

Notice of Intention to Pass a By-Law to Designate 47 Dundas Street West to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)

Take Notice that the Council of The Corporation of the City of Mississauga intends to pass a by-law under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the lands and premises located at 47 Dundas Street West in the City of Mississauga, in the Province of Ontario as of February 25, 2026 (HAC-0010-2026).

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.

Statement of Cultural Heritage Value or Interest

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.

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

Further information respecting the notice of intention to designate the property is available from the municipality upon request at heritage.planning@mississauga.ca or 905-615-3200, ext. 4061.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice. **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on April 1, 2026** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Dated at the City of Mississauga
This 2nd day of March, 2026

Diana Rusnov, City Clerk
City of Mississauga