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VIA Registered Mail

December 15, 2025

RECEIVED
2025/12/15
(YYYY/MM/DD)
Ontario Heritage Trust

The Owner
51 – 51 Dundas Street West
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Intention to Pass a By-law to Designate 51 – 55 Dundas Street West (Ward 7)
Reference No: HAC-0058-2025
Office of the City Clerk: File: CS.08.DUN

The Heritage Advisory Committee at its meeting on December 9, 2025 considered a Corporate Report dated October 24, 2025 regarding the above-noted property. It was determined by the Heritage Advisory Committee to designate the lands and premises and the following recommendation was adopted by Council Resolution 0264-2025 at its meeting on December 10, 2025:

HAC-0058-2025

That, as per the Corporate Report from the Commissioner of Planning and Building, dated October 24, 2025, the property at 51-55 Dundas Street West (Ward 7) be designated under the Ontario Heritage Act for its historical, associative and contextual value and that the appropriate City officials be authorized to give effect thereto.
(HAC-0058-2025)

For your ease of reference, the December 9, 2025 Heritage Advisory Committee Agenda may be accessed on the City's website at the link noted below to the Council and Committee calendar.

<https://www.mississauga.ca/council/council-activities/council-and-committees-calendar/>

In accordance with the requirements of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, I am enclosing a copy of the Notice of Intention to Pass a By-law to Designate 51-55 Dundas Street West (Ward 7) to be of cultural value and interest. A copy of this notice can be accessed on our website at the following link:

<https://www.mississauga.ca/projects-and-strategies/public-notices/>

For more information, please contact the Heritage Planning Unit at 905-615-3200 ext 4061 or heritage.planning@mississauga.ca

Notice of Objection to the Designation may be served on the Clerk of the City of Mississauga within 30 days after the date of publication of the Notice of Intention in the City of Mississauga's

Public Notices website. Therefore, the Notice of Objection may be served on the Clerk no later than 4:30 p.m. on **January 14, 2026** to the following address: The City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 or by email to the City Clerk, at city.clerk@mississauga.ca with a copy of myself at martha.cameron@mississauga.ca.

Sincerely,

Martha Cameron

Martha Cameron
Legislative Coordinator
Legislative Services Division, Office of the City Clerk
905-615-3200, ext 5438 – Martha.cameron@mississauga.ca

Re:

Notice of Intention to Pass a By-law to Designate 51-55 Dundas Street West, (Ward 7)

Reference: HAC-0058-2025

Office of the City Clerk File: CS.08.DUN

Cc (mail): Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3

Cc (email) Councillor Dipika Damerla (Ward 7)
Andrew Whittemore, Commissioner of Planning and Building
Jason Bevan, Director, City Planning Strategies
Ben Phillips, Executive Manager Official Plan
Diana Rusnov, Director, Legislative Services & City Clerk
Sacha Smith, Manager of Legislative Services, Deputy City Clerk
Kathryn Pfaff, Legal Counsel, Planning and Development Law
John Dunlop, Manager, Indigenous Relations, Heritage and Museums
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Jillian Manser, Law Clerk, Planning and Development Law
Mariachristina Cappuccitti, Legal Assistant, Planning and Development Law

Encl. Notice of Intention to Pass a By-Law to Designate 51-55 Dundas Street West
(Ward 7)

Notice of Intention to Pass a By-Law to Designate 51-55 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 51-55 Dundas Street West in the City of Mississauga, in the Province of Ontario as of December 9, 2025 (HAC-0058-2025).

The building at 51-55 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.

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 January 14, 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 15th day of December, 2025

Diana Rusnov, City Clerk
City of Mississauga