

City of Mississauga Corporate Report



Date: March 3, 2023 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: April 11, 2023

Subject

Proposed Heritage Designation of 1141 Clarkson Road North (Ward 2)

Recommendation

That the property at 1141 Clarkson Road North (Ward 2) be designated under Part IV of the Ontario Heritage Act for its associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto as outlined in the report dated March 3, 2023 from the Commissioner of Community Services

Executive Summary

- Henry Shook Clarkson, son of Clarkson namesake Warren Clarkson, built the southern Ontario Gothic style part of the subject house c. 1860
- Walter Paisley renovated and enlarged the house beginning in 1936
- The current owner has applied to demolish the house; the supporting Heritage Impact Assessment includes a redevelopment concept that references the Henry Clarkson house and would include commemorative ornamental apple trees
- The property meets the criteria for designation under the Ontario Heritage Act
- As such, the property should be designated under the Ontario Heritage Act and alterations that retain the property's associative and contextual value may be considered by Council, in consultation with the City's Heritage Advisory Committee, once an application has been submitted

Background

The subject house was built for farmer Henry Shook Clarkson (1834 to 1901), son of Warren Clarkson, the area's namesake, c. 1860. It may have been relocated to its present site. Architect

Eric Wilfred Hounsom renovated it for Walter Edwin Paisley beginning in 1936. Paisley served as a Councillor for Toronto Township in the 1950s. The City listed the property on the Heritage Register, then known as the Heritage Inventory, in 1989.

The current owner recently severed land from the rear of the property to create residential building lots on Hollow Oak Terrace. The owner has now submitted an application to demolish. The supporting Heritage Impact Assessment (HIA) by Megan Hobson is attached as Appendix 1.

Comments

To merit designation under the Ontario Heritage Act a property must meet the criteria for determining cultural heritage value or interest, i.e. it must have physical, design, historical, associative, and/or contextual value, per Ontario Regulation 9/06. See Appendix 2. As of 2023, the property must meet two of the nine criteria.

As noted in the HIA supporting the demolition application, the property meets the two criteria due to the property's historical association with Henry Shook Clarkson and its contextual value, as the property is physically, functionally, visually and historically linked to its surroundings at the heart of the area known as Clarkson's Corners.

According to ASI's 2017 Heritage Impact Assessment (item 7.2 [here](#)), supporting the abovementioned severance, the property also meets a third criteria as it demonstrates the work of architect Hounsom. Hobson, the consultant and author of the supporting HIA, states that this third criteria is not met as Housom's work in this case is a renovation. Staff opine that while the renovation may not exemplify the architect's oeuvre, elements of the house contribute to the continued look and feel of Clarkson's Corners as it evolved to become part of present day Mississauga.

In addition to providing research and analysis on the property in terms of Regulation 9/06, Hobson's report presents a conceptual design for a development to replace the extant house. The concept is a mixed-use development that includes a reference to the shape and form of Henry Clarkson's Gothic cottage and includes four ornamental fruit trees, commemorating the orchards that once existed in this area. Hobson also recommends a further interpretive feature.

Staff note that no development application has been submitted for the property. Staff further note that the conceptual design does have merit in that it addresses the historical and contextual attributes of the property while including design elements that maintain the architectural features from the existing structure and thus overall Clarkson's Corners. While the existing structure is not included in the conceptual plan, elements relating to the character of Clarkson's Corner remain and are recognizable.

As there is no development application at this time and the application submitted for the property is to demolish the existing house, staff recommend that the property be designated under the Ontario Heritage Act for the two reasons outlined by Hobson. The proposed designation statement is attached as Appendix 3.

Council can consider demolition of the structure, in consultation with the City's Heritage Advisory Committee once a complete development application is brought forward which would include a completed interpretation plan outlining the exact nature of all heritage interpretation elements included in the proposed development.

Strategic Plan

Heritage designation helps meet the City's strategic goal of celebrating our community ("Connect" pillar).

Financial Impact

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

Conclusion

1141 Clarkson Road North meets the criteria for determining cultural heritage value or interest, per Regulation 9/06. As such, the subject property merits designation under the Ontario Heritage Act. As is always the case, an application to alter would be considered once submitted.

Attachments

- Appendix 1: Heritage Impact Assessment by Hobson
- Appendix 2: Criteria for Determining Cultural Heritage Value or Interest
- Appendix 3: Proposed Heritage Designation Statement



Jodi Robillos, Commissioner of Community Services

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