

Notice of Intention to Pass a By-Law to Designate 1576 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 1576 Dundas Street West in the City of Mississauga, in the Province of Ontario as of April 29, 2026 (HAC-0022-2026).

Description of Property

The Taylor Froebel House at 1576 Dundas Street West is a two-storey Second Empire building built c.1875. The building is located on the south side of Dundas Street West in the historic Erindale Village in the City of Mississauga.

Statement of Cultural Heritage Value or Interest

The property at 1576 Dundas Street West, known as the Taylor-Froebel House, contains architectural, historical and contextual value.

The Taylor-Froebel House is the only known extant example of a Second Empire style building in the City of Mississauga. As such, the building is a rare example of the Second Empire style in the City. The building's mansard roof and dormers are traditional representations of the style, though the building does not have the ornate features typically found in Second Empire buildings. In addition, the building's Second Empire style is restricted to the original portion of the house as two additions have been added to the rear of the original building.

Along with being the only known extant example of a Second Empire style building in the City of Mississauga, the building is also one of the last remaining nineteenth-century buildings in the Erindale Community. The Taylor-Froebel House was constructed c.1875 by Emerson Taylor who was an immigrant from Pennsylvania who came to the village in 1837. Taylor was a prominent member of the community, and for thirty years owned the Royal Exchange Hotel (a well-known hotel in Peel Region), along with a sawmill, knitting mill, and a fanning mill that produced wood furniture and grandfather clocks. He also served as postmaster, a Magistrate, a member of Town Council for five years, and donated land for the Erindale Presbyterian Church. The house was also known to be a blacksmith shop, an important business within a community.

Furthermore, the building has contextual value as one of the last remaining original buildings in the Erindale Community having been situated on Dundas Street West for nearly a century and a half. Its visual and physical presence helps to maintain and support the original character of the community along Dundas Street West, Erindale's original main street. While the building is not as prominent as the neighbouring Erindale Presbyterian Church, the building sits atop a ridge and is a visible part of the streetscape along Dundas Street West.

Heritage Attributes

- The Taylor-Froebel House's location on the south side of Dundas Street West
- The scale, form and massing of the original Taylor-Froebel House
- The mansard roof and dormers with wooden trim
- The segmentally arched windows

- The double-hung arched wooden windows
- The stone foundation

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 June 4, 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 5th day of May, 2026

Diana Rusnov, City Clerk
City of Mississauga