

A By-law to designate 51 to 55 Dundas Street West
as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property located at 51 to 55 Dundas Street West in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Council Resolution 0264-2025;

AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and a notice of objection was filed with the Clerk of The Corporation of the City of Mississauga within the 30-day period as required by the *Heritage Act*.

AND WHEREAS Council has considered the objection in accordance with section 29(6) of the *Heritage Act*, and has decided to not withdraw the Notice through Council Resolution _____-2026 and proceed with designating the Property;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The Property, including all the buildings and structures thereon, located at 51 to 55 Dundas Street West in the City of Mississauga and legally described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSED this _____ day of _____, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: March 25, 2026
File: CS.08-24.02

_____ MAYOR

_____ CLERK

SCHEDULE "A" TO BY-LAW _____

Legal Description

51 to 55 Dundas Street West

PIN: 13151-0024 (LT)

IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL), PROVINCE OF ONTARIO BEING COMPOSED OF LOT 10 AND PART OF LOT 29, WEST OF HURONTARIO ST, REGISTERED PLAN TORONTO-12, AS IN RO586950

SCHEDULE "B" TO BY-LAW _____

The building at 51 to 55 Dundas Street West is an evolved two-storey wood-framed building clad in brick, built in 1913. It is located north of Dundas Street West and west of Cook Street.

Statement of Cultural Heritage Value or Interest

The two-storey structure is a representative example of a commercial building with a storefront constructed in the village of Cooksville in the early twentieth century. The building is visually and historically linked to the Village of Cooksville's early commercial development. Built in the same period as the adjacent building at 47 Dundas Street West, the building provides a sense of early commercial development along Dundas Street West, albeit as different forms that are not visually cohesive.

Heritage Attributes (Physical and Design Value)

- The central bay window on the second floor of the south elevation;
- The brick parapet with dogtooth brick pattern on the south elevation;
- The wood cornice on the second floor of the south elevation; and
- The wood cornice with wood brackets above the ground floor of the south elevation.

The one-storey house form portion and later south addition are excluded.

Note the existing storefront on the south elevation does not contain heritage fabric.