

1754 Sunningdale Bend

Heritage Impact Assessment

August 22, 2022



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Introduction

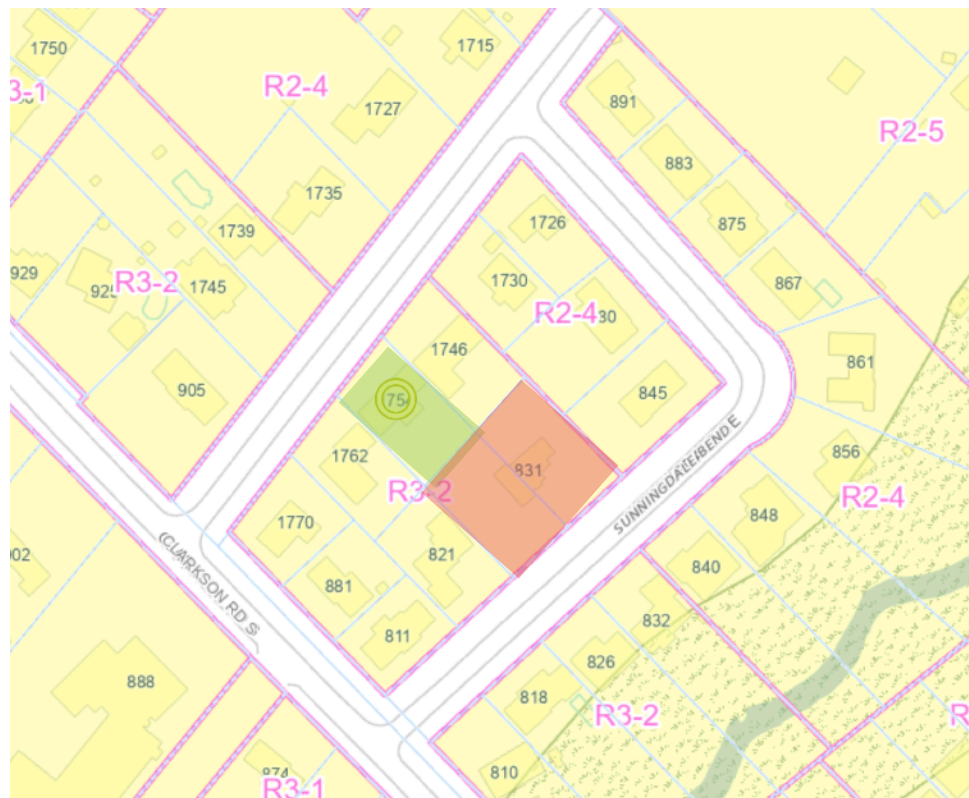
This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the proposed new dwelling at 1754 Sunningdale Bend.

To comply with the City's policy 7.4.1.12, a Heritage Impact Assessment is required as the subject property is adjacent to a cultural heritage resource. The cultural resource being 831 Sunningdale Bend, the Robert Sloan House.

This report was prepared in accordance with the City of Mississauga's Terms of Reference for Heritage Impact Assessments (March, 2022).

The subject property is highlighted in green and the heritage resource in red.

Figure 1: Site location and heritage resource¹



¹ City of Mississauga Zoning Map

Location

Municipal Address: 1754 Sunningdale Bend

Legal Description: Lot 3, Plan 536

Lot Area: 920.11 sq.m.

Zoning: R3-2, Residential

General Location: East of Clarkson Road South, South of Lakeshore Road West.

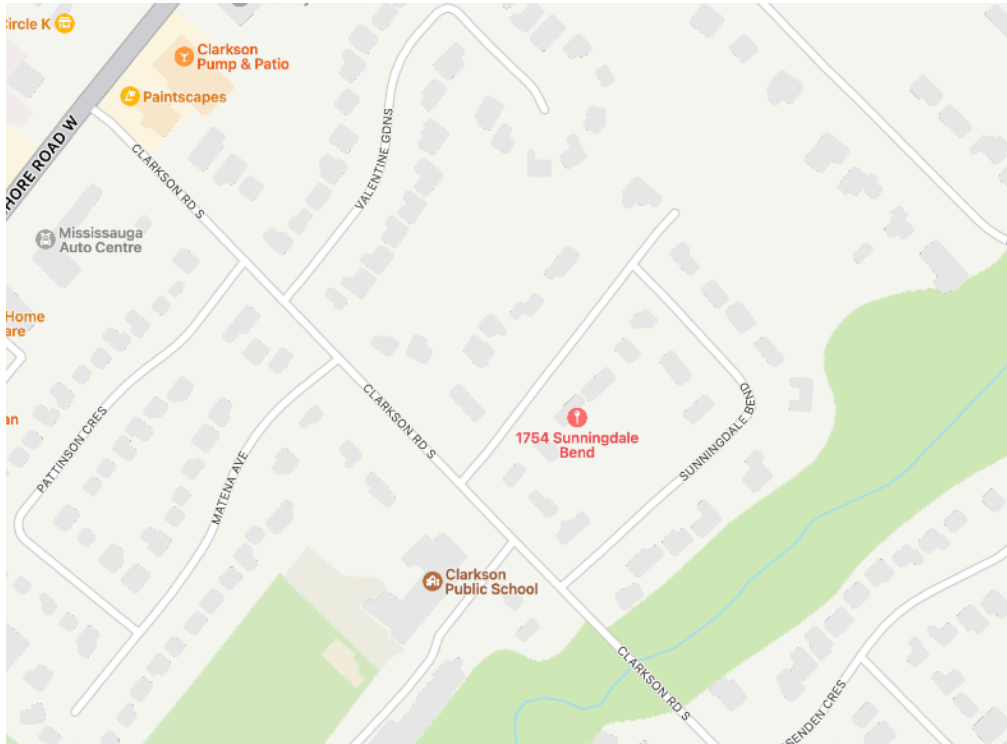


Figure 2: Location Map²

² Apple Maps

The Robert Sloan House - 831 Sunningdale Bend

Character defining elements that contribute to the heritage value of the Robert Sloan House include its:

- one-and-a-half storey construction
- board and batten cladding
- gable roof
- Credit Valley stone foundation
- simple original T-plan
- symmetrical arrangement of windows
- sash windows
- bay window with shutters on the west elevation
- Classical detailing
- cornices over the upper west and south facing windows
- north and south additions on the west elevation, including the dormers and roof pitches which match the original structure
- fish scale shingling ³

HERITAGE VALUE

Located on the south arm of Sunningdale Bend, in an area of Mississauga once known as Clarkson, the Robert Sloan House with its surrounding mature trees has defined, maintained and supported the character of the area. The house was one of the first dwellings in southern Clarkson and contributed to the ongoing appearance of the community. This area is comprised of detached dwellings on generously treed lots. Most of the buildings in the area, however, date to the early twentieth century. The Robert Sloan House is associated with important Clarkson families, institutions and activities. These families include the Merigold family, who were important Clarkson pioneers. The Merigolds were also instrumental in the establishment of the local Carman Church. The most notable owner of the Robert Sloan House is Robert Sloan, who was believed to be responsible for the construction of the original portion of the house, in 1881³ and also for planting the many trees in the area.

³ Historic Places, Robert Sloan House

Subsequent owners include writer and antique dealer, Sydney Preston. Preston established the landmark antique barn that still exists on Lakeshore Road West in Clarkson. Another owner, Howard West who was head of J. and J. Taylor, Toronto Safe Works, originally used the house as a summer home and it was his wife, Grace, who dubbed the property “Sunningdale.” During his time there, West and his family became very involved in the local community and Howard served as the organist at Carman Church, the focal point of the Clarkson community. The Robert Sloan House is a rare example of nineteenth century architecture in the Clarkson community. The home is comprised of an original one-and-a-half storey T-shaped house with lean-to additions on the north and south elevations. The west facing entrance is significant, as the house originally faced Clarkson Road South, before its numerous additions and the formation of Sunningdale Bend. The original structure is very simple with Classical detailing and a foundation constructed of Credit Valley stone. Board and batten sheathes the entire structure, with the exception of the fish scale shingles, which gives the home a uniform appearance, despite the various additions.⁴

⁴ Historic Places, Robert Sloan House

Development Proposal

A conventional two-story home is proposed to replace the existing bungalow. The home has been designed by New Age Design to meet the requirements of the owners. The new home will be situated in generally the same location as the existing dwelling. This will ensure that mature trees on the lot are retained.

Figure 3: Proposed Site Plan

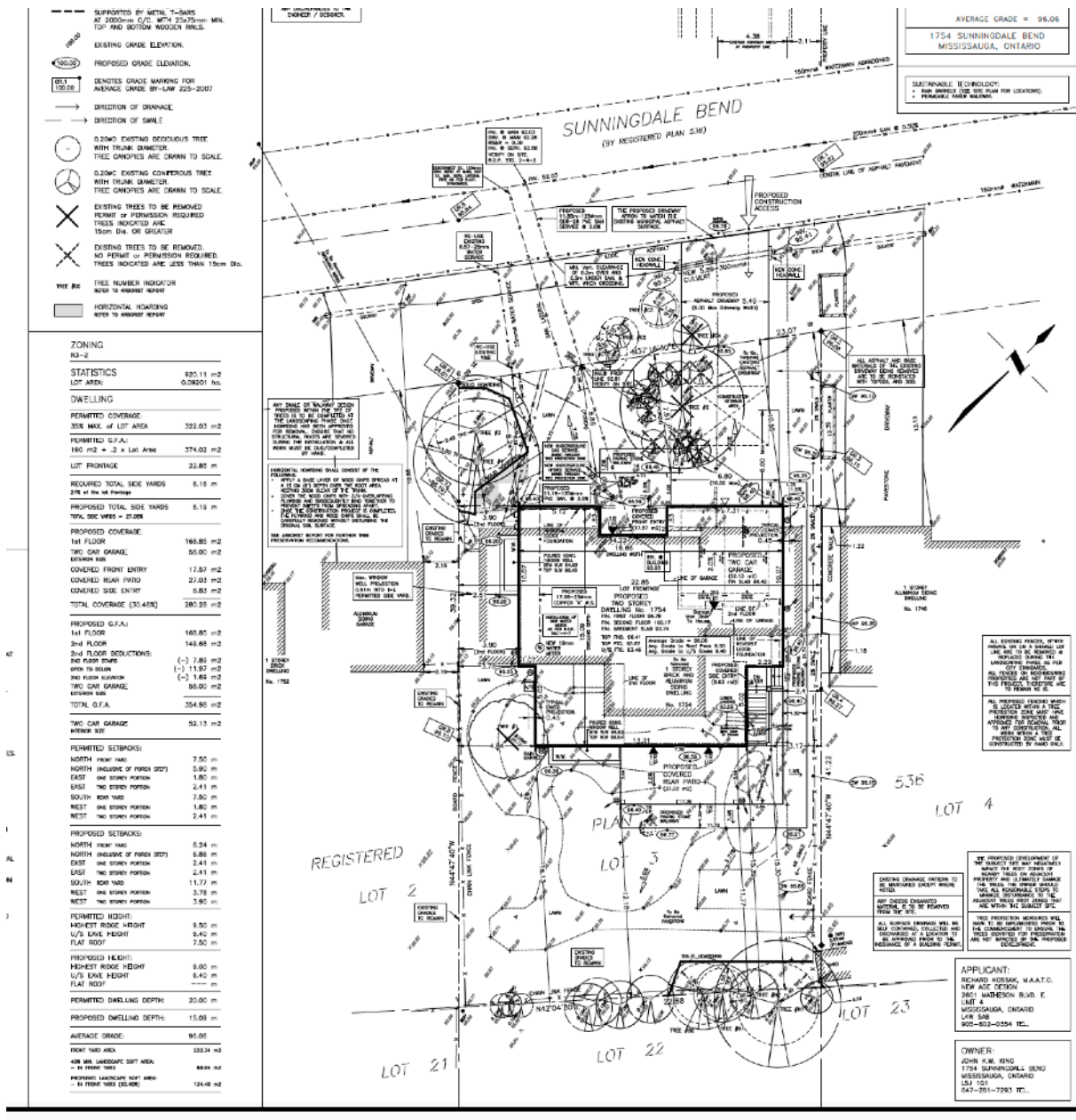


Figure 4: 2019 Aerial Photo

The subject property is highlighted in green and the heritage resource in red.



Evaluation of Impact of Proposed Development

Potential impacts on the adjacent Part IV Designated heritage property at 831 Sunningdale Bend are assessed in the table below:

Table 1: Ontario Heritage Toolkit

Potential Negative Impact	Assessment
Destruction of any part, or part of any, significant heritage attributes or features	No impact. The heritage resource is an adjacent property and no development is proposed on that property.
Removal of natural heritage features, including trees.	No impact. No trees in the rear yard will be removed as part of the new construction..
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No impact. The existing lot configuration will remain unchanged.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden.	No perceived impact. The distance between the dwellings is well over 25m. The mature trees separating the properties will be maintained.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact. The Robert Sloan House and property will remain intact.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable. The existing and continued use of the property is residential.
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No perceived impact. Grading and drainage will be self-contained on the subject property and not impact the adjacent heritage resource.

Conclusions, Recommendations

The proposed new construction will not impact the adjacent heritage resource, that being The Robert Sloan house at 831 Sunningdale Bend. An evaluation of the impact of the proposed development against the Ontario Heritage Toolkit has determined that there will be no impacts on the existing heritage resource. As such, no mitigation or alternative development options are necessary.

About the Author

William Oughtred of W.E. Oughtred & Associates Inc., is a development and land use consultant who has been practicing in the Mississauga and GTA area for over 30 years. Mr. Oughtred has a Bachelor of Arts from McMaster University. Mr. Oughtred is well versed in both Planning and building procedures and the City of Mississauga Zoning By-law and Official Plan.

Mr. Oughtred specializes in infill development projects. His extensive experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends and patterns in land development in Mississauga. He consults regularly on both heritage and urban design for infill projects.

Heritage Impact Statements and Assessments have been completed for many properties in Mississauga, including, but not limited to. the properties listed below.

- ❖ 846 Chaucer Ave
- ❖ 1171 Stavebank Road
- ❖ 1541 Adamson Street
- ❖ 1571 Adamson Street
- ❖ 1312 Stavebank Road
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent

References

<https://www.mississauga.ca/portal/services/property>

<http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>

<http://www.historicplaces.ca>