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Corporate Services Department  
Office of the City Clerk

275

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



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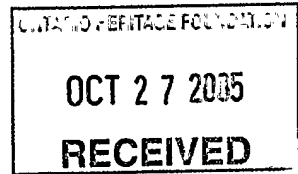
REGISTERED MAIL

October 24, 2005



Dear [REDACTED]

Re: "W. T. Gray" Property, 90 High Street East  
Reference: HAC-0051-2005  
File: CS.08.High Street East (90) (W1)



I enclose for your retention, a copy of By-law 0385-2005, a by-law to designate the property located at 90 High Street East, Mississauga, Ontario.

Yours truly,

Denise Peternell  
Committee Coordinator  
905-896-5423

cc: Ontario Heritage Trust, 10 Adelaide Street East, Toronto, Ontario  
M5C 1J3 (REGISTERED MAIL) (w/encl)  
Mr. P. Mitcham, Commissioner of Community Services (w/encl)  
Mr. M. Warrack, Heritage Coordinator, Community Services (w/encl)  
Mr. A. Leonard, Building Section, Planning & Development (w/encl)  
Councillor C. Corbasson, Ward 1  
File (w/encl)



✓ 11/15/05  
RR

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 90 HIGH STREET EAST IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO. TAKE NOTICE that The Council of the Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended.

**REASONS FOR THE PROPOSED DESIGNATION:** This property is proposed for heritage designation for reasons of its historical, architectural and contextual significance.

For further information and a full description of the Reasons for Designation, please contact the Heritage Coordinator, Community Services at 905-896-5070. Notice of objection to the designation may be served on the City Clerk no later than 4:30 pm on Friday, September 23, 2005.



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0385-2005

A By-law to designate the property  
located at 90 High Street East  
as being of historical, architectural and  
contextual significance.

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

AND WHEREAS Notice of Intention to so designate the property located at 90 High  
Street East, in the City of Mississauga, has been duly published and served, and no notice of  
objection to such designation has been received by the Clerk of The Corporation of the City  
of Mississauga;

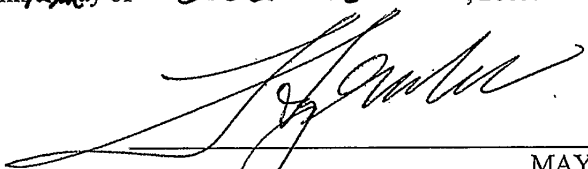
AND WHEREAS the reasons for the said designation are set out as Schedule 'A'  
hereto;

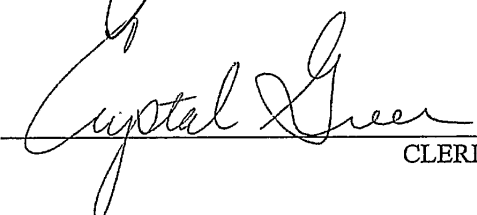
NOW THEREFORE the Council of The Corporation of the City of Mississauga  
hereby ENACTS as follows:

1. That the real property located at 90 High Street East, City of Mississauga, and legally  
described in Schedule 'B' attached hereto, is hereby designated as being of historic value  
under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended.
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 Trust and to cause  
notice of this by-law to be published in a newspaper having general circulation in the  
City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the City Solicitor is hereby directed to register a copy of this by-law against the  
property located at 90 High Street East in the proper land registry office.

ENACTED AND PASSED this 12th day of October, 2005.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<u>MEM</u>
Date <u>04/10/05</u>

  
MAYOR

  
CLERK

STATEMENT OF THE REASONS FOR DESIGNATION

W. T. Gray House, 90 High Street East

The property known as 90 High Street East is recommended for heritage designation under the terms and conditions of *Part IV, the Ontario Heritage Act*, for reasons of its cultural heritage value and interests of historical, architectural and contextual significance.

In 1908, William Thomas Gray acquired the subject property for \$650 from Charles G. Hamilton, and built the current house in 1909. W. T. Gray and Louise Marie Elliot, just married, moved into the house in the same year. Located at the corner of High Street East and Hurontario Street, it is only steps away from the former St. Lawrence Starch Works. W. T. Gray became president of the company in 1938, remaining so until 1965. He passed away in 1975 in his ninety-fifth year and ownership of the property was passed on to his sons James A. D. Gray and John C. Gray. W. T. Gray's father, John Gray, was one of the founding partners of the St. Lawrence Starch Works, which was incorporated in 1889. The Gray family name is synonymous with the early economic development and success of Port Credit.

The W. T. Gray residence, built in 1909, was designed as a Colonial variation of the traditional Bungalow Style, with some Tudor Revival influences of half-timbering. The two-and-a-half storey, three bay structure has exterior finishes in coursed Credit Valley stone on the ground floor, second floor, and chimneys, stucco and half timbering on the second floor gable ends and shingles that presumably were originally wood.

The main entrance is located at the centre of the south facade. The main door and sidelights appear original to the structure, but the adjacent French doors placed on either side of the entrance have been replaced in recent years. The south facade dormer fenestration includes original paired twelve pane casement windows on either side of the shed dormer balcony. Within the balcony, there are multi-paned glass windows and a door. The west facade has original double nine paned casement windows, and a first storey projecting bay with four casement windows side-by-side, each with nine panes. The east facade has paired nine pane and four pane casement windows of various sizes. The rear facade, which faces north, has several small multi-paned windows along the main floor and basement. There are two doors, one located at the centre and another on the west facade of the small, one storey projecting wing. The upper storey windows are of various shapes and sizes, located within the shed dormer, including the three twelve paned casement windows.

Structural and stylistic details that contribute to its high architectural quality include the rear and front shed dormers, large overhang roof supported by large pillars, large veranda, central main entrance, and use of various 'rustic' materials. The expanse of exterior space around the building helps to relate the building with its natural surroundings. Another important characteristic is the rather modest appearing front elevation, while side elevations reveal two-and-a-half stories of living space. Elements of Colonial-Revival are demonstrated through the four large Tuscan columns, the Tudor inspired half-timbering located on the gable ends, stone base and windows that are varied in size. The Bungalow Style was popular through the first half of the twentieth century, arriving in Canada circa 1910. This is a particularly fine example of the Colonial variation and should be acknowledged as one of the earlier examples.

The W. T. Gray House fronts onto High Street East, located just off Hurontario Street, one block north of Lakeshore Road East, within the centre of Port Credit. The property is predominately displayed on an open corner lot and its proximity to Hurontario Street makes it a significant cultural landscape and within the immediate context of early twentieth century residential structures. The relationship between 84 and 90 High Street provides a unifying scale and adds to the architectural quality of each, but also to their historical association and context within Port Credit as recognized landmarks. Although the structure has been used in the past for both commercial and residential uses, the original residential character has remained intact and the Bungalow Stylistic qualities of the building have been preserved.

SCHEDULE "A" TO BY-LAW NO. 0385-2005

STATEMENT OF THE REASONS FOR DESIGNATION

W. T. Gray House, 90 High Street East

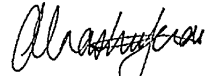
The subject property, located at the northwest corner of Hurontario Street and High Street is highly visible. The building rests on a relatively large open lot consisting of mature trees, including an uncommon Ginkgo tree, and other vegetation. An expansive open lawn on the front yard is also open to the Hurontario Street side of this corner lot. An iron fence, which compliments the character of the house and streetscape, is located on the eastern and southern edges of the property. This open vista from the street to the house enhances the visual character of the building in its setting.

SCHEDULE 'B' TO BY-LAW 0385.2005'

Description: Part of Lot 1, Plan PC-2, East of the Credit River, North Side of High Street  
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 8, in the vicinity of Hurontario Street and Lakeshore Road East)

In the City of Mississauga, Regional Municipality of Peel, (formerly in the Village of Port Credit, County of Peel), Province of Ontario and being composed of that part of Lot 1, on the North Side of High Street, West Side of Hurontario Street, East of the Credit River, according to a plan of the Village of Port Credit known as PC-2, as described in Instrument Number RO998249.



Alnashir Ieraj  
Ontario Land Surveyor