

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 202 Dundas Street West (Ward 7)

Recommendation

That the City designate the property at 202 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

- Albert Russell converted the 1920s house at the subject property into a needed automotive service centre on Highway 5 (now Dundas Street West) in 1946
- The property included a column branded gas station for almost a decade
- The property is a rare remnant automotive service station on this thoroughfare in Cooksville
- The use of an extant house for a service station speaks to the evolving needs of the community in the mid twentieth century when automobile transportation was paramount
- The property merits designation under the Ontario Heritage Act

Background

Albert Russell converted an existing 1920s house to an automotive service station in 1946. In 1955, American Cities Services Oil added the double height Doric columns to conform with the look of their gas stations; it was a Cities Services Oil station until 1964. Russell sold the property in 1975, but it still serves as an automotive shop today. The City added the property to its Heritage Register in 1989. A Cultural Heritage Evaluation Report, by AECOM, which includes a fulsome history of the site, is attached as Appendix 1.

Comments

According to AECOM:

The building 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.

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. 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.

The full proposed designation statement is section 12 (beginning on page 43) 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 property is a rare extant automobile service station in Cooksville on the historic thoroughfare of Dundas Street West. Its conversion from house to service station illustrates the evolving transportation needs of the early to mid twentieth century. As such, the property merits designation under the Ontario Heritage Act.

Attachments

Appendix 1: Cultural Heritage Evaluation Report



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

Prepared by: P. Wubbenhorst, Heritage Planner