

## **Notice of Intention to Pass a By-Law to Designate 202 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 202 Dundas Street West in the City of Mississauga, in the Province of Ontario as of April 29, 2026 (HAC-0023-2026).

### **Description of Property**

The property at 202 Dundas Street West is approximately 0.15 hectares in size and consists of a two-storey Four-Square style house with an attached one-story automobile service garage. The property is located on the south side of Dundas Street West between Argyle Road and Rugby Road. The property is historically located in the north part of Lot 17, Concession 1 S.D.S, Toronto Township, Peel County, Ontario. In 1923, Lot 17 was subdivided into smaller residential lots and registered as Plan E-23. The property now comprises of a portion of Lot 16 within Registered Plan E-23.

### **Statement of Cultural Heritage Value or Interest**

The building located at 202 Dundas Street West is a unique example of a house converted to a century automobile service and gas station in the mid-20th century in the community of Cooksville. The two-storey Four-Square style house on the property was built between 1922 and 1929 but was converted in 1946 for commercial use. The former house is wood framed with brick cladding and sits on a concrete foundation. Architectural features include a hipped roof with wide overhanging eaves, an off-centred main entrance on the front façade, segmentally arched one-over-one sash windows with brick voussiors and concrete sills, and a red brick chimney. In the 1950s, four double height 1950s fluted Doric columns were added to the front façade to promote the new commercial use of the house.

Attached to the two-storey Four-Square style house at the ground level on its west elevation, is a two-bay automotive service garage built in 1946. It is constructed of concrete blocks and clad in stucco. It features two two-over-two sash fixed windows with white painted concrete sills. In 1950, a one-bay automotive garage extension was constructed of concrete block, now painted, and features a stepped roofline along the side, a 10 paned large rectangular shaped window with three-over-three sash operable window on the west elevation and one-over-one fixed windows on either side and three evenly spaced large rectangular shaped six-over-three sash hung windows with concrete sills on the rear.

In 1955, a gas station was added to the property. There are remnants of the gas station which consist of a pump island constructed of concrete placed over the dispenser sump with two utilitarian light posts.

Historically, 202 Dundas Street West is significant to the community of Cooksville since it has associative value as a contributor to the automobile service station heritage of Cooksville. The property consists of a mid-20th century service station which includes an automobile service garage, car dealership and remnants of a former gas station. Cities Service Oil Company established a gas station utilizing the Four-Square style house in 1955. Service stations in Cooksville supported vehicles utilizing Dundas Street, especially after it became a highway in

the 1920s. Cooksville was recognized as a hub for automotive servicing. As 202 Dundas Street West represents an early 20th century residential property that was converted for commercial use as an automobile service station in the mid-20th century, it contributes to the understanding of the history of transportation on Dundas Street and the evolution into an era where the personal automobile was the primary mode of transportation.

202 Dundas Street West has contextual value as a mid-20th century automobile service station in Cooksville. The location of 202 Dundas Street West at Dundas Street and Argyle Road may be considered Cooksville's automobile service station hub beginning in the mid-20th century which coincides with the automobile becoming the preferred and popular mode of transportation by the mid-20th century. Since much of the immediate surrounding area along Dundas Street is transitioning to residential, 202 Dundas Street West is important to maintaining the mid-20th century character of Cooksville as an important automobile service station hub for travelers along the street, especially after it became a highway in the 1920s. In addition, 202 Dundas Street West as a mid-20th century automobile service station is visually and historically linked to the other automobile service stations at 189 and 200 Dundas Street West that surround Dundas Street and Argyle Road in the community of Cooksville.

### **Heritage Attributes**

- Two-storey Four-Square brick style house constructed between 1922 and 1929
  - Form, scale and massing
  - Hipped roof with wide overhanging eaves
  - Four double height fluted Doric columns, constructed 1950s
  - Off-centred entrance on the front façade
  - Segmentally arched one-over-one sash windows with brick voussoirs and concrete sills
  - Red brick chimney
- Two-bay automobile service garage constructed 1946
  - Vehicle entrances
  - Concrete block construction clad in stucco
  - two two-over-two sash fixed windows with white painted concrete sills
- One-bay automobile service garage constructed in 1950
  - Vehicle entrance
  - Concrete block construction
  - A 10-paned large rectangular shaped window with three-over-three sash operable window and one-over-one fixed windows on either side
  - Three evenly spaced large rectangular shaped six-over-three sash hung windows with concrete sills on the rear
  - Stepped roofline along side
- Remnants of former gas station:
  - Pump island constructed of concrete over the dispenser sump
  - Two utilitarian light posts on the pump island

**Further information** respecting the notice of intention to designate the property is available from the municipality upon request at [heritage.planning@mississauga.ca](mailto: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 June 4, 2026** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2<sup>nd</sup> floor, Mississauga, ON, L5B 3C1.

**Dated** at the City of Mississauga  
This 5th day of May, 2026

Diana Rusnov, City Clerk  
City of Mississauga