

City of Mississauga  
**Corporate Report**



<p>Date: May 9, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: June 18, 2024</p>

## Subject

**Request to Alter a Heritage Designated Property at 1141 Clarkson Road North (Ward 2)**

## Recommendation

That the request to alter the heritage designated property at 1141 Clarkson Road North (Ward 2), as per the report from the Commissioner of Community Services, dated May 9, 2024, be approved subject to the following conditions:

1. That the final drawings are subject to approval by the Manager, Heritage Planning, to ensure that the details are consistent with the Heritage Impact Assessment;
2. That a Conservation Plan is submitted to the satisfaction of the Manager, Heritage Planning, for rehabilitation of the relocated heritage building for new use, including the restoration of original features based on historic evidence;
3. That a detailed moving plan for safely removing the 20<sup>th</sup> century additions, stabilizing, protecting, and moving the 1860 portion onto a permanent new foundation, with supporting documentation provided by a structural engineer who is a professional member of the Canadian Association of Professionals, is submitted to the satisfaction of the Manager, Heritage Planning; and
4. That the applicant enters into a temporary heritage easement with the City and provide a letter of credit to ensure the work, including the Conservation Plan, is completed as proposed.

## Executive Summary

- The property owner proposes to relocate the original 1860 Clarkson portion of the subject house so that it fronts Clarkson Road North.
- This relocation would allow for development in behind the heritage structure but give prominence to the heritage structure, which would be conserved with missing features replicated.

- The proposal represents a successful compromise of conservation and development efforts and should be approved subject to conditions.

## 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. The City added the subject property to the Heritage Register then known as the Heritage Inventory in 1989. In 2023, the owner submitted an application to demolish and replicate the original portion of the building. In response, the City designated the property under the Ontario Heritage Act for its historical, associative and contextual value relating to the Clarkson family history.

## Comments

The owner now proposes to move the original portion of the house rather than replicate it. (The proposal is attached as Appendix 1.) The 1860 portion would be moved up to Clarkson Road North rather than set back deeply within the property. This would allow for development in behind while maintaining the home's visibility. The cottage would be installed on a new foundation, with the heritage attributes restored and missing features replicated. The landscape berm along the railway would allow for commemorative apple trees.

Interestingly, engineer investigations have revealed that the original house is constructed of rammed earth, in this case a mix of earth, sand, gravel and cement. As such, relocation is feasible but will require careful work and temporary supports.

The proposed development would be four storeys in height, mixed use, linked to the heritage house by a single storey connection, clad in metal, and there would be surface and underground parking. The infill has a simple overall appearance; its rectilinear windows echo the shape and form of those on the heritage house. These design features support the building's compatibility with the heritage structure.

While moving heritage buildings is always a last resort, this proposed relocation allows the key aspect of the property's heritage to be retained while providing for some development, a balanced approach that is supported by staff subject to the conditions laid out in the recommendation of this report.

## Financial Impact

There is no financial impact resulting from this recommendation.

**Conclusion**

The property owner proposes to relocate the original portion of the subject property to front Clarkson Road North and allow room in behind for infill. The proposal is complementary to the heritage character of the property and should be approved subject to the conditions in the recommendation.

**Attachments**

Appendix 1: Heritage Impact Assessment Addendum



Jodi Robillos, Commissioner of Community Services

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