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Corporate Services Department
Office of the City Clerk

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1



FAX: (416) 896-5220

December 8, 1992

Nancy S
DIRECTOR'S OFFICE
DEC 10 1992
HERITAGE POLICY BRANCH

Mr. R. K. Johnston
Director, Realty Services
City of Mississauga
300 City Centre Drive
Mississauga, Ontario L5B 3C1

Dear Mr. Johnston:

Re: Cawthra-Elliot House
File: CS.08.Cawthra-Elliot House

I enclose for your retention, a copy of By-law 549-92, a by-law to designate the "Cawthra-Elliot House" located at 1507 Cawthra Road, Mississauga.

Yours truly,

Mrs. Denise Peternell, AMCT
Committee Coordinator
896-5423

/dp
Encl.

cc: Ontario Heritage Foundation, 77 Bloor Street West, Toronto M7A 2R9
(By Registered Mail)
Mr. T. Mokrzycki, Commissioner, Planning & Development
Mr. A. Leonard, Building Section, Planning & Development
Councillor H. Kennedy, Ward 1

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THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 549-92

A by-law to designate the "Cawthra-Elliot House" located at 1507 Cawthra Road, as being of architectural, historical and contextual significance

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate the "Cawthra-Elliot House" located at 1507 Cawthra Road, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Cawthra-Elliot House" located at 1507 Cawthra Road, be designated as being of architectural, historical and contextual significance under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 25th day of November 1992.

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA			
MTB			
Date	92	11	20


MAYOR


CLERK

SCHEDULE A TO BY-LAW NO. 549-92

REASONS FOR DESIGNATION

The Cawthra-Elliot Estate, 1507 Cawthra Road, is recommended for heritage designation for the reasons of its architectural, historical, and contextual significance. The history of the Cawthra family in Mississauga begins with the granting of 200 acres by the Crown to Joseph Cawthra in 1808. The Cawthra family grew in prominence due to its business and financial empire which developed in Toronto, always retaining farmland in Mississauga. The Cawthra-Elliot Estate was the joint property and home of Grace Cawthra and Colonel Harry McIntyre Elliot after their marriage in 1921. The Georgian style manner, and extensive gardens were built specifically by Grace Cawthra-Elliot to reflect the 18th century origins of the Cawthra family in Yorkshire, England.

The main house, designed by William Somerville, is built of solid brick with a stucco veneer and stone foundation. All the windows, twelve-over-twelve, are flanked by wooden shutters. A false window on the second storey west facade has been replaced with an actual window to match the others. The front entrance has paired pilasters on either side under an elegant entablature, with side-lights of five small panes, over a panelled base. A small rectangular transom is over the solid wooden door.

On the east side of the house, set back from the front facade, is the east wing of the house. This portion of the house was damaged in a fire caused by lightning in 1947. The east wing was restored, but is now internally different in configuration due to the alterations made to convert the Estate to a conference facility in 1990-1992, under the ownership of the City of Mississauga. The roof is clad in an imitation slate, also installed during the rehabilitation.

Two large chimneys pierce the roofline at either end of the main portion of the house. These chimneys provide for a fireplace in each of the main ground floor rooms and the upper bedrooms. A large chimney is also found at the east end of the east wing, which provides fireplaces in the cellar, ground floor, second floor and attic (hearth now removed) of the east wing.

On the west facade is a small screened porch to protect the entrance into the kitchen. Below this entrance is a stairway leading to a direct entrance to the cellar.

The rear, or north facade of the structure was built in an "L" shape with a flagstone patio filling the space. This area has now been enclosed in a glass structure as part of the conversion of the home to a conference facility. The rear portion of the house has had grade changes made to it in order to adapt this entrance for accessibility for the disabled.

The grounds surrounding the Cawthra-Elliot House are as equally important as the structure. The gardens were designed by landscape architect, Edwin Kay. The gardens, set within a large woodlot, were carefully planned to coordinate with the house, providing a built-up plinth for the house to rest on. The gardens slope away from the house in all directions, with a formal north/south axis centering on the house. To the south of the house is an expansive lawn flanked on each side by a stone walkway terminating by a small pond referred to by Mrs. Cawthra-Elliot as "my lake". The pond was constructed with a concrete base and what is believed to be a central fountain. The north garden begins with an area of lawn by the house, followed by an alley of conifers leading to a boxwood maze. At the north of the maze is an alley of fruit trees which terminates with a small brick structure, or seating area.

The extensive gardens also include a walled garden in the traditional British style. This structure has badly deteriorated, but enough remains to determine the size and overall dynamic of this secret garden. The remains of a greenhouse are also found nearby. As the gardens were not properly tended after circa 1950, there has been a great deal of deterioration in the formal aspect of the garden and grounds.

SCHEDULE B TO BY-LAW 549.92

Description: Part of Lot 10, Concession 2 South of Dundas Street (to be designated under the Ontario Heritage Act)

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, in the Regional Municipality of Peel (formerly in the Township of Toronto, in the County of Peel), Province of Ontario and being composed of part of Lot 10, in Concession 2, South of Dundas Street, of the original Township of Toronto, the boundaries of the said parcel of land being described as follows:

PREMISING that the Northeasterly limit of the Allowance for Road, between Lots 10 and 11, in the said Concession 2, has a course of North 46 degrees, 03 minutes, 30 seconds West Astronomic, according to a plan prepared by the Ministry of Transportation, Ontario (P-1857-120) and deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Number 93718;

BEGINNING at the most Westerly angle of the said Lot 10;

THENCE South 46 degrees, 03 minutes, 30 seconds East along the Southwesterly limit of the said Lot 10, Eight hundred and ninety-eight feet, three and one-quarter inches (898' 3 1/4");

THENCE North 38 degrees, 00 minutes, 40 seconds East, Forty-one feet, ten and one-quarter inches (41' 10 1/4");

THENCE North 38 degrees, 36 minutes, 30 seconds East, Ninety-six feet, seven inches (96' 7") to the point of commencement on the herein described parcel of land;

THENCE continuing North 38 degrees, 36 minutes, 20 seconds East and being along the Southeasterly limit of lands as shown on the said deposited plan number 93718, One thousand, one hundred and six feet, ten and one-half inches (1106' 10 1/2") more or less to an iron bar planted;

THENCE North 46 degrees, 17 minutes West and being along the Northeasterly limit of the last mentioned lands, Eight hundred and fifteen feet, and one-half of an inch (815' 0 1/2") more or less to an iron bar planted in the Southeasterly limit of the South Service Road, according to a plan deposited in the said Land Registry Office as Number 56949;

THENCE North 38 degrees, 29 minutes, 40 seconds East along the last mentioned Southeasterly limit, Sixty-seven feet, and one-half of an inch (67' 0 1/2") to an iron bar planted to mark the point of intersection thereof with the Northeasterly limit of the said Lot 10, being also a point in the Southwesterly limit of Lot 1 according to a plan registered in the said Registry Office for Peel as Number 308;

THENCE South 44 degrees, 51 minutes East along the last mentioned limit, One hundred and forty-five feet, five and one-quarter inches (145' 5 1/4") to an iron pipe marking the most Southerly angle of said Lot 1;

THENCE South 47 degrees, 20 minutes, 10 seconds East along the Southwesterly limit of Lot 47, Registered Plan 308 aforesaid, Seventy feet, five and one-half inches (70' 5 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 45 degrees, 16 minutes, 10 seconds East along the Southwesterly limit of Lot 46, Registered Plan 308 aforesaid, Sixty-nine feet, seven and one-half inches (69' 7 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 45 degrees, 07 minutes, 10 seconds East along the Southwesterly limit of Lot 45, Registered Plan 308 aforesaid, Sixty-nine feet, ten and three-quarter inches (69' 10 3/4") to an iron pipe marking the most Southerly angle thereof;

THENCE South 47 degrees, 35 minutes, 50 seconds East along the Southwesterly limit of Lot 44, Registered Plan 308 aforesaid, Sixty-eight feet, nine and one-half inches (68' 9 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 46 degrees, 51 minutes, 10 seconds East along the Southwesterly limits of Lots 43 and 42, Registered Plan 308 aforesaid, in all a distance of One hundred and twenty-seven feet, eight and five eighths inches (127' 8 5/8") to an iron pipe planted in the Southwesterly limit of said Lot 42;

THENCE South 45 degrees, 31 minutes, 50 seconds East along the Southwesterly limits of Lots 42 and 41, Registered Plan 308 aforesaid, Fifty-six feet, one and three-eighths inches (56' 1 3/8") to an iron pipe planted in the Southwesterly limit of said Lot 41;

THENCE South 46 degrees, 56 minutes, 50 seconds East along the Southwesterly limits of Lots 41 and 40, Registered Plan 308 aforesaid, Fifty-six feet, one inch (56' 1") to an iron pipe planted in the Southwesterly limit of said Lot 40;

THENCE South 47 degrees, 11 minutes, 30 seconds East along the Southwesterly limits of Lots 40, 39, 38 and 37, Registered Plan 308 aforesaid, Two hundred and forty-seven feet, ten and five-eighths inches (247' 10 5/8") to an iron bar marking the most Southerly angle of said Lot 37;

THENCE South 45 degrees, 31 minutes, 50 seconds East along the Southwesterly limit of Lot 36, Registered Plan 308 aforesaid, Sixty-nine feet, ten and one-half inches (69' 10 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 46 degrees, 08 minutes, 30 seconds East along the Southwesterly limit of Lot 35, Registered Plan 308 aforesaid, Thirty-seven feet, and one-quarter of an inch (37' 0 1/4") to an iron pipe marking an angle therein;

THENCE South 46 degrees, 41 minutes, 20 seconds East continuing along the last mentioned limit, Thirty-three feet, and five-eighths of an inch (33' 0 5/8") to an iron pipe marking the most Southerly angle of said Lot 35;

THENCE South 47 degrees, 36 minutes, 10 seconds East along the Southwesterly limit of Lot 34, Registered Plan 308 aforesaid, Seventy feet, and one-quarter of an inch (70' 0 1/4") to an iron pipe marking the most Southerly angle thereof;

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THENCE South 47 degrees, 31 minutes, 50 seconds East along the Southwesterly limit of Lot 33, Registered Plan 308 aforesaid, Sixty-nine feet, eleven and three-quarter inches (69' 11 3/4") to an iron pipe marking the most Southerly angle thereof;

THENCE South 44 degrees, 56 minutes, 10 seconds East along the Southwesterly limit of Lot 32, Registered Plan 308 aforesaid, Seventy feet, one and five-eighths inches (70' 1 5/8") to an iron bar marking the most Southerly angle thereof;

THENCE South 48 degrees, 05 minutes, 10 seconds East along the Southwesterly limits of Lots 31 and 30, Registered Plan 308 aforesaid, One hundred and forty feet, three and three-eighths inches (140' 3 3/8") to a standard iron bar marking the most Southerly angle of said Lot 30;

THENCE South 46 degrees, 51 minutes, 50 seconds East along the Southwesterly limit of Lot 186 according to a plan registered in the said Registry Office for Peel as D-23, One hundred feet, one and three-quarter inches (100' 1 3/4") to an iron bar marking the most Southerly angle of said Lot 186;

THENCE South 47 degrees, 00 minutes, 20 seconds East along the Southwesterly extremity of Tenth Street, Registered Plan D-23 aforesaid, Sixty-six feet, five and one-half inches (66' 5 1/2") to an iron bar marking the most Westerly angle of Lot 123, Registered Plan D-23 aforesaid;

THENCE South 45 degrees, 21 minutes, 40 seconds East along the Southwesterly limits of Lots 123 and 122, Registered Plan D-23 aforesaid, One hundred and forty-four feet, nine and seven-eighths inches (144' 9 7/8") to an iron bar planted in the Southwesterly limit of said Lot 122, being also the most Easterly angle of the lands described in Township of Toronto instrument number 27709;

THENCE South 38 degrees, 35 minutes West being along the Southeasterly limit of lands described in said instrument number 27709, Four hundred and twenty feet, seven and three-quarter inches (420' 7 3/4") to an iron bar planted to mark an angle therein;

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THENCE South 38 degrees, 34 minutes, 30 seconds West continuing along the last mentioned Southeasterly limit, Three hundred and ninety-nine feet, eleven inches (399' 11") to an iron bar planted to mark an angle in the said limit;

THENCE South 38 degrees, 48 minutes, 40 seconds West continuing along the last mentioned Southeasterly limit, Five hundred and one feet, eight and seven-eighths inches (501' 8 7/8") more or less to a standard iron bar planted to mark the intersection thereof with the said Southwesterly limit of Lot 10;

THENCE North 46 degrees, 03 minutes, 30 seconds West along the said Southwesterly limit of Lot 10, a distance of Three hundred and eighteen feet and one-quarter of an inch (318' 0 1/4") to a concrete monument planted to mark the Southerly corner of deposited plan 100469 (M.T.O. file P-1857-129);

THENCE North 39 degrees, 03 minutes, 40 seconds West along the Northeasterly limit of Cawthra Road as widened by the said deposited plan 100469, a distance of Four hundred and twenty-eight feet, two inches (428' 2") to an iron pipe marking an angle therein;

THENCE North 18 degrees, 57 minutes West continuing along the last mentioned limit, One hundred and eighty-eight feet, five and one-half inches (188' 5 1/2") more or less to the point of commencement;

SUBJECT TO an easement as described in registered By-law No. 866;

The hereinbefore described parcel of land comprises all of the lands most recently described in an Instrument registered in the said Registry Office as Number 378116VS;

SAVING AND EXCEPTING thereout and therefrom those portions of the hereinbefore described parcel of land designated as Parts 1 on Land Plans registered in the said Registry Office as numbers 421638 and 421639.


R.B. Lawryshyn
Ontario Land Surveyor

October 14, 1992
RBL/ljs