
31 Inglewood Drive

Heritage Impact Assessment

November 2022



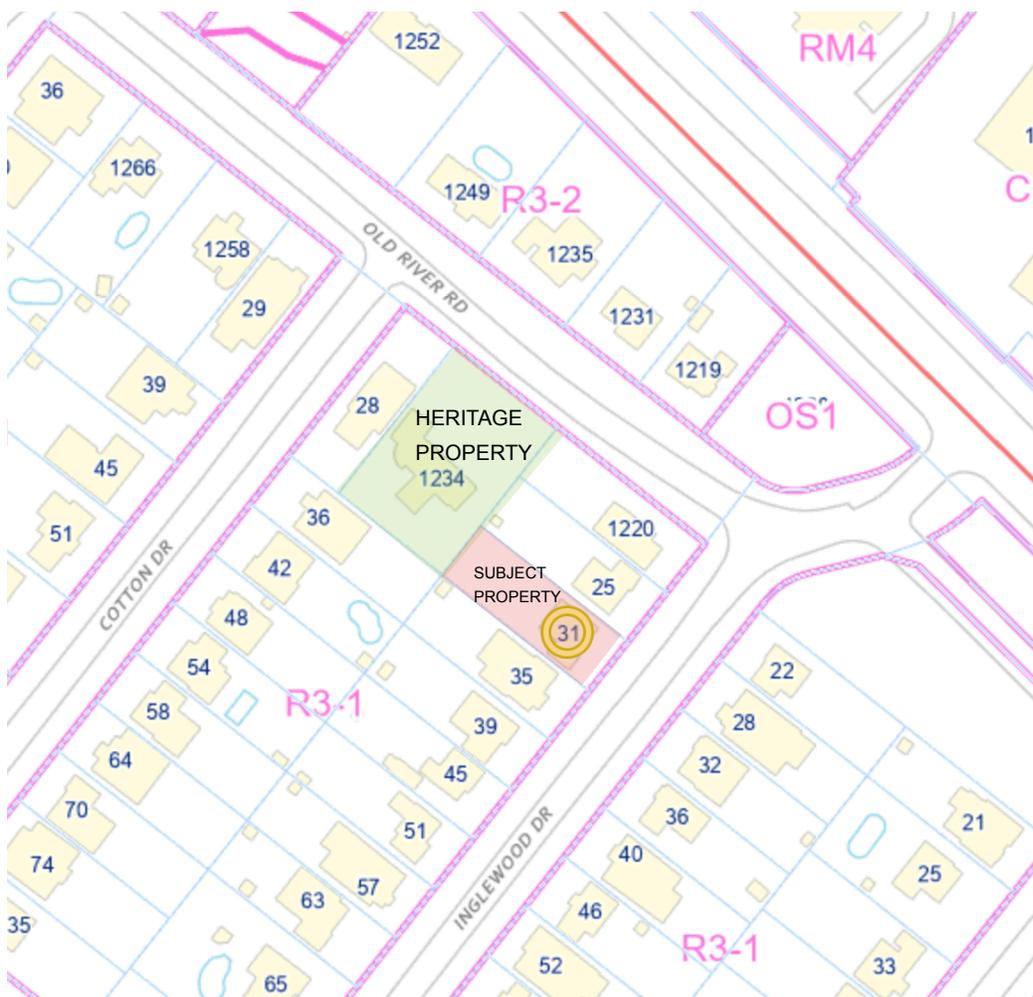
| | |
|---|-----------|
| Introduction | 3 |
| Figure 1: Site location and heritage resource | 3 |
| Location | 4 |
| Figure 2: Location Map | 4 |
| Cotton-Hawksworth House | 5 |
| Description of Historic Place | 5 |
| Heritage Value | 5 |
| Character Defining Elements | 5 |
| Development Proposal | 7 |
| Figure 3: Proposed Site Plan | 7 |
| Figure 4: 2019 Aerial Photo | 8 |
| Evaluation of Impact of Proposed Development | 9 |
| Table 1: Ontario Heritage Toolkit | 9 |
| Conclusions, Recommendations | 9 |
| About the Author | 10 |
| References | 10 |

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 31 Inglewood Drive

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 1234 Old River Road, The Cotton-Hawksworth 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: 31 Inglewood Drive

Legal Description: Part Lot 30, Plan 323

Lot Area: 696.28 sq.m.

Zoning: R3-1, Residential

General Location: West of Hurontario Street, South of Mineola Rd West

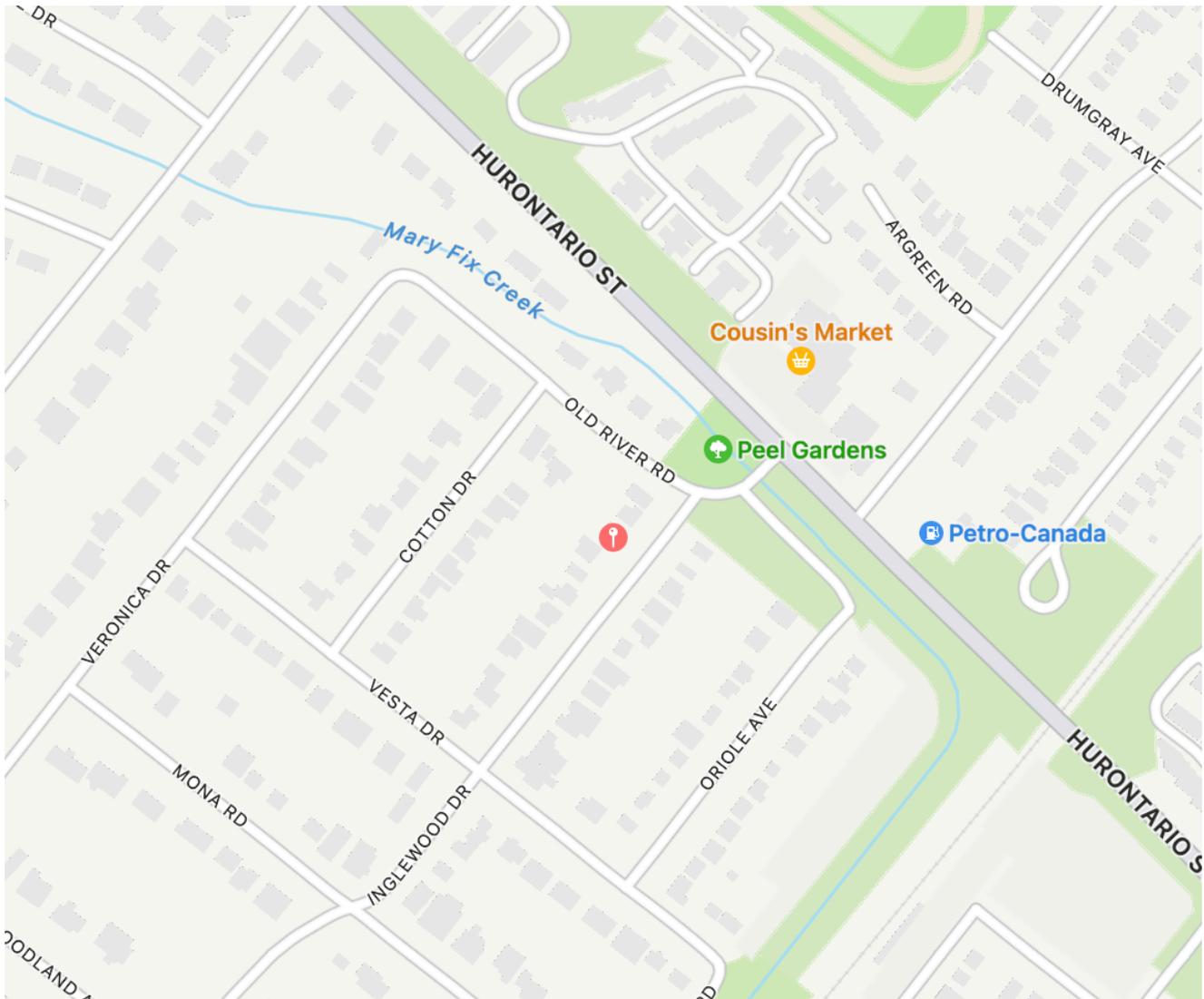


Figure 2: Location Map²

² Apple Maps

Cotton-Hawksworth House

Listed on the Canadian Register: 2009/12/31

Description of Historic Place

The Cotton-Hawksworth House is located at 1234 Old River Road on the west side of Old River Road, south of Cotton Drive in Port Credit, in the City of Mississauga. The two storey log and clapboard house was constructed circa 1856. The property was designated by the City of Mississauga in 1985 for its heritage value under Part IV of the Ontario Heritage Act (By-law 516-85).

Heritage Value

The Cotton-Hawksworth House is associated with Robert Cotton who emigrated from Ireland to Canada in 1837. Cotton was a well-known merchant and farmer in Toronto Township and held several offices in the community including Justice of the Peace in 1850. In 1856 Cotton purchased this land and had the house built. The house is one of the few remaining log buildings in Mississauga. The Cotton-Hawksworth House is a good representation of Georgian architecture. Typical of this style is the symmetry of the structure, the gable roof and gable end chimneys, the plain trim and the central front entrance. The three bay facade log house is sheathed in clapboard and a raised wooden or string course divides the first and second storeys.

Sources: City of Mississauga Heritage Register Report; City of Mississauga Heritage Structure Report; City of Mississauga By-law 516-85.

Character Defining Elements

Character defining elements that contribute to the heritage value of the Cotton-Hawksworth House include its:

- two storey log and clapboard exterior
- stone foundation

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- medium pitch gable roof
 - symmetrical facade
 - three brick chimneys
 - central entrance with sidelights and transom
 - coloured glass in transom
 - six over six windows
 - small paired quarter round windows in gable
 - raised wooden string course between storeys³
-

³ Historic places.ca

Development Proposal

A conventional two-story home is proposed to replace the existing bungalow. The home has been designed by the owner to meet their personal requirements. The new home will be moved shifted towards the rear of the lot to increase the front yard setback. This will ensure that mature trees on the lot are retained.

Figure 3: Proposed Site Plan

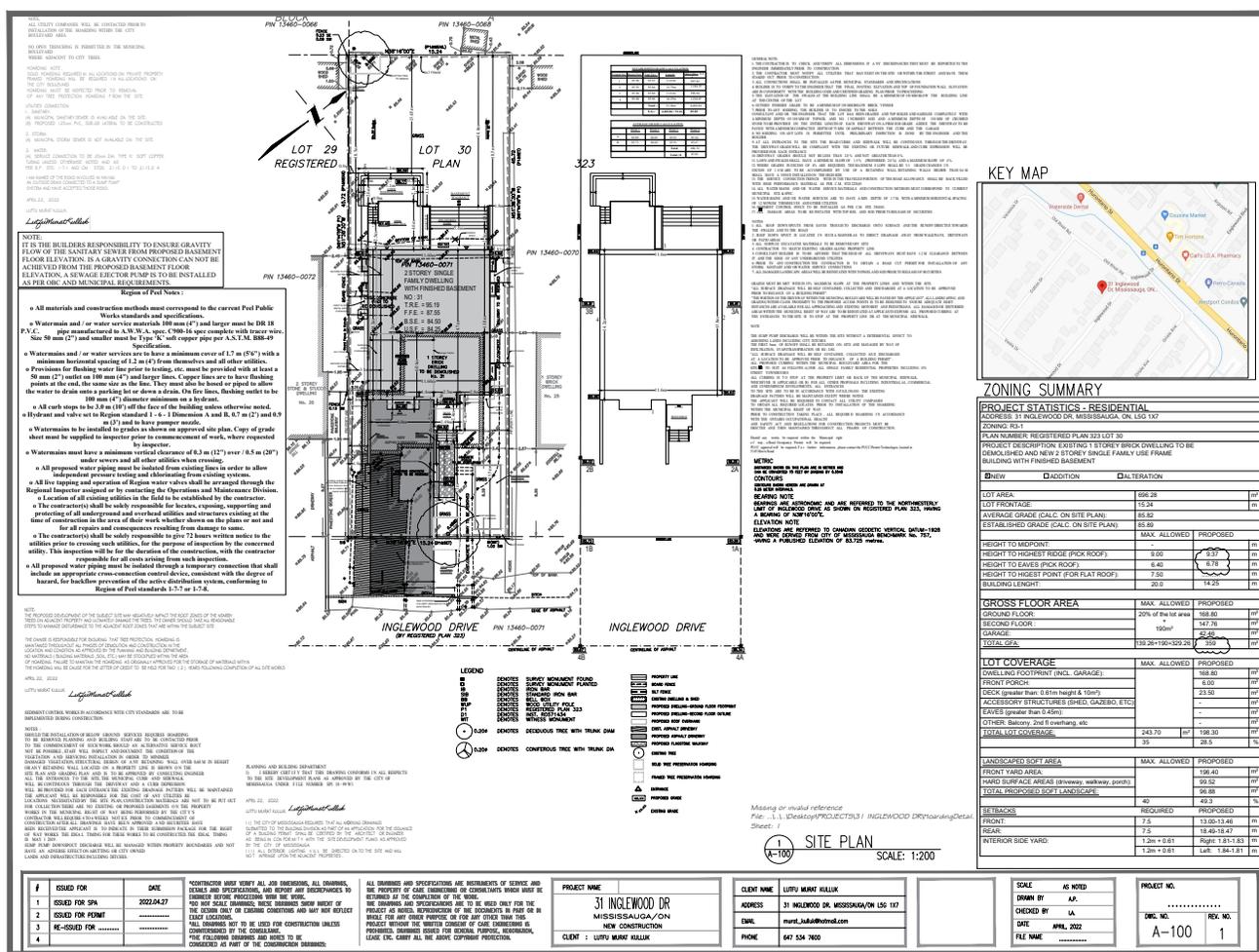




Figure 4: 2019 Aerial Photo

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

Evaluation of Impact of Proposed Development

Potential impacts on the adjacent Part IV Designated heritage property at 1234 Old River Road 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 20m. 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 Cotton Hawskworth 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 Cotton Hawskworth house at 1234 Old River Road. 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>