

# City of Mississauga Corporate Report



Date: May 7, 2024

To: Chair and Members of Heritage Advisory Committee

From: Jodi Robillos, Commissioner of Community Services

Originator's files:

Meeting date:  
June 18, 2024

## Subject

**Proposed Heritage Designation of 838 Clarkson Road South (Ward 2)**

## Recommendation

That the property at 838 Clarkson Road South (Ward 2) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Community Services, dated May 7, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## Executive Summary

- Percy Warburton Hodgetts commissioned Port Credit architect Dixie Cox Cotton to design the subject Bungalow style residence in 1913.
- Hodgetts chaired the Carman Church Community Centre building committee and was the first director of the Fruit Branch of the Ontario Minister of Agriculture.
- The property has contextual value and merits designation under the Ontario Heritage Act.

## Background

As per family records, Percy Warburton Hodgetts (1878-1966) commissioned Port Credit architect Dixie Cox Cotton (1882-1943) to design the subject Bungalow style residence in 1913. Hodgetts was the first director of the Fruit Branch of the Ontario Ministry of Agriculture, beginning in 1908. Through education and communications, this branch improved Ontario's fruit farming industry. Hodgetts also chaired the Carman Church Community Centre building committee.

This community centre, located at the rear of the former Carman Church, at 1764 Lakeshore Road West, was the social nucleus of Clarkson. Perched on a rise of land, the house is oriented perpendicular to Clarkson Road just south of Sheridan Creek, which had been dubbed “Hodgetts Creek” previously. The house’s orientation speaks to the original rural rather than urban character of this area. A location map, photos and the Heritage Register report are attached as Appendices 1 through 3.

## 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 (Appendix 4).

The property has physical and design value as a rare example of Bungalow style architecture in Mississauga. The property has historical and associative value due to its connection to Hodgetts and Cotton, significant community member and local architect respectively. The property has contextual value because it is physically, visually and historically linked to its surroundings. The proposed designation statement is attached as Appendix 5.

## 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

838 Clarkson Road South 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.

## Attachments

Appendix 1: Location Map

Appendix 2: Photos

Appendix 3: Heritage Register Report

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Appendix 4: Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value and Interest

Appendix 5: Proposed Designation Statement



Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner