



# **Cultural Heritage Evaluation Report: 51, 55-57 Dundas Street West, Mississauga, Ontario**

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

**Prepared by AECOM  
for Metrolinx**

**February 18, 2022**

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## Revision History

Revision #	Date	Revised By:	Revision Description
0	January 24, 2022	Jake Harper and Tara Jenkins	Draft Preparation
1	January 25, 2022	Tara Jenkins	City of Mississauga Comments and Metrolinx 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 51, 55-57 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 51, 55-57 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 51, 55-57 Dundas Street West to assess the property's cultural heritage value or interest (CHVI), since the property contains a built heritage resource at 51 Dundas Street West that is listed on the City of Mississauga Heritage Register.

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

The purpose of this CHER is to establish the potential cultural heritage value or interest (CHVI) of the property. This includes a review of primary and secondary sources, a review of historical maps, and the completion of a field review, in order to establish the development history and existing conditions of 51, 55-57 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 51, 55-57 Dundas Street West which was located historically on Lot 16, Concession 1 North of Dundas Street (N.D.S.) in Toronto Township, County of Peel, Ontario. The property is located on the northwest corner of Dundas Street West and Cook Street within the historic settlement area of Cooksville. The subject property is approximately 0.12 hectares in size and was subdivided as Lot 10, Registered Plan TOR-12 in 1870 as part of the village

plan for Cooksville. The north end of the subject property includes a portion of Lot 29 of Registered Plan TOR-12.

The subject property consists of a commercial and residential building, constructed in stages, which directly abuts the right-of-way. It includes a two-storey wood-framed commercial structure clad in brick with an attached one-storey dwelling at the rear of the commercial addition (55 Dundas Street West). Both the commercial building and adjoining dwelling were constructed in 1913. A one-storey concrete block addition to the two-storey commercial structure was built sometime after 1939 (55-57 Dundas Street West).

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, 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 51, 55-57 Dundas Street West undertaken for this CHER, the property meets the criteria of O. Reg. 9/06 for its design, historical and contextual value. The subject property did not meet the criteria outlined in Ontario Regulation 10/06.

Based on the results of the CHER, including the evaluation of the subject property utilizing O. Reg. 9/06 and O. Reg. 10/06, the following recommendations are required for the subject property at 51, 55-57 Dundas Street West:

1. A Heritage Impact Assessment (HIA) should be completed by a Qualified Heritage Professional if 51, 55-57 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.

# Table of Contents

	page
<b>1. Introduction .....</b>	<b>9</b>
1.1 Project Context .....	9
1.2 Description of the Subject Property .....	10
1.3 Historical Summary .....	10
1.3.1 Pre-Confederation Treaties .....	10
1.3.2 County of Peel .....	12
1.3.3 Township of Toronto .....	12
1.3.1 Urbanization and Suburbanization of the City of Mississauga .....	13
1.4 Current Context .....	13
<b>2. Methodology and Sources .....</b>	<b>15</b>
2.1 Legislative Framework .....	15
2.2 Ontario Heritage Act .....	15
2.2.1 Criteria for Determining Cultural Heritage Value or Interest .....	15
2.2.2 Standards and Guidelines for the Conservation of Provincial Heritage Properties .....	16
2.3 CHER Approach .....	17
2.4 Primary Sources .....	17
2.5 Secondary Sources .....	18
2.6 Community Engagement .....	18
<b>3. Heritage Recognitions .....</b>	<b>19</b>
3.1 Municipal .....	19
3.2 Provincial .....	19
3.3 Federal .....	19
3.4 Adjacent Lands .....	19
<b>4. Community Input .....</b>	<b>20</b>
<b>5. Archaeology .....</b>	<b>21</b>
<b>6. Discussion of Historical or Associative Value .....</b>	<b>22</b>
6.1 Historical Themes/Cultural Patterns .....	22
6.1.1 Transportation .....	22
6.1.1.1 Roads, Dundas Street .....	22
6.2 Local History .....	23
6.2.1 Settlement of Cooksville .....	23
6.2.2 Subject Property History .....	24
<b>7. Discussion of Design or Physical Value .....</b>	<b>28</b>
7.1 Physical Description- Exterior .....	28
7.2 Comparative Analysis .....	29

<b>8.</b>	<b>Discussion of Contextual Value.....</b>	<b>30</b>
8.1	Environment.....	30
<b>9.</b>	<b>Ontario Regulation 9/06 Evaluation.....</b>	<b>31</b>
<b>10.</b>	<b>Ontario Regulation 10/06 Evaluation.....</b>	<b>34</b>
<b>11.</b>	<b>Summary of the Cultural Heritage Evaluation.....</b>	<b>35</b>
<b>12.</b>	<b>Statement of Cultural Heritage Value or Interest and Heritage Attributes .....</b>	<b>36</b>
12.1	Description of the Property.....	36
12.2	Draft Statement of Significance.....	36
12.3	Heritage Attributes .....	37
<b>13.</b>	<b>Recommendations of the Cultural Heritage Evaluation Report.....</b>	<b>38</b>
<b>14.</b>	<b>Data Sheet .....</b>	<b>39</b>
<b>15.</b>	<b>Chronology.....</b>	<b>41</b>
<b>16.</b>	<b>Photographs.....</b>	<b>42</b>
<b>17.</b>	<b>References .....</b>	<b>48</b>
17.1	Primary and Secondary Sources.....	48
17.2	Provincial Standards and Resources .....	50
<b>18.</b>	<b>Figures.....</b>	<b>51</b>

## List of Figures

Figure 1: Location of the Subject Property .....	52
Figure 2: Subject Property Overlaid on Current Aerial Photography .....	53
Figure 3: Subject Property Overlaid on the 1859 Tremaine Map .....	54
Figure 4: Subject Property Overlaid on the 1877 Illustrated Historical Atlas .....	55
Figure 5: Subject Property Overlaid on the 1877 Plan of Cooksville.....	56
Figure 6: Subject Property Overlaid on the 1909 National Topographic Series Map .....	57
Figure 7: Subject Property Overlaid on the 1910 Goad's Fire Insurance Plan .....	58
Figure 8: Subject Property Overlaid on the 1939 Goad's Fire Insurance Plan .....	59
Figure 9: Subject Property Overlaid on a 1954 Aerial Photograph .....	60

## List of Tables

Table 1: Cultural Chronology in Peel County.....	10
Table 2: Result of Stakeholder Consultation .....	20
Table 3: Ontario Regulation 9/06 Evaluation for 51, 55-57 Dundas Street West.....	31
Table 4: Ontario Regulation 10/06 Evaluation for 51, 55-57 Dundas Street West.....	34
Table 5: Chronology of the Subject Property .....	41

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# 1. Introduction

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## 1.1 Project Context

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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 51, 55-57 Dundas Street West to assess the property's cultural heritage value or interest (CHVI), since the property contains a built heritage resource at 51 Dundas Street West that is listed on the City of Mississauga Heritage Register.<sup>1</sup>

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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 51, 55-57 Dundas Street West used to evaluate its CHVI per the criteria outlined in O. Reg. 9/06 and O. Reg. 10/06.

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<sup>1</sup> Feature ID of BHR 4 in the Cultural Heritage Report (AECOM, Draft 2021).

## 1.2 Description of the Subject Property

The subject property consists of the municipal boundary of 51, 55-57 Dundas Street West which was located historically on Lot 16, Concession 1 North of Dundas Street (N.D.S.) in Toronto Township, County of Peel, Ontario (**Figure 1** and **Figure 2**). The property is located on the northwest corner of Dundas Street West and Cook Street within the historic settlement area of Cooksville. The subject property is approximately 0.12 hectares in size and was subdivided as Lot 10, Registered Plan TOR-12 in 1870 as part of the village plan for Cooksville. The north end of the subject property includes a portion of Lot 29 of Registered Plan TOR-12.

The subject property contains one building that was built in stages. It includes a two-storey wood-framed commercial structure, clad in brick, with an attached one-storey dwelling at the rear of the commercial addition (55 Dundas Street West). Both the commercial building and adjoining dwelling were constructed in 1913. A one-storey concrete block addition to the two-storey commercial structure was built sometime after 1939 (55-57 Dundas Street West).

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



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

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

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

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

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

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

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

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

### **1.3.2 County of Peel**

The County of Peel was created by an act of Parliament in 1867. Prior to this, it was part of the Nassau or Home District, which was created in 1788 after the creation of Lower and Upper Canada (Walker and Miles, 1877). Following Treaty 13A, the British colonial government assigned Deputy Surveyor Samuel Wilmot to survey the lands in Peel County. He completed the survey in 1806 (Walker and Miles, 1877). The county was comprised of the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon and Albion. By 1819 the greater part of the county had been settled, with the first settlers coming from New Brunswick, the United States following the American Revolution, and other parts of Upper Canada. The population of Peel County in 1809 was recorded at 185. These early settlers were mostly in the "old survey" of Toronto Township. Peel County had a total population of 1,425 by 1821 (Walker and Miles, 1877). In 1851, Peel County was created forming part of the United Counties of York, Ontario, and Peel. It was formally separated from York County in 1860. In 1862, the separation was reversed but in 1866 the counties were re-separated. In 1973, Peel County became the Regional Municipality of Peel.

### **1.3.3 Township of Toronto**

Dundas Street, already a surveyed road at the time of the survey of Toronto Township, was used as a proof line to survey Toronto Township. In 1805, Toronto Township 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 had significantly slowed immigration. By 1809, only 175 individuals are listed in the Township of Toronto Census Record (Riendeau, 2002). In 1851, the township became a part of Peel County. Settlement of the Township of Toronto was focused 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 20<sup>th</sup> century, the villages in what would become the City of Mississauga were rapidly urbanizing and later suburbanizing. With the rise of motor vehicle usage and availability following World War II, suburban growth was made even more possible. Communities located on the outskirts of large metropolitan centres like Toronto offered advantages to residents and business as transportation became easier, hydroelectricity became abundantly available, and the costs of living and operating large businesses became more accessible. As a result, places such as Dundas Street were becoming rapidly expanding urban frontiers that witnessed the construction of modern subdivision developments replacing the century-old farmhouses.

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

## **1.4 Current Context**

The subject property is situated on the north side of Dundas Street West between Novar Road and Cook Street, within the historical settlement of Cooksville, which is now a community in the City of

Mississauga. The commercial building at 51 Dundas Street West was built in 1913 and is one of a series of commercial structures along Dundas Street built in the early 20<sup>th</sup> century. More specifically, this building is within Downtown Cooksville which is primarily between Confederation Parkway and Hurontario Street centred on Dundas 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 building at 51 Dundas Street West pre-dates the adjacent plaza to the west, although is contemporary to 47 Dundas Street West, located at the northeast corner of Dundas Street West and Cook Street. Like other commercial properties on Dundas Street built in the early 20<sup>th</sup> century, this building was designed to have a dedicated commercial space with an adjoining residential dwelling.

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## 2. Methodology and Sources

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### 2.1 Legislative Framework

This CHER evaluates the property at 51, 55-57 Dundas Street West as a built heritage resource (BHR) to ensure that Metrolinx fulfils its obligations under O. Reg. 231/08 and the Ontario Heritage Act. The following sections outline the various legislative frameworks and processes that are pertinent to the 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, it is considered to be of 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 of provincial significance as defined by O. Reg. 10/06 of the Ontario Heritage Act:

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

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

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

MHSTCI Standards & Guidelines in Section B describes the process for evaluating a property for its CHVI which was followed in this CHER.

## 2.3 CHER Approach

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

- A review of the Cultural Heritage Report drafted by AECOM in 2021 for the Project;
- Consultation with the City of Mississauga and Heritage Mississauga (see **Section 4** for more detail);
- Preparation of a land use history of the subject property at 202 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.

The 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 to be 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
- *Canadian Grocer*, 1921
- Aerial Photography, 1954

- Abstract of Deeds, OnLand (Land Registry)

## 2.5 Secondary Sources

Secondary sources interpret and analyze primary sources and generally include scholarly books and articles. A series of secondary sources were reviewed for the purpose of data collection and analysis as part of the CHER. The 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 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 to request any available background information on the subject property or determine if any previous research or evaluation has been completed. The results of the consultation efforts have been summarized in **Section 4** (Community Input).



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## 3. Heritage Recognitions

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### 3.1 Municipal

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

The subject property 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 51, 55-57 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. 51, 55-57 Dundas Street West is not subject to any existing federal heritage recognitions.

### 3.4 Adjacent Lands

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

A review of the Draft Cultural Heritage Report indicates that 51, 55-57 Dundas Street West is across Cook Street from 47 Dundas Street West, which is listed on the Municipal Heritage Register and was previously assigned a Feature ID of BHR 5 in the Cultural Heritage 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 51, 55-57 Dundas Street West is listed on the Municipal Heritage Register.
Karla Barboza, Team Lead of Heritage	MHSTCI	April 2021	Confirmed 51, 55-57 Dundas Street West is not a Provincial Heritage Property or Provincial Heritage Property of Provincial Significance.
Frank Dieterman, Manager of Heritage Properties	Infrastructure Ontario	April 2021	No response received.
Kevin De Mille, Natural Heritage Coordinator	OHT	April 2021	51, 55-57 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	Heritage Mississauga provided some background information on the subject property. Heritage Mississauga is currently conducting research on the property, looking into the story of the building and attempting to find information on the Schiller family and store. It should be noted that their research was limited to digitally available material.

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## 5. Archaeology

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AECOM completed a Stage 1 Archaeological Assessment (AA) as part of the Dundas 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 as part of the Hurontario Light Rail Transit project (AECOM 2017), the study recommended no further work required. 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 in 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.

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## 6. Discussion of Historical or Associative Value

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

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

### 6.1 Historical Themes/Cultural Patterns

#### 6.1.1 *Transportation*

##### 6.1.1.1 *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 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 (Bever, 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 20<sup>th</sup> century, especially in established 19<sup>th</sup> century settlement areas 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 19<sup>th</sup> century.

Harris arrived at Toronto Township in 1808 where he established his house at the southeast corner of Dundas Street and the former Centre Road (later Hurontario Street) 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-19<sup>th</sup> century, the village was known as a commercial and service centre located along the well-travelled Dundas Street. However, in 1852 a devastating fire destroyed the majority of the buildings associated with Cooksville (Heritage Mississauga, 2018). The fire, coupled with the opening of the Great Western Railway along the lakeshore of Lake Ontario that diverted a great deal of traffic south of Dundas Street, resulted in the slow re-growth of Cooksville. Nonetheless, by 1873 Cooksville was chosen to be the seat of Toronto Township, and the opening of the Credit Valley Railway in 1879 helped the village

regain its position as an important shipping centre for local farmers (Riendeau, 2002). In 1968, the village of Cooksville became a part of the Town of Mississauga, now in the City of Mississauga.

The subject property is within the 19<sup>th</sup> century settlement area of Cooksville and is historically associated with the early 20<sup>th</sup> 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 11 November 1825 (LRO 43, Toronto Township). Over time, the 200-acre lot was sectioned into smaller parcels of land, which changed hands between various owners. There are discrepancies between the land registry and other sources with respect to the early ownership history of Lot 16. For instance, the book *Cooksville: Country to City* by author Kathleen Hicks, states that David Schiller [Sr.], the son of early Cooksville settler Johann Schiller, and his wife Lucinda purchased property on Lot 16 in 1841 from Daniel Barber, however there is no record in the Land Register of this transaction occurring (Hicks, 2005:79; Mississauga Library, n.d.).

Johann Schiller, called John on his grants, was by trade a shoemaker who came to Cooksville in 1806 and was granted Lot 9, Concession 1 N.D.S. He later sold his lot and settled in 1811 on Lot 17 (Hicks, 2006: 18; Mississauga Library, n.d.). Johann was married to Mary Angelique and had seven children: John (who operated a hotel on Dundas Street), William, Michael, Lucinda, Eliza, Charles, and David (Hicks, 2006:18). Johann Schiller is noted as operating the first vineyard in Canada and is the founder of the grape industry and wine production in Canada, which began in Cooksville (Hicks, 2006:19). Upon his death in 1816, Johann's sons, Michael and William took over the wine business for a few years.

On January 5, 1870, a subdivision plan was registered for Lot 16, Concession 1 N.D.S., and the subject property was ultimately demarcated as Lot 10 of Registered Plan TOR-12, though a small part of the north edge of the property also extends into Lot 29 of Registered Plan TOR-12. The first mention of Lot 10 in the land records is on 19 April 1879, when Elizabeth Colwell and her husband sold the entire subject property to David [Oscar] Schiller (LRO 43, Plan 12). According to *Cooksville: Country to City*, David Oscar Schiller, grandson of Johann Schiller and son of David [Sr.] and Lucinda Schiller, constructed a simple wood structure in 1877 on the northwest corner of Dundas Street West and Cook Street (Hicks, 2005:79). The house served as the home of him and his wife, Letitia, and housed a flour and feed business (Hicks, 2005:79). **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 including all of Lot 10 and part of Lot 29 in the 1877 Plan of Cooksville.

Though the exact chronology of the Schiller family's ownership of the subject property is nebulous, the store was clearly established at this location in the late 19<sup>th</sup> century and grew alongside the community of

Cooksville in the early 20<sup>th</sup> century. As early as 1888, a directory records David Oscar Schiller [David Jr.] as a grocer in Cooksville within the subject property (The Union Publishing Co. Vol. V, p. A9). In 1891, David Oscar Schiller constructed a separate wood framed house beside the store as the business expanded (Heritage Mississauga, 2019). The 1909 NTS map shows a wood framed structure within the subject property (**Figure 6**). The 1910 Goad's Fire Insurance Plan corroborates two structures within the subject property, depicting a one-and-a-half storey wood framed general store at the former address of 42 Dundas Street West, as well as a one-and-a-half storey wood framed dwelling with a one storey rear addition at the former address of 40 Dundas Street West (**Figure 7**). There are also six one storey frame outbuildings within the subject property in 1910.

In 1913, David's sons, Thomas and James, joined the business and together, with David, they erected a larger two-storey brick commercial building which replaced the original wood framed store and adjacent wood framed dwelling (Hicks, 2005:79; Heritage Mississauga, 2019). The new two-storey brick commercial building included a concrete basement to store provisions and a new dwelling attached to the commercial building (Hicks, 2005:79). After construction was finished, Schiller contracted George McClintock & Sons to paint the woodwork and interior of the store. Tragically, David Oscar Schiller [David Jr.] died shortly after the new store was opened in 1914. In the wake of his passing, David's sons took over the business, although James left the business in 1915 when he was called to the bar at Osgoode Hall (Hicks, 2005:79; Mississauga Library, n.d.). James later joined the 126<sup>th</sup> Peel Battalion of the Canadian Expeditionary Force and by 1922 he married and set up as a barrister-at-law in St. Catharines (Mississauga Library, n.d.). This left Thomas as the primary owner of the store in Cooksville in 1915, which is supported by land records, since on 10 September 1920, it was registered that James Grant Schiller transferred part of Lot 10, Registered Plan TOR-12 to Thomas D. Schiller by way of Quitclaim Deed for \$1 (LRO 43, Plan 12). In other words, James Schiller relinquished his inherited claim to part of the property and transferred it to his brother, Thomas, for a nominal fee.

As head of the store, Thomas D. Schiller expanded its offerings to include paint and roofing supplies, as well as clothing such as shoes and tailored suits, and eventually automobiles (Hicks, 2005:79). Thomas D. Schiller was featured in a 1921 *Canadian Grocer* article, in which he discusses his success at selling remedies like cough syrup (**Image 1**; *Canadian Grocer*, 1921:25). According to this article, Schiller's average purchases for remedies in a month amounted to \$200 yet his sales far surpassed that total, even though there was a dedicated drug store in Cooksville. He attributed his success in selling remedies to the wide assortment of products he carried, which purportedly rivalled that of a small drug store. Schiller also discussed his sales philosophies, such as displaying seasonal goods in the store window as a primary method of attracting customers. The article notes that through his eye-catching displays, Schiller was able to attract the business of automobile tourists who normally would shop in Toronto.



**Image 1: 1920 Photograph of the T.D. Schiller Store, Featured in the First Issue of the 35th Year of *Canadian Grocer*, 7 January 1921.**



Despite the seeming success of the store, records show that Thomas D. Schiller would soon sell the property. For starters, on 17 March 1923, it was registered that Pearl E. Schiller sold Thomas D. Schiller part of Lot 10, Plan TOR-12 for \$1.00 (LRO 43, Plan 12). This is similar to the prior transaction recorded between Thomas and his brother James, which suggests that Pearl was their sister and by way of this transaction, renounced her inherited claim to part of the property. Resolving all inheritance claims would have been a necessary precondition to allow Thomas D. Schiller to sell the property. Indeed, according to *Cooksville: Country to City*, Thomas D. Schiller sold the lands north of the store to Mr. F. Colorco in 1923, then the store itself to Mr. E. Spiers from Bracebridge before he passed away in 1930 (Hicks, 2005:79). Thomas had been the last of the Schiller family in Toronto Township before he moved to St.



Catharines before his death (Hicks, 2006:19). Conversely, the Land Registry documents that on 28 December 1923, Thomas D. Schiller and his wife granted part of the property to Margaret T. Kumpff, who in turn sold it to John Cunningham the following year (LRO 43, Plan 12). One possible avenue of interpretation that reconciles this discrepancy between sources is that the individuals mentioned in the book were tenants of the property and the actual property owners are documented in the Land Register. However, according to Matthew Wilkinson at Heritage Mississauga, John Cunningham continued to run the general store on the subject property as part of the Superior Stores chain (Heritage Mississauga, 2022). Indeed, the 1939 Goad's Fire Insurance Plan reveals that the 1913 built structure remained a grocery store after the Schiller family sold it and that the building was clad with brick veneer rather than constructed wholly of brick (**Figure 8**). This Fire Insurance Plan also depicts a one-storey frame dwelling clad in brick attached to the northwestern corner of the store. The building had one address in 1939 at 62 Dundas Street West.

The estate of John Cunningham granted the property to Carson and Nancy Crothers as joint tenants on 4 November 1946 (LRO 43, Plan 12). From there, the property changed hands between real estate companies in the early 1970s, then was ultimately purchased in 1981 by Laroian Corporation Inc., who mortgaged the property to the Royal Bank of Canada in 1989 for \$400,000 (LRO 43, Plan 12). This coincides with the 1989 opening of the A-1 Copy Centre at 51 Dundas Street West, which is the former Schiller store (Hicks, 2005:80).

A one-storey concrete block commercial addition was attached to the building sometime after 1939, as it is not illustrated on the Fire Insurance Plan for that year. The commercial addition presently includes an extension to the A-1 Copy Centre (55 Dundas Street West) and a separate business: DLG Tax and Management (57 Dundas Street West). It should also be noted that a business known as Mustay's Hair Braiding is on the second floor of 51 Dundas Street West, above A-1 Copy Centre, which is accessible by a ground level entrance at the rear of the building.

A review of the history of Cooksville in conjunction with the land use history of the subject property, reveals that the subject property has a direct historical association with David Oscar Schiller, a successful late 19<sup>th</sup> and early 20<sup>th</sup> century merchant in Cooksville. David is the grandson of an early area settler Johann Schiller, said to be the founder of the grape industry and wine production in Canada (Hicks, 2006:19). The building at 51 Dundas Street West is commonly referred to as the Schiller Store. Therefore, the property serves as a physical reminder of the Schiller family legacy that was influential in the development of Cooksville. 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 City of Mississauga.

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## 7. Discussion of Design or Physical Value

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

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

### 7.1 Physical Description- Exterior

The subject property at 51, 55-57 Dundas Street West is located on the north side of Dundas Street West, at the northwest corner of Cook Street. The property is comprised of a commercial and residential building, constructed in stages, which directly abuts the right-of-way. The remainder of the property consists of a surface parking lot. There are no detached outbuildings currently located on the subject property.

The subject property includes a two-storey commercial building at 51 Dundas Street West which was built in 1913. The building is a wood-framed structure clad in rough red brick, now painted pink on the street facing façade. The rough red brick on the east, west, and north elevations have been clad over in pink painted stucco. The building has a flat roof with a brick parapet.

The south elevation of 51 Dundas Street West is the street facing (front) façade. This façade is symmetrical in design, featuring a ground floor storefront with a single centered entrance surrounded by large storefront windows (**Photograph 1**). The ground level has been clad in artificial stone which also extends to the one-storey commercial building attached to 51 Dundas Street West on its west elevation. The ground floor of 51 Dundas Street includes a 21<sup>st</sup> century commercial sign that spans the front façade beneath the storefront aluminum cornice. The second floor of the south elevation of 51 Dundas Street West features a central wood framed oriel window with a cornice clad in aluminum flashing. Above the ground floor cornice, the front façade includes a few simple Classical style decorative elements. The brick parapet includes a decorative mouse-tooth (also referred to as dog-tooth) style brick cornice. The bricks are laid diagonally to give a jagged saw-tooth effect. In addition, brick pilasters flank the outer edges of the south elevation (**Photograph 2**).

The east elevation of 51 Dundas Street West faces Cook Street (**Photograph 3**). This façade features a wide entrance with rectangular shaped windows on either side of the door. All the windows on the east elevation have concrete sills. Over the entrance is a corrugated metal awning. Around the entrance,

some of the stucco has come off and there is red brick visible. The second-floor features four single hung vinyl rectangular shaped windows with concrete sills (**Photograph 4**).

The north (rear) elevation consists of a single-storey wood frame extension with vertical wood siding and a shed roof. There is a chimney, also clad in stucco on the rear façade, extending above the roofline (**Photograph 5**). The rear elevation also includes a view of the small one storey dwelling with a side gable roof, also built in 1913. The dwelling is best visible when viewing the property from the west side from an adjacent parking lot. It is shown in the 1939 Goad's Fire Insurance Plan connected to the commercial portion of 51 Dundas Street West as a frame building clad in brick. Today, the dwelling is clad in pink-painted brick and features a single wood framed 3x2 rectangular window with a concrete sill and jack arched brick voussoirs, and with wood fascia on the roof (**Photograph 6**).

After 1939, a one-storey commercial building was added to the west elevation of 51 Dundas Street West, with the addresses of 55 and 57 Dundas Street West. The addition has a flat roof, and the south (front) façade of 55-57 Dundas Street West features two storefronts with large display windows and artificial stone cladding. The west elevation of 57 Dundas Street West consists of a concrete block wall clad in pink painted stucco. The east and south elevations are not visible from the public right-of-way.

In summary, the subject property has design value as it is a representative example of a commercial and residential building built in the early 20<sup>th</sup> century with simple Classical style architectural details located in the settlement of Cooksville on Dundas Street.

## 7.2 Comparative Analysis

This mixed-use (commercial and residential) structure is a representative example of a commercial building built with an attached dwelling in the early 20<sup>th</sup> century, similar to other structures along Dundas Street in the community of Cooksville. The commercial addition (55-57 Dundas Street West) constructed after 1939 is also typical of post-war urbanization in Ontario, which resulted in the expansion of businesses in established communities. Therefore, the building within the subject property is not a rare or unique example of a commercial building in Cooksville.

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## 8. Discussion of Contextual Value

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

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

### 8.1 Environment

The structure at 51 Dundas Street West is one of a series of older buildings along this portion of Dundas Street in Mississauga. To the east of the subject property, on the east side of Cook Street is 47 Dundas Street West, another commercial building combined with a residential dwelling, which was built in 1914 and is listed on the Municipal Heritage Register. Conversely, to the west of the subject property is a parking lot and strip mall constructed between 1966 and 1975 based on aerial imagery (City of Mississauga, 2022). 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.

In summary, the subject property is contextually linked to its surroundings as one of a collection of early 20<sup>th</sup> century commercial buildings in the historic settlement area of Cooksville.

## 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** Error! Reference source not found. contains this O. Reg. 9/06 evaluation of the property located at 51, 55-57 Dundas Street West.

**Table 3: Ontario Regulation 9/06 Evaluation for 51, 55-57 Dundas Street West**

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	Yes	<p>The property located at 51, 55-57 Dundas Street West consists of a representative example of a commercial building, built with an attached dwelling, constructed in the early 20<sup>th</sup> century on Dundas Street, within the settlement of Cooksville.</p> <p>51 Dundas Street West is a commercial and residential building built in 1913. The commercial portion of the building is two-storey wood frame structure clad in brick with a flat roof and a ground floor with large storefront windows around a single central entrance. The front façade of 51 Dundas Street West includes Classical style design details including: a second storey wood framed oriel window, brick parapet with decorative mouse-tooth (also referred to as dog-tooth) style brick cornice, and brick pilasters that flank the outer edges. The east, west, and north elevation of the commercial building have been clad in stucco, painted pink.</p> <p>Built with, and attached to, the commercial portion of the building is a one-and-a-half storey dwelling with an end gable roof, also wood framed and clad in brick, now painted pink. The dwelling includes a wood framed rectangular shaped window with jack arched brick voussoirs and a concrete sill. The dwelling is now only visible on the west elevation of the building.</p> <p>The original building has a one-storey commercial addition with addresses 55 and 57 Dundas Street, constructed after 1939. The addition does not contribute to the overall design value of the property.</p>
ii) Displays a high degree of craftsmanship or artistic merit.	No	The property at 51, 55-57 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 51, 55-57 Dundas Street West does not demonstrate a high degree of technical or scientific achievement.
<b>2) The property has <i>historic value</i> or <i>associate value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes	<p>The property at 51, 55-57 Dundas Street West has a direct association with David Oscar Schiller, the grandson of early Cooksville settler Johann Schiller. Johann is the founder of the grape industry and wine production in Canada, which began in Cooksville in the early 19<sup>th</sup> century.</p> <p>David Oscar Schiller, grandson of Johann, is considered a successful merchant in the development of Cooksville. He constructed a wood frame flour and feed store on the subject property in 1877. Subsequently, he constructed a separate frame house beside the store within the property in 1891 as the business expanded. As the business continued to be successful, Schiller demolished the frame structure within the subject property and erected a larger two-storey commercial brick building and an attached one-storey dwelling in 1913. Following its construction, George McClintock &amp; Sons painted the woodwork and interior of the store.</p> <p>After the death of David Oscar Schiller in 1914, his son Thomas D. Schiller ultimately gained control of the store. Under him, the store's offerings were expanded to include various other products. In 1921, <i>Canadian Grocer</i> documents it as a successful business in Cooksville. Yet soon after in 1923, Schiller sold the store and despite changing hands between various owners, the commercial use of the building continued. Today, the building at 51 Dundas Street West is commonly referred to as the Schiller Store.</p> <p>Therefore, the property serves as a physical reminder of the Schiller family legacy that was influential in the development of Cooksville.</p>
ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	No	The property at 51, 55-57 Dundas Street West does not yield information that contributes to an understanding of a community or culture. While general stores were an important part of developing communities in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century, they were also commonplace. A flour and feed store expanding its wares over time to adapt to changing consumer habits and attract more customers is typical of growing communities in Ontario during the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.

Criteria	Meets Criteria (Yes/No)	Rationale
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property at 51, 55-57 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 City of Mississauga.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area.	Yes	The property at 51, 55-57 Dundas Street West supports the historical character of Dundas Street. The property is within the 19 <sup>th</sup> century settlement area of Cooksville and is representative of the early 20 <sup>th</sup> century establishment of Cooksville as an important commercial and service centre on Dundas Street. The property is situated along Dundas Street, which is a significant historical transportation route. Furthermore, the property is associated with the rapid urbanization of Dundas Street in the early 20 <sup>th</sup> century, especially in the established 19 <sup>th</sup> century settlement areas such as Cooksville. Therefore, the property is important in maintaining and supporting the character of the community of Cooksville.
ii) Is physically, functionally, visually, or historically linked to its surroundings.	Yes	The property at 51, 55-57 Dundas Street West is situated along Dundas Street, a significant historical transportation route within the early settlement area of Cooksville. Therefore, the building within the property is physically and visually linked historically to its surroundings.
iii) Is a landmark.	No	The property is not considered a prominent landmark in the City of Mississauga.

The property located at 51, 55-57 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 51, 55-57 Dundas Street West.

**Table 4: Ontario Regulation 10/06 Evaluation for 51, 55-57 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 51, 55-57 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 51, 55-57 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 51, 55-57 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 51, 55-57 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 51, 55-57 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 51, 55-57 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 51, 55-57 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 51, 55-57 Dundas Street West is not located in an unorganized territory.

The property located at 51, 55-57 Dundas Street West did not meet the criteria of O. Reg.10/06, and therefore does not retain CHVI at the provincial level.



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## 11. Summary of the Cultural Heritage Evaluation

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The application of O. Reg. 9/06 and 10/06 concluded that the property at 51, 55-57 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 51, 55-57 Dundas Street West has CHVI at the local level.

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

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### **12.1 Description of the Property**

The property at 51, 55-57 Dundas Street West is approximately 0.12 hectares in size and consists of a commercial and residential building, constructed in stages, which directly abuts the right-of-way. The property is located at the northwest corner of Dundas Street West and Cook Street. The remainder of the property consists of a surface parking lot. 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, Ontario. The property is in the historical settlement area of Cooksville within Lot 10 of Registered Plan TOR-12, and the north end of the property includes a portion of Lot 29 of Registered Plan TOR-12.

### **12.2 Draft Statement of Significance**

The property located at 51, 55-57 Dundas Street West consists of a representative example of a commercial building with an attached dwelling built in the early 20th century on Dundas Street, in the settlement of Cooksville. The design value of the property resides in 51 Dundas Street West, which is the commercial and residential building built in 1913. The commercial portion of the building is two-storey wood frame structure clad in brick with a flat roof and a ground floor with large storefront windows around a single central entrance. The front façade of 51 Dundas Street West features Classical style design details, including: a second storey wood framed oriel window, brick parapet with decorative mouse-tooth style brick cornice (also referred to as dog-tooth), and brick pilasters that flank the outer edges of the front façade. The east, west, and north elevations of the commercial building have been clad in stucco, painted pink. Attached to the two-storey commercial structure is a one-storey dwelling with an end gable roof, also wood framed and clad in brick, now painted pink. The dwelling includes a wood framed rectangular shaped window in the gable with jack arched brick voussoirs and a concrete sill. The dwelling is now only visible while viewing the west elevation of building. The original building has a one-storey commercial addition built of concrete block with addresses 55 and 57 Dundas Street, constructed after 1939; however, the addition does not contribute to the overall design value of the property.

Historically, the property has a direct association with David Oscar Schiller, the grandson of early Cooksville settler Johann Schiller. Johann is the founder of the grape industry and wine production in Canada, which began in Cooksville in the early 19<sup>th</sup> century. David Oscar Schiller, grandson of Johann, is considered a successful merchant in the development of Cooksville. He constructed a wood frame flour and feed store on the subject property in 1877. Subsequently, he constructed a separate frame house beside the store within the property in 1891 as the business expanded. As the business continued to be successful, Schiller demolished the frame structure within the subject property and erected a larger

two-storey commercial brick building with an attached one-storey dwelling in 1913. Following its construction, George McClintock & Sons painted the woodwork and interior of the store. After the death of David Oscar Schiller in 1914, his son Thomas D. Schiller ultimately gained control of the store. Under him, the store's offerings expanded to include various other products. In 1921, *Canadian Grocer* documents it as a successful business in Cooksville. Yet soon after in 1923, Schiller sold the store and despite changing hands between various owners, the commercial use of the building continued. Today, the building at 51 Dundas Street West is commonly referred to as the Schiller Store. Therefore, the property serves as a physical reminder of the Schiller family legacy that was influential in the development of Cooksville.

Contextually, the property at 51, 55-57 Dundas Street West supports the historical character of Dundas Street. The property is within the 19<sup>th</sup> century settlement area of Cooksville and is representative of the early 20<sup>th</sup> 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. Furthermore, the property is associated with the rapid urbanization of Dundas Street in the early 20<sup>th</sup> century, especially in the established 19<sup>th</sup> century settlement areas such as Cooksville. 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 51, 55-57 Dundas Street West include:

- The 1913 two-storey wood-framed commercial structure clad in brick at 51 Dundas Street West with exterior heritage attributes, including:
  - Form, scale, and massing of the structure
  - Flat roof with a brick parapet with a decorative mouse-tooth (or dog-tooth) style brick cornice
  - Symmetrical south (front) elevation featuring a ground floor storefront and single centered entrance surrounded by large storefront windows
  - Central wood-framed oriel window on the second floor of the south (front) elevation
  - Brick pilasters on the outer edges of the south (front) elevation
  - Chimney on the rear façade extending above the roofline
- The 1913 one-storey wood-framed dwelling clad in brick attached to the commercial structure at 51 Dundas Street West with exterior heritage attributes, including:
  - Single wood-framed 3x2 rectangular window in the gable with jack arched brick voussoirs and concrete sill
  - Wood fascia on a side gable roof

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## 13. Recommendations of the Cultural Heritage Evaluation Report

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Based on the results of the CHER, including the evaluation of the subject property utilizing O. Reg. 9/06 and O. Reg. 10/06, the following recommendations are required for the subject property at 51, 55-57 Dundas Street West:

1. A Heritage Impact Assessment (HIA) should be completed by a Qualified Heritage Professional if 51, 55-57 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	51, 55-57 Dundas Street West
Municipality	City of Mississauga
Metrolinx/GO Transit Rail Corridor	Dundas Street BRT Mississauga East
PIN	5268500
Ownership [Metrolinx, other government, or private, and any lease]	Private
Aerial photo showing location & property boundary	
Exterior, street-view photo of 51 Dundas Street West (taken by AECOM, December 23, 2021)	
Date of construction of built resources (known or estimated, and source)	1913 (Hicks, 2005:79) - commercial and residential structure

Field	Property Data
Date of significant alterations to built resources (known or estimated, and source)	Commercial addition (55-57 Dundas Street West) built after 1939 based on the 1939 Goad's Fire Insurance Plan ( <b>Figure 8</b> )
Architect/designer/builder (and source)	Unknown
Previous owner(s) or occupants	David Oscar Schiller, grandson of Johann Schiller. Various commercial and residential tenants throughout the 20 <sup>th</sup> century (see Section 6.2.2)
Current function	Residential/Commercial
Previous function(s)	Residential/Commercial
Heritage Recognition/Protection (municipal, provincial or federal)	Listed on the Municipal Heritage Register
Local Heritage Interest	Yes- Heritage Mississauga
Adjacent lands	59-77 Dundas Street West (West 10 Plaza), 47 Dundas Street West (across Cook Street)
UTM Northing (17T)	611559.05
UTM Easting (17T)	4826063.31

## 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 settlement's 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 10, Plan TOR-12.
1877	Original wood frame store built by David Oscar Schiller at the northwest corner of Dundas Street West and Cook Street.
1891	David Oscar Schiller constructed a separate house beside the store as the business expanded.
1913	Schiller removed the wood framed structures in the property and erected a larger two-storey commercial building.
1914	David Oscar Schiller dies and his sons, Thomas and James, inherit the store.
1915	Thomas D. Schiller becomes head of the store after his brother leaves to study law.
1923	Thomas Schiller sold the property outside of the family.
1939	Goad's Fire Insurance Plan shows that the property remained a grocery store.
Post-1939	One-storey concrete block addition (55-57 Dundas Street West) was built.
1968	Cooksville joined other villages of Toronto Township to form the Town of Mississauga.
1989	A-1 Copy & Print Centre opened at 51 Dundas Street West.

## 16. Photographs

**Photograph 1:** View of the front façade of 51, 55-57 Dundas Street West, looking north (AECOM, 2021)





**Photograph 2:** Close-up view of the second storey of the front façade of 51 Dundas Street West, showing decorative mouse-tooth style brick cornice and pilasters (AECOM, 2021)



**Photograph 3:** View of the front façade and east elevation of 51 Dundas Street West, at the intersection of Dundas and Cook Streets (AECOM, 2021)



**Photograph 4:** View of the east elevation of the property, including the ground level rear entrance at 55-57 Dundas Street West (AECOM, 2021)





**Photograph 5:** View of the rear of the property at 55-57 Dundas Street West (AECOM, 2021)



**Photograph 6:** View of the west elevation of the property, including the attached dwelling and commercial concrete block extension at 55-57 Dundas Street West (AECOM, 2021)



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## 18. Figures

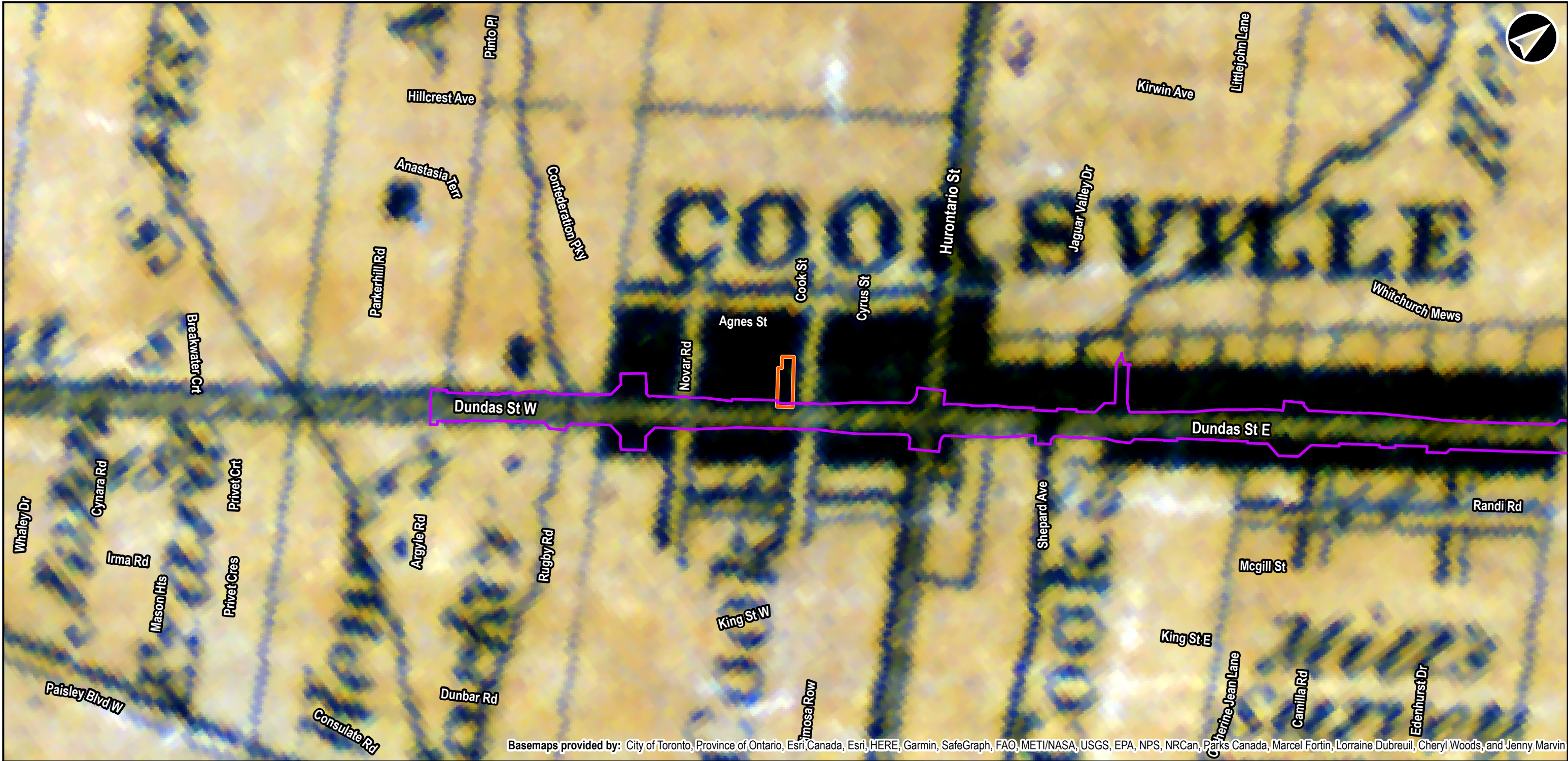
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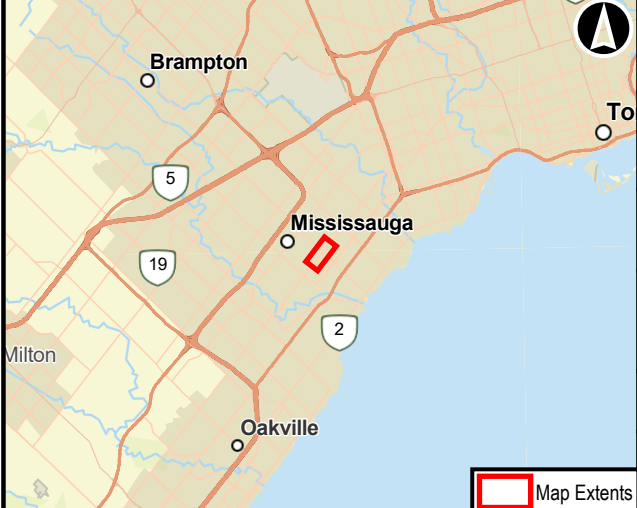

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**Legend**

 Preliminary Dundas Bus Rapid Transit

 Subject Property

 Mississauga East Project Area



Map Extents

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

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

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150

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300

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NAD 1983 UTM Zone 17N

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

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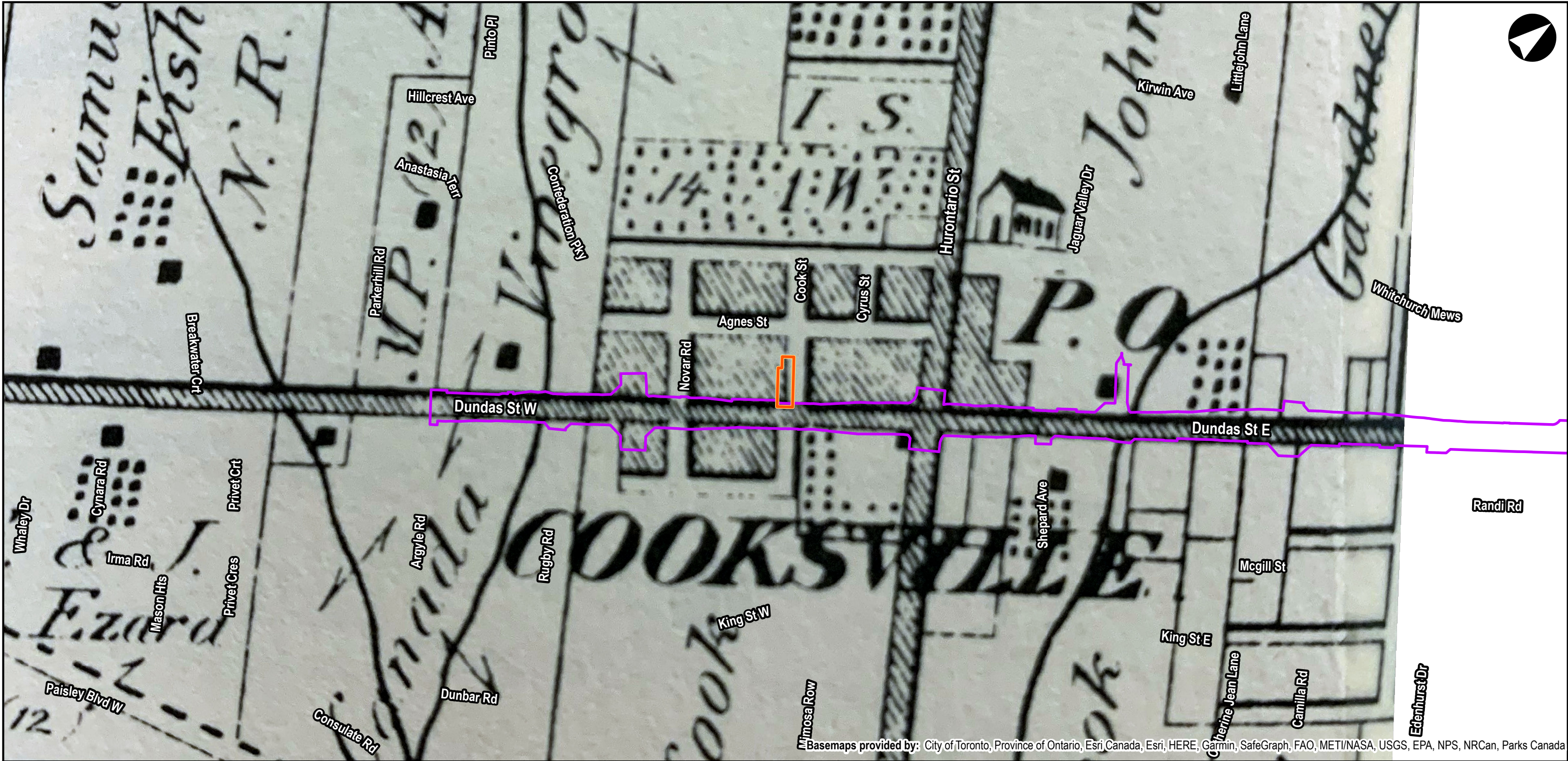
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Figure: 3

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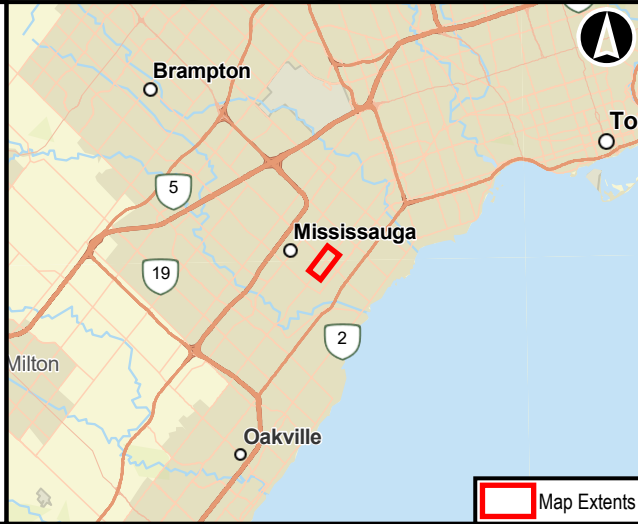




Basemaps provided by: City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada

**Legend**

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



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

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

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**Data Sources:**

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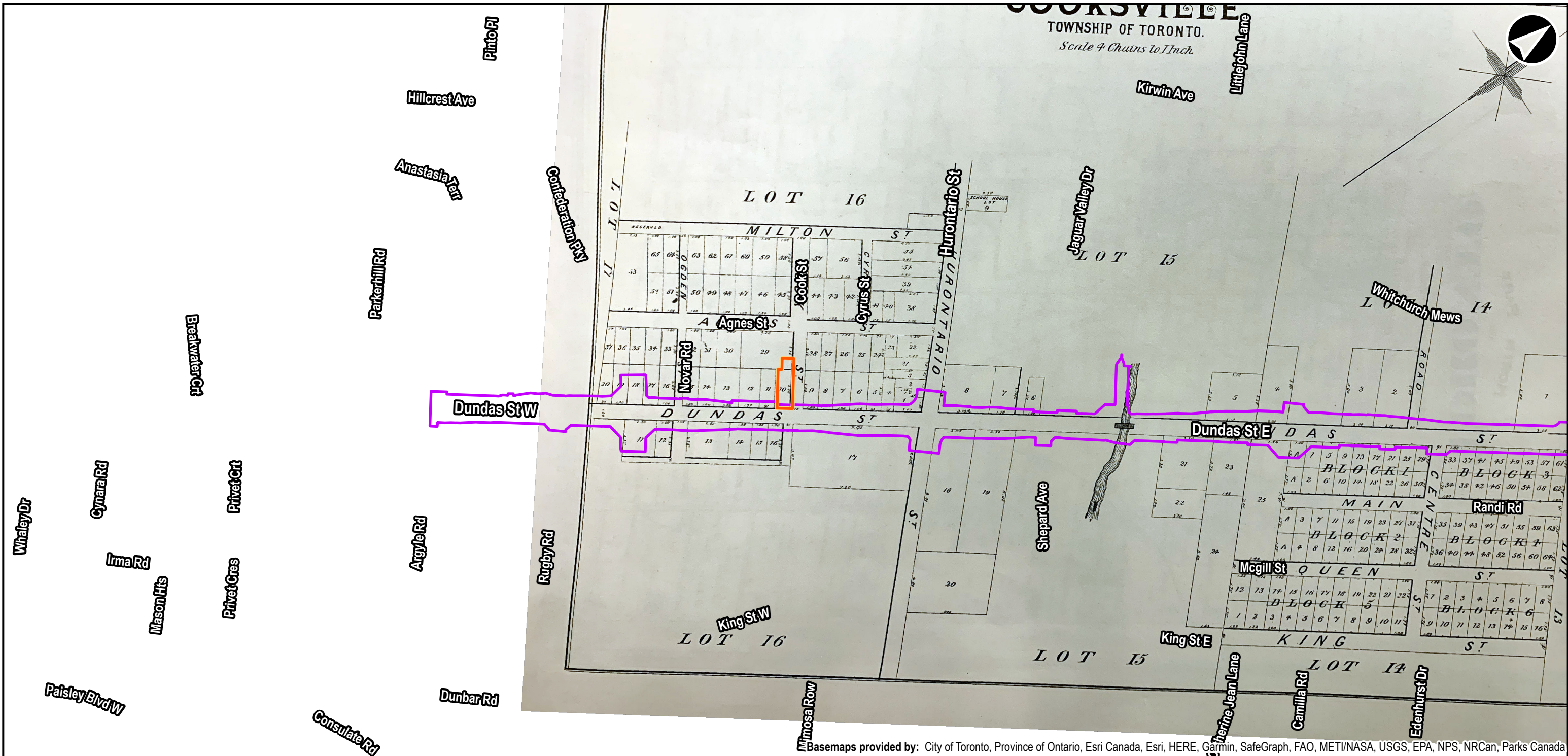
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**Figure: 4**





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 -  
55 DUNDAS ST W

Subject Property overlaid on the 1877 Plan of  
Cooksville

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NAD 1983 UTM Zone 17N

Data Sources:  
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of Toronto, City of Mississauga and Town of Oakville.

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P:60645291

Rev:00

Figure: 5

Map Extents

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Documents\60645291\Map\PRJ\_60645291\1-DundasBRT\Map\_Layout\CH - Miss East - CHER Report 2022 - 1877 Plan Cookville  
Date Saved: 2022-01-05 1:29 PM User: Amalia Walker





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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 -  
55 DUNDAS ST W**

**Subject Property Overlaid on the 1909 National  
Topographic Series Map**

02550100150200250300350

M

NAD 1983 UTM Zone 17N

**Data Sources:**  
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**METROLINX**

**AECOM**

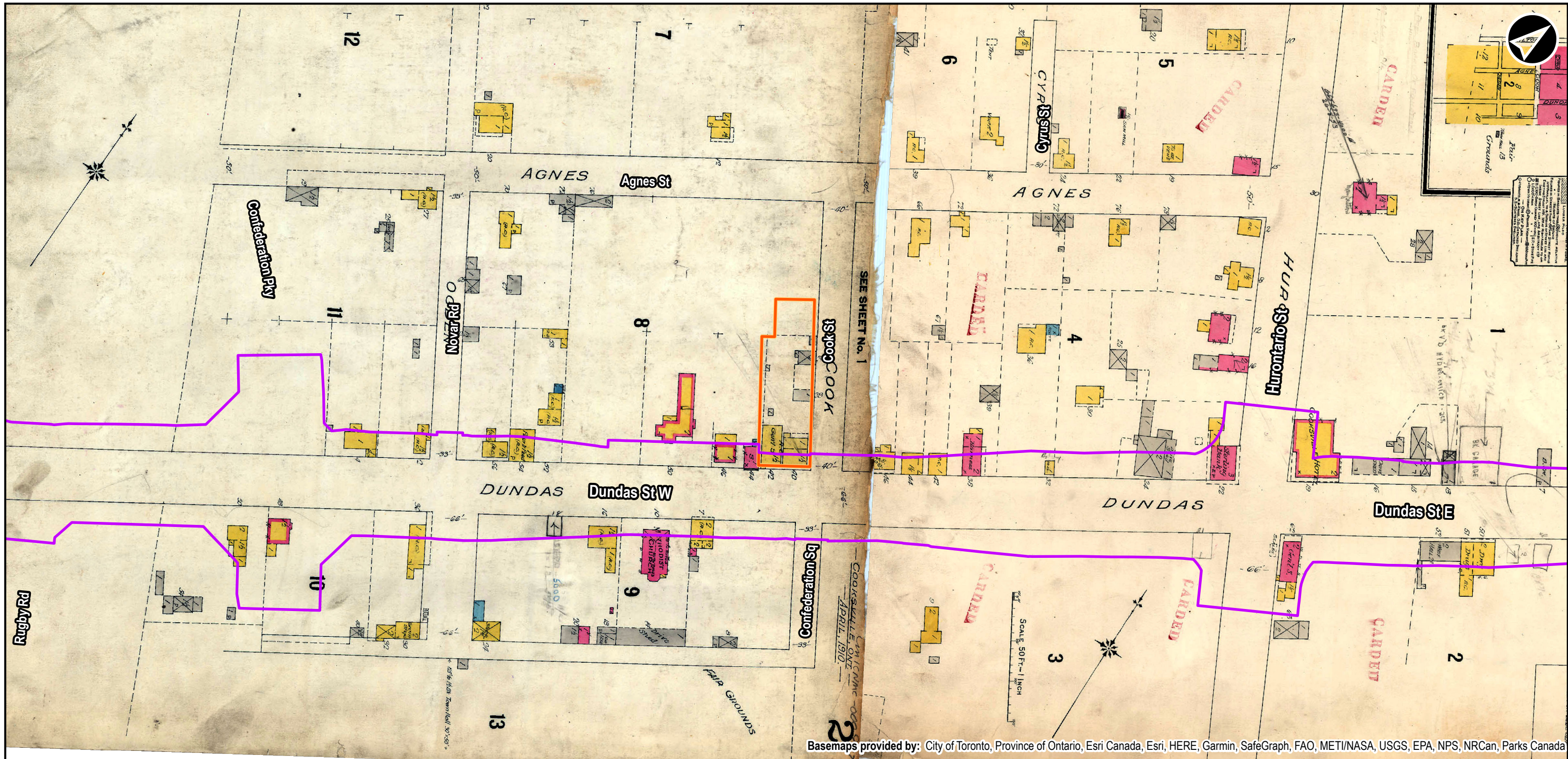
Jan, 2022  
P:60645291

1:5,000  
Rev:00

**Figure: 6**

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\Drawings\BRT\Map Layout CH - Miss East - CHER Report 2022 - 100% NTS Map  
Date Saved: 2022-01-05 3:30 PM User: Amalia Walker





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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 -  
55 DUNDAS ST W**

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

0

25

50

100

M

NAD 1983 UTM Zone 17N

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of Toronto, City of Mississauga and Town of Oakville.

Jan, 2022

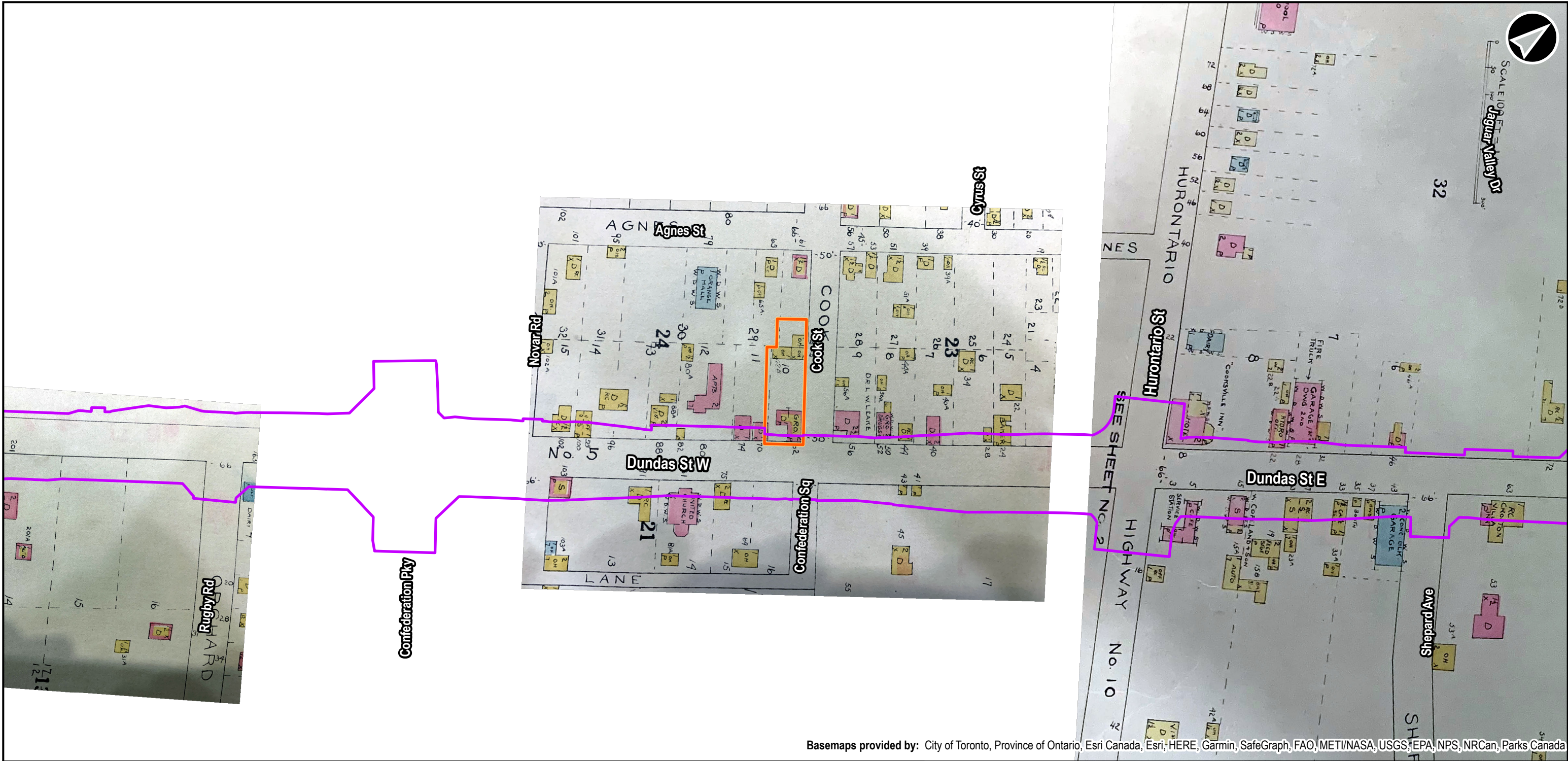
1:1,500

P:60645291

Rev:00

**Figure: 7**





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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 -  
55 DUNDAS ST W**

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

02550100150

M

NAD 1983 UTM Zone 17N

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**METROLINX**

Jan, 2022

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P:60645291

Rev:00

**AECOM**

**Figure: 8**


Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Drawings\60645291\Drawings\60645291-DundasBRT\Drawings\Layout-CH - Miss East - CHER Report 2022 - 10339.FIP  
Date Saved: 2022-01-05 3:10 PM User: Amalia Walker




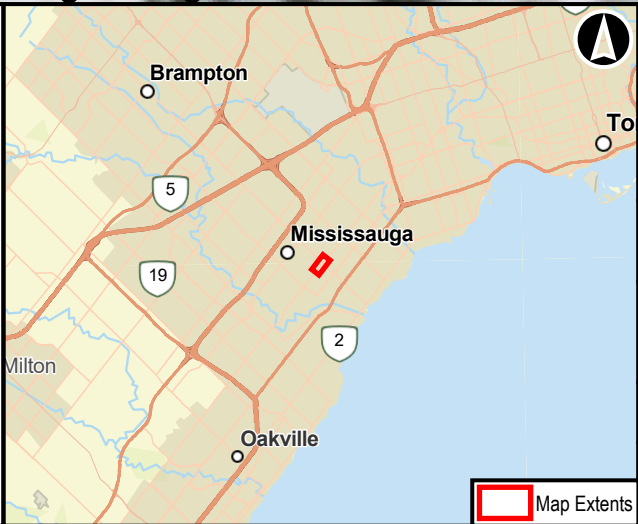



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**Legend**

 Preliminary Dundas Bus Rapid Transit Mississauga East Project Area

 Subject Property





Map Extents

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


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


02550100150200

M

NAD 1983 UTM Zone 17N

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 **METROLINX**



Jan, 2022  
P:60645291

1:3,000  
Rev:00

**Figure: 9**

Project Location: C:\Users\amalia.walker\OneDrive - AECOM\Desktop\60645291\Drawings\55 Dundas BRT\55 Dundas BRT Layout CH - Miss East - CHER Report 2022 - 1954 Aerial  
Date Saved: 2022-01-05 3:18 PM User: Amalia Walker