

City of Mississauga
Corporate Report



<p>Date: March 27, 2026</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: April 14, 2026</p>

Subject

Proposed Heritage Designation of 1576 Dundas Street West (Ward 7)

Recommendation

That the City designate the property at 1576 Dundas Street West (Ward 7) under the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Planning and Building, dated March 27, 2026, and that the appropriate City officials be authorized to give effect thereto.

Executive Summary

- Famed Royal Hotel owner Emerson Taylor built the subject Second Empire style house circa 1875
- Taylor was a postmaster, magistrate, Councillor and businessman
- It is a rare remnant 19th century structure in Erindale
- The property merits designation under the Ontario Heritage Act

Background

Famed Royal Hotel owner Emerson Taylor (1815-1893) built the subject Second Empire style house circa 1875. It is a rare remnant 19th century structure in Erindale. A Cultural Heritage Evaluation Report, by ASI, which includes a fulsome history of the site, is attached as Appendix 1.

Comments

According to ASI:

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.

The full proposed designation statement is section 4.3 (beginning on page 41) of the attached report.

Engagement and Consultation

The property owner has been advised and communicated to under the Heritage Register Review process. No comment has been received to date.

Financial Impact

There is no financial impact resulting from the recommendation of this report.

Conclusion

The subject property is a rare Second Empire style building in Mississauga, and rare remnant 19th century property in Erindale. It is also associated with a prominent individual. As such, the property merits designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: P. Wubbenhorst, Heritage Planner