Dundas Street (N.D.S.), in Toronto Township, County of Peel (**Figure 1** and **Figure 2**). The subject property is located on the north side of Dundas Street West at the northeast corner of Dundas Street West and Cook Street within the historic settlement area of Cooksville. The subject property is approximately 0.10 hectares in size and comprises Lot 9 of Registered Plan TOR-12.

The subject property contains a two-and-a-half storey red brick Edwardian Classical style dwelling with an attached one-storey commercial structure, built initially to function as a post office, both constructed in 1914.

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 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
	1500-1100 BC	<ul style="list-style-type: none"> Small Point Introduction of bow

Archaeological Period	Time Period	Characteristics
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 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 in 1805, 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 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 lots, which include the subject property, are 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 continued 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 47 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 subject property at 47 Dundas Street West includes a two-and-half-storey brick residence, now for commercial use, with an adjoined one-storey brick commercial structure built in 1914. The building is one of a collection of commercial brick buildings along Dundas Street built in the early 20th century. For example, 37 Dundas Street is a two-storey brick commercial building built around 1925. In addition, 47 Dundas Street West is roughly contemporary to 51, 55-57 Dundas Street West, a commercial structure with an attached dwelling, located at the northwest corner of Dundas Street West and Cook Street, built in 1913. Like other commercial properties on Dundas Street in Cooksville built in the early 20th century, this building was designed to have a dedicated commercial space with an adjoining residential dwelling.

2. Methodology and Sources

2.1 Legislative Framework

This CHER evaluates the property at 47 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. 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 Ontario regulation 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 City of Mississauga Municipal Heritage Register, as well as the Ontario Heritage Trust's online inventory of buildings, museum, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
- A review of previous heritage studies, including the 2021 Draft Cultural Heritage Report completed by AECOM for the Project;
- Preparation of a land use history of the subject property at 47 Dundas Street West based on a review of primary and secondary sources, previous evaluations 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, MA, Heritage Historian, 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. The following primary sources were consulted for this CHER:

- Tremaine's Map of the County of Peel, Canada West, 1859
- Ontario Gazetteer and Directory, 1869
- Directory for the County of Peel, 1874
- Illustrated Historical Atlas of the County of Peel, 1877

- Ontario Gazetteer and Business Directory, 1884-5
- 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, 1954
- Abstract of Deeds, OnLand (Land Registry Office)

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 Draft 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 Draft Cultural Heritage Report was used in this CHER. In addition, a series of published materials including published histories pertaining to the history of Mississauga were consulted. Furthermore, the relevant guidelines and reference documents cited above in **Section 2.1** served as a framework for undertaking the study. A complete list of the secondary sources reviewed for the report is contained in **Section 17** (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, 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 in order to request any available background information on any of these properties, or if any previous research/evaluations have been completed. The results of the consultation efforts have been summarized in **Section 4** (Community Input).

3. Heritage Recognitions

3.1 Municipal

As a review of applicable municipal heritage recognitions for the property, AECOM reviewed 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 Municipal Heritage Register.

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 47 Dundas Street West is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was 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 or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 47 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 47 Dundas Street West is across Cook Street from 51 Dundas Street West, which is listed on the Municipal Heritage Register (AECOM, Draft 2021). East of 47 Dundas Street West is 37 Dundas Street West, which was identified as a potential built heritage resource in the Cultural Heritage Screening Report (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 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 47 Dundas Street West is listed on the Municipal Heritage Register.
Karla Barboza, Team Lead of Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	April 2021	Confirmed 47 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	47 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 18, 2022	Heritage Mississauga provided some background information and photographs of the subject property which were incorporated into this CHER. 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 *Roads- 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 – focused 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).

This subject property is situated along Dundas Street, a significant historical transportation route and is associated with the rapid urbanization of Dundas Street in the early 20th century, especially in established 19th century settlements such as Cooksville.

6.2 Local History

6.2.1 Settlement of Cooksville

Cooksville, first 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) before selling his land to Jacob Cook, the son of a Loyalist. Jacob Cook arrived in 1819. By 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 and is historically associated with the early 20th century establishment of Cooksville as a commercial and service centre on Dundas Street.

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. The 1859 Tremaine map shows the subject property within the urban area of Cooksville (**Figure 3**). **Image 1**, below, depicts the 1859 Plan of Cooksville, which attributes 'Peaker' to the subject property and depicts a structure on the property (Tremaine, 1859).

Image 1: 1859 Plan of Cooksville (Tremaine, 1859)



As such, the Peaker family lived on the subject property as early as 1859. An 1869 commercial directory identifies William Peaker & Son as tinsmiths in Cooksville (McEvoy, 1869:118). On January 5, 1870, the subdivision plan was registered for Lot 16, Concession 1 N.D.S., and the subject property officially became Lot 9 of Plan TOR-12 (LRO 43, Plan 12). The first land registry record for Lot 9, Plan TOR-12 indicates that on January 16, 1878, Hannah Peaker transferred the property to William Peaker by way of Quitclaim Deed (LRO 43, Plan 12).

Hannah's husband, John Peaker, was Cooksville's third Postmaster behind J.H. Savigny, who was appointed around 1837, and Frank B. Morley, who assumed the position in 1839. Under Postmaster Frank B. Morley, Cooksville's first official post office was established on October 7, 1839 within Jacob Cook's Inn on Lot 15, Concession 1 N.D.S. (Hicks, 2005:42). After the great Cooksville fire in 1852, the post office was moved to a hotel, later known as Cooksville House, at the northeast corner of Hurontario (Centre Road) and Dundas Streets (Hicks, 2005:42; City of Mississauga, 2016:8.2-30). The 1859 Plan of Cooksville corroborates that the post office operated out of this hotel (labelled Royal Exchange Hotel on the 1859 Plan of Cooksville), and not within the subject property (**Image 1**). According to some sources, Frank B. Morley resigned as Postmaster in 1867 (LAC, n.d., Heritage Mississauga, 2022). However, a commercial directory identifies F.B. Morley as Postmaster of Cooksville in 1869, even though this is two years after his purported resignation (McEvoy, 1869:118). Considering this evidence, Frank B. Morley likely served as Postmaster until 1871 when John Peaker took over the role, since Cooksville could not have been without a Postmaster from 1867 to 1871.

After Morley's resignation, John Peaker became Postmaster from 1871 until his death in 1873 (LAC, n.d.). John Peaker was recorded as a merchant and Postmaster of Cooksville in an 1873-4 directory, which would have been compiled before his death in 1873 (Lynch 1874:99). After John's passing, his widow Hannah Peaker took over as Postmaster until 1877, when she resigned (LAC, n.d.). As previously noted, the 1859 Plan of Cooksville shows that the Peaker family lived in a dwelling on Lot 9, Plan TOR-12 when the post office was at the northeast corner of Dundas Street and Hurontario Street. It is unclear if the post office moved to Peaker's property between 1871 and 1877, when John Peaker and Hannah Peaker served as Postmasters. The 1877 Illustrated Historical Atlas shows the subject property within the urban development area of Cooksville, although no individual structures are shown (**Figure 4**). The 1877 Plan of Cooksville does show the subject property on Lot 9, Plan TOR-12, but does not depict any structures (**Figure 5**).

After Hannah Peaker's resignation in 1877, merchant T.G. Goulding assumed the role of Postmaster and ran the post office from his general store until 1884, when he resigned (Hicks, 2005:42; LAC n.d.). Primary source research for this CHER indicates that Goulding's store was not within the subject property between 1877-1884. For example, a directory for 1884-5 identifies Thomas B. Goulding as Cooksville's Postmaster and owner of a general store in Cooksville. This directory also notes Charles A. Schiller as owner of a separate general store in Cooksville (Polk, 1884-5:212). The land registry illustrates that on January 29, 1879, William Peaker, Executor, sold all of Lot 9, Plan TOR-12 to Charles Alvin Schiller for \$800 (LRO 43, Plan 12). As such, when T.G. Goulding ran the post office out of his general store, it was not situated within the subject property, which instead was owned by Charles A. Schiller where he was operating his store.

In 1885, Charles A. Schiller eventually became Postmaster, at which point the post office was moved into his store at the northeast corner of Dundas Street and Cook Street; the location of the subject property (Hicks, 2005:42; LAC, n.d.). In 1879, Charles A. Schiller mortgaged the property to Beaumont W. Dixie for \$500 and in 1883 to Thomas Allison for \$765 (LRO 43, Plan 12). Charles Alvin Schiller was

Postmaster until his death in 1887. Notably, Charles's brother, David Oscar Schiller, owned a flour and feed store at the opposite (northwest) corner of Dundas Street and Cook Street. In addition to his role as Postmaster, Charles Alvin Schiller operated a tin smithing business within the subject property (Hicks, 2005:42), which perhaps he inherited from the Peaker's who operated the business in 1869.

After Charles Alvin Schiller's death in 1887, his widow Margaret took over his duties as Postmaster, alongside Sir Melville Parker (Hicks, 2005:42). However, an 1888 directory notes that Mrs. M. Schiller was both Postmistress and owner of a general store, without mention of Parker (The Union Publishing Co., 1888:A9). In June 1889, John Donaldson sold all of Lot 9, Plan TOR-12 to Margaret A. Schiller for \$1. There is no record of Donaldson acquiring the subject property in the land registry, though it stands to reason that this acquisition, followed by the \$1 sale to Margaret Schiller, was related to Charles Alvin Schiller's will. According to *Cooksville: Country to City*, Margaret's house and store was later auctioned off by John Thompson and purchased by Henry Shaver in 1896 (Hicks, 2005:80). However, in 1896, the land registry only documents that the prior mortgages Charles A. Schiller had with Thomas Allison and Beaumont W.B. Dixie were assigned to his widow Margaret Schiller for \$700 and \$650, respectively.

It was not until December 3, 1898 that Margaret A. Schiller was registered as selling all of Lot 9 to Henry Herbert Shaver for \$875 (LRO 43, Plan 12). Henry Herbert Shaver was appointed the new Postmaster on October 16, 1898 and the post office continued to be operated out of the building within the subject property (Hicks, 2005:43). A 1900 farmers' and business directory records Henry Herbert Shaver as a conveyancer in Cooksville, which reveals his occupation aside from Postmaster (The Union Publishing Co. 1900:21).

The 1910 Goad's Fire Insurance Plan depicts a one-and-a-half storey wood frame structure with three sections (**Figure 7**). The plan shows a general store and post office at the addresses of 46 and 48 Dundas Street, while 50 Dundas Street is noted as a dwelling. There are three small one-storey frame additions on the rear of the building. There is also a two-storey frame outbuilding on the property, which perhaps served as a coach house. **Image 2**, below, is a photograph from 1910 that depicts the front façade of the building within the subject property, as shown on the 1910 Goad's Fire Insurance Plan.

**Image 2: 1910 Photograph of the Original Shaver Home, General Store and Post Office
(Mississauga Library System, Identifier: CK0005)**



In 1911, a meeting was held in Town Hall on Dundas Street in Cooksville regarding a municipal telephone system. After it was approved, the Bell Telephone Central Office was opened in Henry Herbert Shaver's post office and remained there until March 1912, when it was relocated to the Revere Hotel (Hicks, 2006:122). Subsequently, in 1914, Henry Herbert Shaver had the wood frame building within the subject property demolished and erected a two-and-a-half-storey red brick house with a one-storey commercial (post office) extension on the side (Hicks, 2005:42). According to *Cooksville: Country to City*, it was constructed with the help of a contractor named 'Smith' from Port Credit. Henry Herbert Shaver died in July of 1917, not long after the new building was completed, and at which point Hugh K. Bowden took over as Postmaster and moved the post office to his pharmacy elsewhere in Cooksville (Hicks, 2005:42). Ultimately, the Cooksville post office moved to the Copeland General Store in 1922, which is still extant at 14 Dundas Street East, and the post office was operated out of the store until 1960 (Wilkinson, 2009).

On January 29, 1921, it was registered that Henry's widow, Teresa E. Shaver, sold the subject property to Caroline L. Denison and her husband for \$6,000 (LRO 43, Plan 12). According to the land registry, the

subject property remained under Denison ownership for the next 24 years. The 1939 Goad's Fire Insurance Plan (**Figure 8**) shows a two-and-a-half storey brick dwelling with a former address of 56 Dundas Street and a detached one-storey frame outbuilding with a former address of 56A Dundas Street. The 1939 Goad's Fire Insurance Plan depicts Dr. L.W. Leake as occupying the property.

On August 31, 1945 William G. Denison sold all of Lot 9, Plan TOR-12 to Kazimir & Josephine Spretnjak as joint tenants for \$8,700. Shortly after, on February 25, 1946, it was registered that the Spretnjaks sold all of the lot to Lawson W. and Marion I. Leake as joint tenants for \$12,000 (LRO 43, Plan 12). As noted above, L.W. Leake was occupying the subject property in 1939 before it was sold to the Leake family.

An account from the Faculty of Dentistry at the University of Toronto reveals that Dr. Lawson Ward Leake graduated from the University of Toronto in 1934, and after his passing, the 'Dr. L.W. Leake Bursary' was established in 2005 by the Faculty of Dentistry to honour his memory (University of Toronto, 2020-2021:182). His identity is corroborated by an inscription on the Leake family gravestone, which includes both Dr. Lawson Ward Leake and his wife Marion Isabelle Leake, and states that he died on 18 July 2004 (findagrave.com). In view of this evidence, it stands to reason that Dr. Leake occupied and ran a dentist's office out of the former post office on the subject property from ca. 1939-1980.

Image 3 and **Image 4** below, depict an Edwardian Classical style house with painted wood trim and decorative shingles in the gable. Attached to the house is a one-storey commercial structure with a large storefront window, recessed door and tall, round-arched parapet with brick columns.

Image 3: Photograph from ca. 1960 of the Leake Home/Former Shaver Post Office (Mississauga Library System, Identifier: F847)



Image 4: 1978 Photograph of Dr. Gordon Sawa's Home/Former Shaver Post Office (Mississauga Library System, Identifier: A436)



Ultimately, land records state that a grant was registered on December 29, 1981, whereby Lawson W. Leake and Marion I. Leake transferred the property to Mickange Inc. (LRO 43, Plan 12). However, according to *Cooksville: Country to City*, Dr. Gordon Sawa, a neurologist, purchased the building in 1980 and that it served as both his home and office (Hicks, 2005:43). To reconcile this seeming inconsistency, it is likely that Mickange Inc. was the corporate entity under which Dr. Gordon Sawa ran his practice, and that his purchase of the property preceded its registration date by about a year. Based on the below 1989 photograph (**Image 5**), Dr. Sawa seemingly rented out the commercial extension as office space, which suggests his practice may have instead been on the ground floor of the house. **Image 5** also shows the storefront of the one-storey commercial portion of the building had been altered and features a smaller storefront window with board and batten siding.

Image 5: 1989 Photograph of Dr. Gordon Sawa's Home/Former Shaver Post Office (Mississauga Library System, Identifier:PH2289)



Sometime after 2005, Dr. Gordon Sawa sold the property and by 2009 it was briefly known as 'Ageless Oasis Laser Clinic' based on Google Street View imagery, before a dentistry practice was opened in 2011. This practice, known 'Dentistry at Cooksville' under Dr. Christie L. Gamo, encompasses both the house as well as the commercial extension that once contained the post office, and remains at 47 Dundas Street West to this day (Dentistry at Cooksville, 2020).

In summary, the subject property is significant to the community of Cooksville since, as a former post office, it is directly associated with early postal service, which was central to communication in late 19th and early 20th century Ontario. The subject property was previously the location of a wood frame building that contained the Cooksville post office, along with a general store, from 1885 to 1914. This frame structure was replaced in 1914 by a purpose-built one-storey post office attached to a two-and-a-half storey brick dwelling, which remained a post office until 1917. Also related to the theme of communication, the subject property was the first location of the Bell Telephone Central Office in the

community (1911-1912). In addition, the subject property is associated with John and Hannah Peaker, Charles and Margaret Schiller, and Henry H. Shaver, all of whom were former Postmasters in Cooksville. Postmasters oversaw receiving, sorting and then sending mail to its destination. Therefore, the subject property is associated with persons significant to the community of Cooksville.

The subject property has potential to yield information that contributes to the understanding of postal service in Cooksville, which began in the early-to-mid 19th century. The subject property contained a post office between 1885 and 1917. It is the last example of an early 20th century purpose-built post office located in the early 19th century settlement area of Cooksville.

Although the subject property reflects the work of a contractor named “Smith” of Port Credit, no further information could be gleaned, and the property is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to Cooksville or the City of Mississauga.

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 47 Dundas Street West is located on the north side of Dundas Street West, at the northeast corner of Cook Street (**Photograph 3**). The property features a two-and-a-half storey red brick Edwardian Classical style dwelling built in 1914 situated on a smooth concrete block foundation. A one-storey commercial building (former post office) is attached to the east elevation of the dwelling which was constructed along with the dwelling in 1914 (**Photograph 1**). The remainder of the property consists of paved surface parking lot with some lawn and mature trees at the rear of the property. There are no detached outbuildings on the subject property.

The south elevation of 47 Dundas Street West is the street facing (front) façade. The western half of the building consists of the two-and-a-half storey Edwardian Classical style dwelling with an end gabled roof. The front façade of the dwelling features an oriel window with three large windows and an aluminum awning at ground level and an oriel window with three windows on the second level. The entrance of the dwelling has been enclosed in a glass and an aluminum structure with a shingle-clad awning which extends across the eastern half of the front façade across the adjoining one-storey commercial building. The second floor of the dwelling has a single wood panelled door which once provided to access to a second storey balcony, which is no longer extant. The projecting attic gable of the front façade of the dwelling combines some Queen Anne Revival style textures in the house with the imbricated wood shingles (fish-scale style) and the single window at the centre of the gable (**Photograph 2**).

The eastern portion of 47 Dundas Street West consists of the one-storey commercial structure. The south elevation of the one-storey portion of the building features Classical design elements such as the tall round-arched brick parapet flanked by two square brick pillars with concrete caps that extend above the roofline (**Photograph 4**). There is also decorative brick banding in the parapet. The wood flowerbox located at the front of this façade includes the remnants of poured-concrete stairs, indicating the former location of the entrance to the commercial side of the building, as seen in a 1989 photograph of the building (**Image 4**). The 1989 photograph shows that the ground floor storefront was clad in wood siding at that time. This section has since been clad in brick and altered with three large windows. The east

elevation of the one-storey commercial building features a stepped parapet along the roofline. It has two large segmentally arched windows with brick voussoirs, and a single door and small window between.

The west elevation of the dwelling faces Cook Street. It features a large box bay window at ground level with a smaller box bay window with paired rectangular shaped windows. The second storey of the west elevation includes paired rectangular windows and two smaller segmentally arched windows, all with concrete sills. The second storey windows include a single header row of brick voussoirs. The ground floor windows have a stepped concrete lintel. There is a hipped-roof dormer with a rectangular shaped window on the roof of the west elevation. The dormer includes decorative wood cladding. All windows appear to be modern vinyl or aluminum replacements (**Photograph 5**).

This north (rear) elevation of the dwelling and commercial building consists of an enclosed porch with a second storey balcony that extends across the elevation. There are two entrances and one segmentally arched window with brick voussoirs (part of the one storey part of the building). The easternmost entrance on the ground level of the north elevation has a small, shingled awning with a gable and wood supports. The westernmost entrance of the enclosed porch includes an accessible ramp. The second storey features what appears to be another oriel window, covered over with vinyl siding. The projecting rear gable is similar to the south elevation of the house, with a single window and imbricated shingle cladding (**Photograph 6**).

7.2 Comparative Analysis

This structure is a rare example of a purpose-built post office combined with an Edwardian Classical style residence, constructed in 1914. It is the last example of an early 20th century purpose-built post office located in the early 19th century settlement area of Cooksville. Many of the other 19th and early 20th century structures that were also former post office locations in Cooksville are no longer extant. For instance, the former Cooksville House hotel located at the northwest corner of Dundas Street and Hurontario Street, which contained the community post office before the subject property, is no longer extant and is now the location of a CIBC bank based on Google Street View imagery. However, the Copeland General Store constructed c. 1852-1853 remains extant at 14 Dundas Street East, which served as the Cooksville post office from 1922 to 1960. Despite this fact, none of the other structures that formerly contained the Cooksville post office, such as hotels and general stores, were constructed specifically to function as a post office like 47 Dundas Street West. The property is still known by local community members, including Heritage Mississauga, as the 'Shaver Post Office,' which underscores the connection to the structure's historical purpose, even though it only functioned as the Cooksville post office from 1914 to 1917.

In summary, 47 Dundas Street West consists of a rare example of an Edwardian Classical style dwelling with an attached purpose-built post office built in 1914 on Dundas Street, in the 19th century settlement area of Cooksville.

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 house at 47 Dundas Street West is one of a series of older buildings along this portion of Dundas Street in Mississauga. To the west across Cook Street is 51, 55-57 Dundas Street West, which was 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 this context, the subject property is a positive contributing element in the character of Dundas Street and Cooksville. Therefore, the subject property is historically linked to its surroundings as one of a few remaining early 20th century commercial buildings in the 19th century settlement area of Cooksville. Based on the land use history, the subject property is associated with Cooksville's postal service from 1885-1917. As such, it represented the nexus of the community during this time, since the post office was how Cooksville residents communicated with the rest of Ontario. Therefore, the property is important in maintaining and supporting the character of the community of Cooksville as it is historically linked to its surroundings.

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 47 Dundas Street West.

Table 3: Ontario Regulation 9/06 Evaluation for 47 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.	Yes	<p>The property located at 47 Dundas Street West consists of a rare example of an Edwardian Classical style dwelling with an attached purpose-built post office built in 1914 on Dundas Street, in the 19th century settlement area of Cooksville.</p> <p>The commercial portion of the building (former post office) is a one-storey brick building that has undergone some alteration on the storefront of the ground floor, however, it still includes its original tall round-arched brick parapet flanked by two square brick pillars with concrete caps that extend above the roofline. There is also decorative brick banding in the parapet. The east elevation of the one-storey building consists of a stepped parapet along the roofline and two large segmentally arched windows with brick voussoirs.</p> <p>Built with, and adjoined, the two-and-a-half storey Edwardian Classical style dwelling has an end gabled roof and smooth concrete block foundation. The front façade features an oriel window with three large windows and an aluminum awning at ground level and an oriel window with three windows on the second floor. On the second floor is a single wood panelled door which once provided to access to a second storey balcony, no longer extant. The projecting attic gable of the front façade combines some Queen Anne Revival style textures in the house with the imbricated wood shingles (fish scale style) and the single window at the centre of the gable.</p>
ii) Displays a high degree of craftsmanship or artistic merit.	No	The property at 47 Dundas Street West does not demonstrate a high degree of craftsmanship or artistic merit.

Criteria	Meets Criteria (Yes/No)	Rationale
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property of 47 Dundas Street West 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 at 47 Dundas Street West is significant to the community of Cooksville since, as a former post office, it is directly associated with early postal service, which was central to communication in late 19th and early 20th century Ontario. 47 Dundas Street West was previously the location of a wood frame building that contained the Cooksville post office, along with a general store, from 1885 to 1914. This frame structure was replaced in 1914 by a purpose-built one-storey post office attached to a two-and-a-half storey brick dwelling, which remained a post office until 1917. Also related to the theme of communication, the property was the first location of the Bell Telephone Central Office in the community (1911-1912). In addition, 47 Dundas Street West is associated with John and Hannah Peaker, Charles and Margaret Schiller, and Henry H. Shaver, all of whom were former Postmasters in Cooksville. Postmasters were in charge of receiving, sorting and then sending mail to its destination. Therefore, the subject property is associated with persons significant to the community of Cooksville.
ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	Yes	The property at 47 Dundas Street West has potential to yield information that contributes to the understanding of postal service in Cooksville, which began in around 1837. The property was the location of a post office between 1885 and 1917. It is the last example of an early 20th century purpose-built post office located in the early 19th century settlement area of Cooksville.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	Although the property at 47 Dundas Street West reflects the work of a contractor named “Smith” of Port Credit, no further information could be gleaned, and the property is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to Cooksville or the City of Mississauga.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area.	Yes	The property at 47 Dundas Street West supports the historical character of Dundas Street. The property is within the 19 th century settlement area of Cooksville and is representative of the early 20 th century establishment of Cooksville as an important commercial and service centre. The property is situated along Dundas Street, which is a significant historical transportation route. The subject property was the site of Cooksville post office from 1885-1917. As such, it represented the nexus of the

Criteria	Meets Criteria (Yes/No)	Rationale
		community during this time, since the post office was how Cooksville residents communicated with the rest of Ontario. Therefore, the property is important in maintaining and supporting the character of the community of Cooksville as it is historically linked to its surroundings.
ii) Is physically, functionally, visually, or historically linked to its surroundings.	Yes	The property at 47 Dundas Street West contains a built heritage feature that is historically linked to its surroundings in that the original structure remains fronting Dundas Street. The property is still situated within the context of historical Cooksville.
iii) Is a landmark.	No	The property is not considered a prominent landmark in the City of Mississauga.

The property located at 47 Dundas Street West 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 Error! Reference source not found. contains this O. Reg. 10/06 evaluation of the property located at 47 Dundas Street West.

Table 4: Ontario Regulation 10/06 Evaluation for 47 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 47 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 47 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 47 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 47 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 47 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 47 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 47 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 47 Dundas Street West is not located in an unorganized territory.

The property located at 47 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 10/06 concluded that 47 Dundas Street West met the criteria of O. Reg. 9/06. However, it did not meet the criteria outlined in O. Reg. 10/06. Therefore, this CHER recommends that the property at 47 Dundas Street West 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 47 Dundas Street West is approximately 0.10 hectares in size and consists of a two-and-a-half storey red brick Edwardian Classical style dwelling with an attached one-storey commercial structure. The property is located on the north side of Dundas Street West, at the northeast corner of Dundas & Cook Streets. The property is historically located on part of the south half of Lot 16, Concession 1 N.D.S., in the Township of Toronto, Peel County. The property is in the historical settlement area of Cooksville within Lot 9 of Registered Plan TOR-12.

12.2 Draft Statement of Significance

The property located at 47 Dundas Street West consists of a rare example of an Edwardian Classical style dwelling with an attached purpose-built post office constructed in 1914 on Dundas Street, in the 19th century settlement area of Cooksville.

The commercial portion of the building (former post office) is a one-storey brick building that has undergone some alteration on the storefront of the ground floor, however, it still includes its original tall round-arched brick parapet flanked by two square brick pillars with concrete caps that extend above the roofline. There is also decorative brick banding in the parapet. The east elevation of the one-storey building consists of a stepped parapet along the roofline and two large segmentally arched windows with brick voussoirs. Built with, and adjoined, the two-and-a-half storey Edwardian Classical style dwelling has an end gabled roof and smooth concrete block foundation. The front façade features an oriel window with three large windows and an aluminum awning at ground level and an oriel window with three windows on the second floor. On the second floor is a single wood panelled door which once provided to access to a second storey balcony, no longer extant. The projecting attic gable of the front façade combines some Queen Anne Revival style textures in the house with the imbricated wood shingles (fish scale style) and the single window at the centre of the gable.

Historically, 47 Dundas Street West is significant to the community of Cooksville since, as a former post office, it is directly associated with early postal service, which was central to communication in late 19th and early 20th century Ontario. The subject property was previously the location of a wood frame building that contained the Cooksville post office, along with a general store, from 1885 to 1914. This frame structure was replaced in 1914 by a purpose-built one-storey post office attached to a two-and-a-half storey brick dwelling, which remained a post office until 1917. Also related to the theme of communication, the subject property was the first location of the Bell Telephone Central Office in the

community (1911-1912). In addition, 47 Dundas Street West is directly associated with John and Hannah Peaker, Charles and Margaret Schiller, and Henry H. Shaver, all of whom were former Postmasters in Cooksville. Postmasters were charge of receiving, sorting and then sending mail to its destination. Therefore, the subject property is associated with persons significant to the community of Cooksville.

Contextually, 47 Dundas Street West supports the historical character of Dundas Street. The property is within the 19th century settlement area of Cooksville and is representative of the early 20th century establishment of Cooksville as an important commercial and service centre. The property is situated along Dundas Street, which is a significant historical transportation route. The subject property was the site of Cooksville post office from 1885-1917. As such, it represented the nexus of the community during this time, since the post office was how Cooksville residents communicated with the rest of Ontario. Therefore, the property is important in maintaining and supporting the character of the community of Cooksville as it is historically linked to its surroundings.

12.3 Heritage Attributes

The heritage attributes of 47 Dundas Street West include:



- 1914 original two-and-a-half storey red brick Edwardian Classical dwelling:
 - Form, scale, and massing of the structure
 - End gabled roof
 - Attic gable with Queen Anne Revival style imbricated fish scale style wood shingles
 - Second floor wood panelled former balcony door
 - Single header row of brick voussoirs on the second storey windows
 - Smooth concrete block foundation
 - Hipped-roof dormer with decorative wood cladding
- 1914 original one-storey red brick commercial building attached to the eastern elevation of the dwelling:
 - Classical style tall round-arched brick parapet with decorative brick banding
 - Two square brick pillars that flank the parapet
 - Stepped parapet along the roofline of the east elevation
 - Segmentally arched windows with 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 have been made for the subject property at 47 Dundas Street West:

1. A Heritage Impact Assessment (HIA) should be completed by a Qualified Heritage Professional if 47 Dundas Street West 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	47 Dundas Street West
Municipality	City of Mississauga
Metrolinx/GO Transit Rail Corridor	Dundas Street BRT Mississauga East
PIN	5268400
Ownership [Metrolinx, other government, or private, and any lease]	Private
Aerial photo showing location & property boundary	
Exterior, street-view photo of 47 Dundas Street West (taken by AECOM, December 23, 2021)	
Date of construction of built resources (known or estimated, and source)	1914 (Hicks, 2005:42)
Date of significant alterations to built resources (known or estimated, and source)	Unknown

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
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	47 Dundas Street West (across Cook Street), 37 Dundas Street West (adjacent to the east)
UTM Northing (17T)	611585.29
UTM Easting (17T)	4826086.92

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
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 was 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 and service hub
1870	A subdivision plan was registered for Lot 16, Concession 1 NDS and the subject property was demarcated as Lot 9, Plan TOR-12.
1878	Lot 9, Plan TOR-12 is owned by William Peaker.
1879	William Peaker sells Lot 9, Plan TOR-12 to Charles Alvin Schiller who ran the post office and general store from the wood framed building on the property.
1898	Margaret A. Schiller sells Lot 9, Plan TOR-12 to Henry Herbert Shaver, who was appointed Postmaster that year and operated the post office out of the wood framed building.
1914	Henry Herbert Shaver replaces the wood framed building with a two-and-a-half storey red brick dwelling with a one-storey post office extension on the side.
1939	Goad's Fire Insurance Plan shows that Dr. L.W. Leake was a tenant of the property.
1968	Cooksville joined other villages of Toronto Township to form the Town of Mississauga.
1980	Dr. Gordon Sawa occupied the property, which served as his home and office.
2011	Dentistry at Cooksville opened at 47 Dundas Street West.

16. Photographs

Photograph 1: View of the façade and east elevation of the commercial extension at 47 Dundas Street West (AECOM, 2021)



Photograph 2: Close-up of the attic gable and window with imbricated, fish scale style wood shingles (AECOM, 2021)



Photograph 3: View of the façade and west elevation of 47 Dundas Street West at the corner of Dundas Street West and Cook Street (AECOM, 2021)



Photograph 4: View of the east elevation of the commercial extension at 47 Dundas Street West (AECOM, 2021)



Photograph 5: View of the west elevation of 47 Dundas Street West (AECOM, 2021)



Photograph 6: View of the north elevation (rear) of 47 Dundas Street West (AECOM, 2021)



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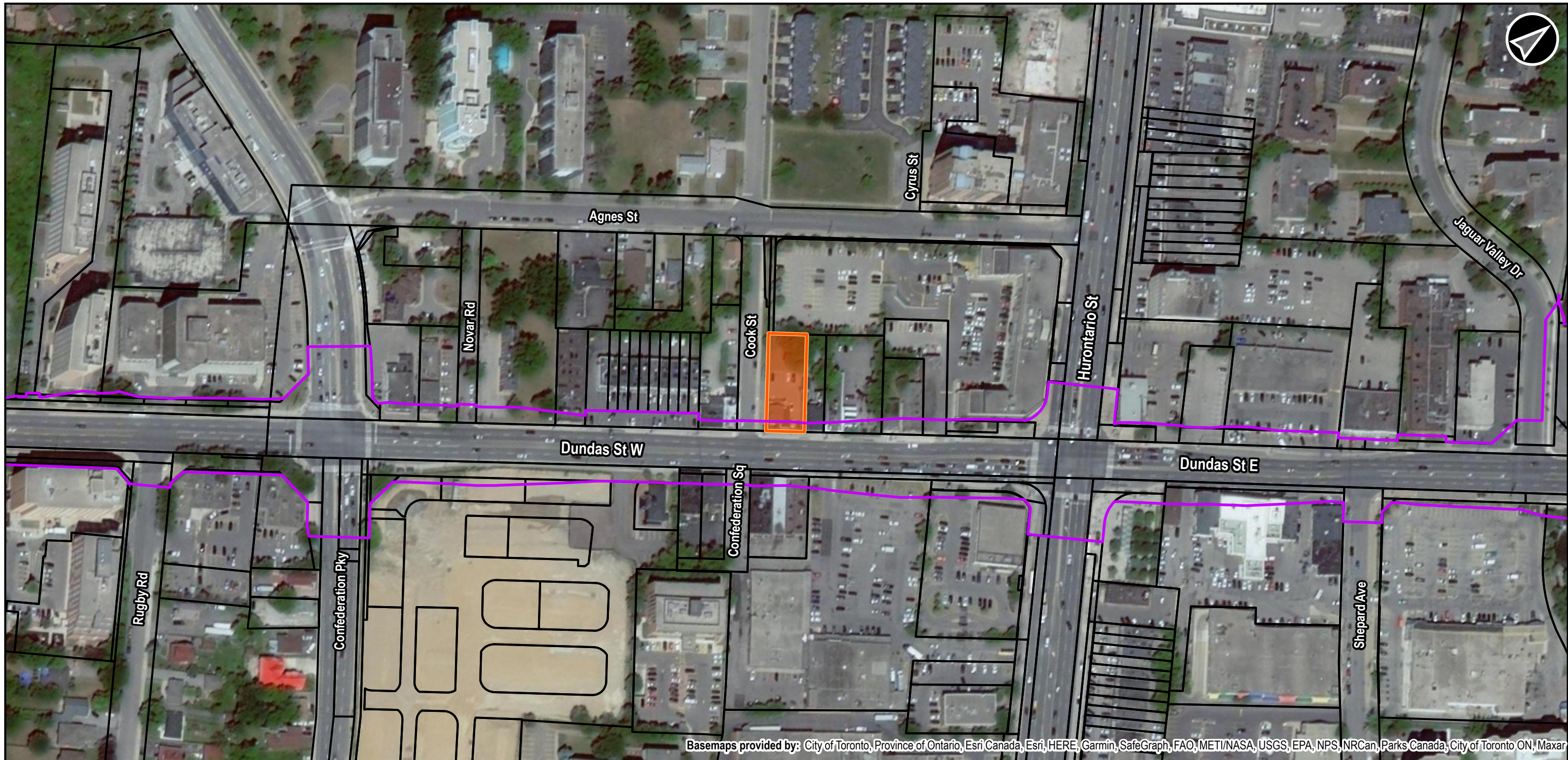
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18. Figures



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

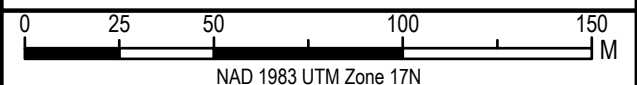
Legend

-  Preliminary Dundas Bus Rapid Transit Mississauga East Project Area
-  Subject Property
-  Parcel Fabric
- Heritage Designation**
-  Listed on the Municipal Heritage Register





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

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



Data Sources:
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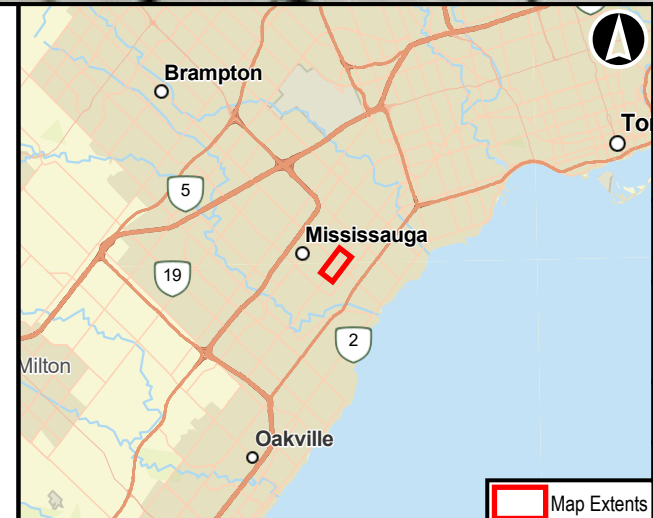
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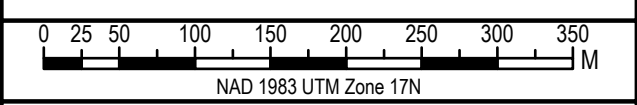
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- Legend**
-  Preliminary Dundas Bus Rapid Transit Mississauga East Project Area
 -  Subject Property





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

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

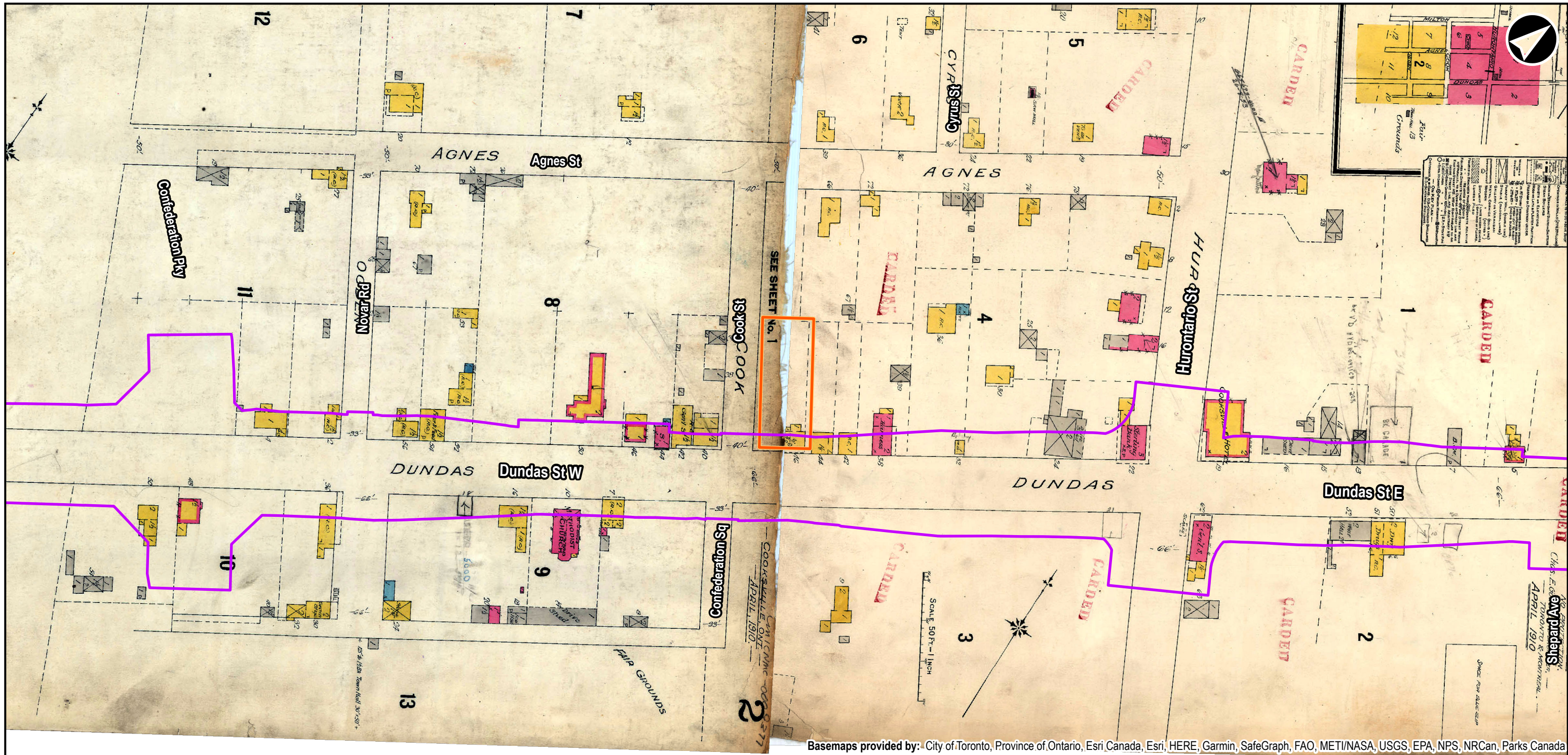




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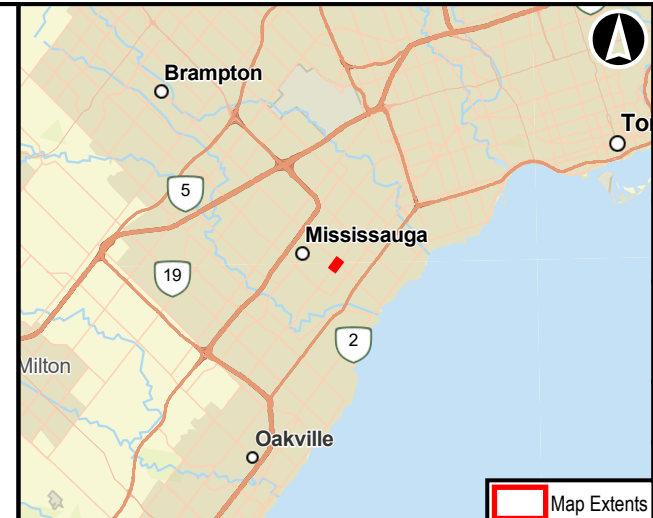
			
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 Map Extents

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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 -
47 DUNDAS ST W**

**Subject Property Overlaid on the 1910 Goad's
Fire Insurance Plan**

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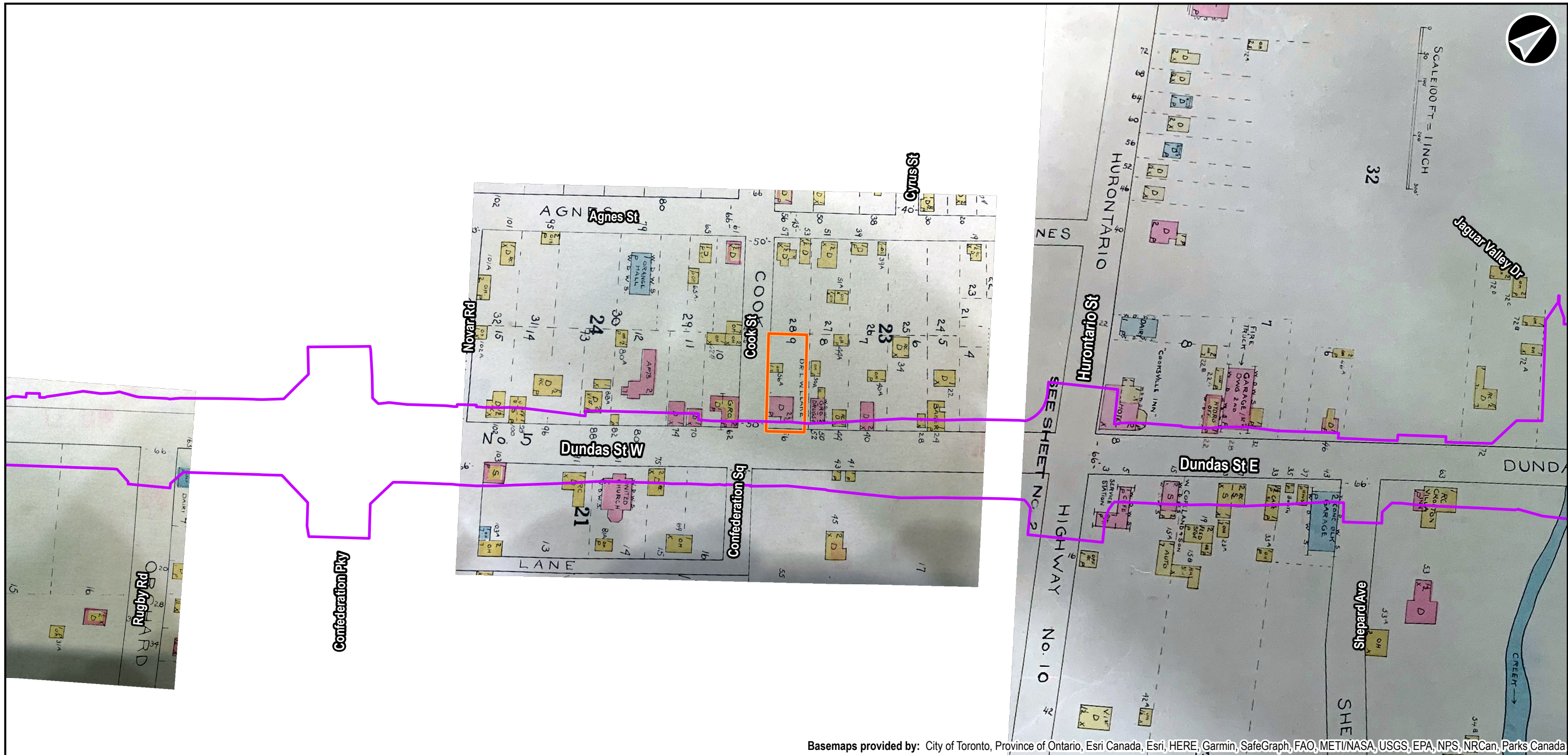
	
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Figure: 7

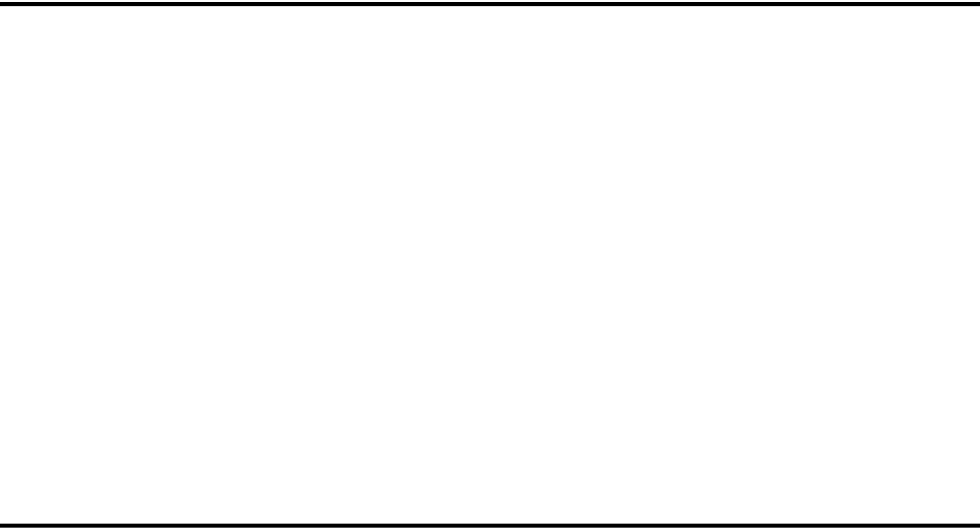
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Date Saved: 2022-01-05 3:10 PM User: Amalia Walker



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 Mississauga East Project Area
- Subject Property



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

**Subject Property Overlaid on the 1939 Fire
Insurance Plan**

0 25 50 100 150
M
NAD 1983 UTM Zone 17N

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METROLINX **AECOM**

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Map Extents

Figure: 8

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Documents\60645291-DundasBRT\Map_Layout_GH - Miss East - CHER Report 2022 - 1039.FIP
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