

**To:** COUNCIL

**Meeting Date:** 6/17/2025

**Subject:** 231 Queenston Road, Recommendation to Designate under Part IV of the Ontario Heritage Act

**Submitted By:** Melissa Aldunate, Manager, Policy Planning

**Prepared By:** Jeremy Parsons, Senior Planner - Heritage

**Report No.:** 25-045-CD

**File No.:** R01.01.153

**Wards Affected:** Ward 3

### **RECOMMENDATION(S):**

THAT Report 25-045-CD: 231 Queenston Road, Recommendation to Designate under Part IV of the *Ontario Heritage Act* be received;

AND THAT Council approve the recommendation to designate the property municipally known as 231 Queenston Road under Part IV of the *Ontario Heritage Act*;

AND FURTHER THAT the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for the property located at 231 Queenston Road in accordance with Section 29 of the *Ontario Heritage Act* for its cultural heritage value.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

This report has been prepared to provide Council with a recommendation to designate the property located at 231 Queenston Road under Part IV of the *Ontario Heritage Act*.

#### **Key Findings**

- The property at 231 Queenston Road is currently listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest.
- The property contains a two-and-a-half-storey red brick Queen Anne Revival style dwelling. The dwelling, known as the Clare House, was built in 1894-1895 for Frederick Clare, a prominent local businessman and politician.

- The detached garage, which was historically located on the same parcel, is now located on a separate property at 229 Queenston Road.
- Heritage Planning staff have determined that the property contains sufficient cultural heritage value to merit designation under Part IV of the *Ontario Heritage Act*, satisfying more than two criteria under *Ontario Regulation 9/06*.

## Financial Implications

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

Should the property be designated, the property owner will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

## STRATEGIC ALIGNMENT:

☐ Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

OR

☒ Core Service

**Program:** Community Development

**Core Service:** Heritage Conservation

## BACKGROUND:

The subject property is located at 231 Queenston Road, between Chopin Drive and Eagle Street South. The property is located east of the Speed River and south of King Street East, in downtown Preston. The property is 0.58 acres (2333.05 square metres) in size (Figure 1)

The property is located in a mature residential neighbourhood surrounded primarily by 19th century housing stock. The property is zoned R5 (Low Density Residential) in the City's Zoning By-law and is designated Low/Medium Density Residential within the

Official Plan. The property is located just outside of the Preston Towne Centre Community Core Area.

The property is also located within the Preston Major Transit Station Area (MTSA) (Figure 2) and is expected to be directly impacted by the planned corridor for the Stage 2 ION Light Rail Transit (LRT) Route. The subject property is proposed to be transected by a pedestrian platform for the LRT Route (Figure 3). As proposed, the subject property will be directly impacted by the construction of the platform, however, the dwelling itself will not be impacted and will remain intact.

The subject property is currently listed on the Heritage Register as a non-designated property of cultural heritage value or interest and is located adjacent to the following listed properties: 243 Queenston Drive, 155 Chopin Drive, 234 King Street East, and 218 King Street East. The property is located within the Queenston Road Character Area as identified within the City's Heritage Master Plan (2008).

The subject property contains a two-and-a-half storey red brick Queen Anne Revival dwelling constructed in 1894-1895 (Figures 4 and 5). The two-storey detached brick garage, once located on the same lot, is now part of a separate parcel as a lot of record. The subject property was identified as having cultural heritage value through the King Street and Chopin Drive Heritage Registry Report (Laurie Smith et al., 2014) (Appendix B) and subsequently as part of the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report (WSP, 2020) and Heritage Impact Assessment (WSP, 2021) as part of the Stage 2 ION LRT Transit Project Assessment Process (TPAP). The property's cultural heritage value is summarized in the Statement of Cultural Heritage Value or Interest (Appendix A).



## 231 Queenston Road

**CAMBRIDGE**  
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Technology Services  
GIS Division  
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Figure 1: The subject property at 231 Queenston Road, outlined in red, adjacent to the property at 229 Queenston Road, as shown on an aerial map (City of Cambridge).



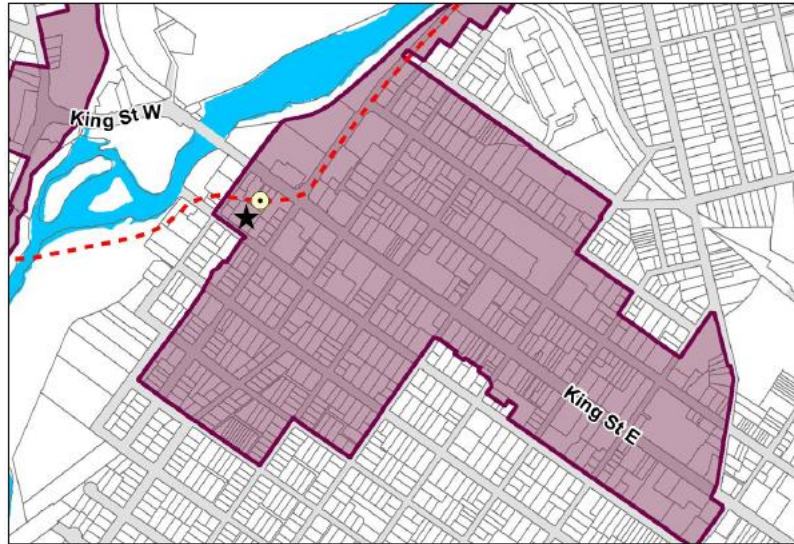


Figure 2: Map of the Preston MTSA shown in the Region of Waterloo Official Plan with the subject property indicated by a small star. The map also shows the proposed Stage 2 ION LRT Route (red hatched line) and transit stop (white circle with black dot) (Amendment No. 6 to the Regional Official Plan, By-law No. 22-038).

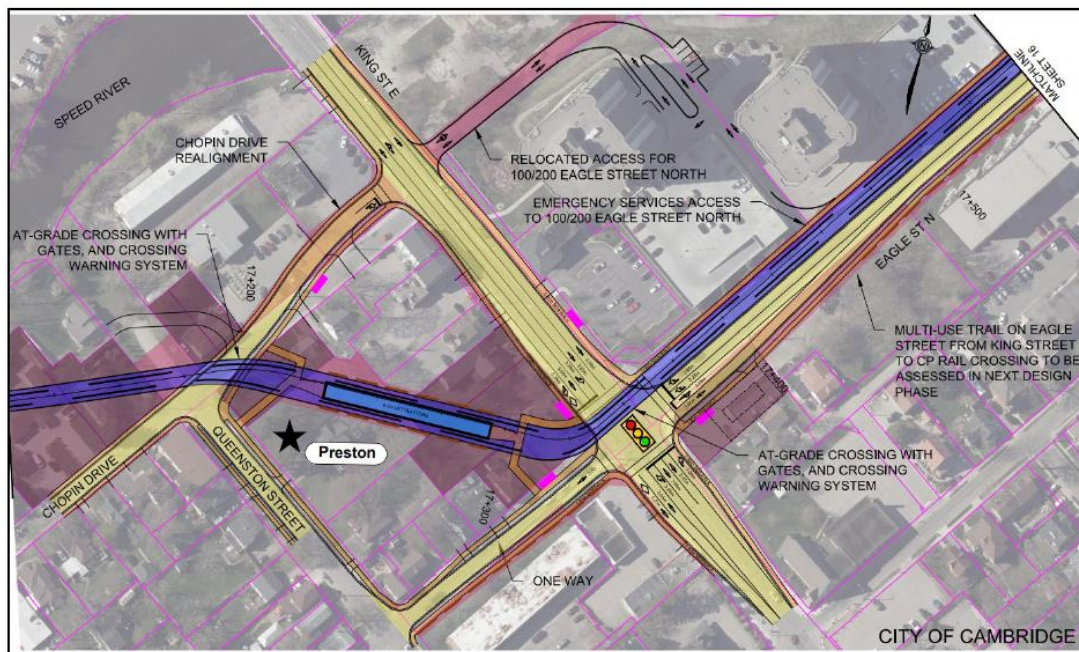


Figure 3: The subject property, indicated by a black star, and transected by the LRT platform on the Stage 2 ION LRT Transit Project Assessment Function Design Plate, Sheet 15 (Region of Waterloo Stage 2 ION LRT Environmental Project Report).





Figure 4: Looking northwest, from Queenston Road, at the front façade of the dwelling (City of Cambridge, 2023).



Figure 5: Looking north, to the dwelling's front facade (City of Cambridge, 2023).

## ANALYSIS:

The subject property at 231 Queenston Road is listed on the Heritage Register as a non-designated property of cultural heritage value or interest. It is located within the Queenston Road Character Area (Heritage Master Plan, 2008). It was also identified as a landmark property within the City of Cambridge Landmarks Series (Figure 7). It was assessed for cultural heritage value or interest in 2014 by Laurie Smith et al., as part of the King Street and Chopin Drive Heritage Registry Report (Appendix B). This assessment identified 231 Queenston Road, along with 14 other properties in this area of Preston, as being recommended for designation under the *Ontario Heritage Act*. Later, as part of the Transit Project Assessment Process (TPAP) for the Stage 2 ION Light Rail Transit (LRT) project, the property was assessed by WSP. This involved a Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report (WSP, 2020) and later a Heritage Impact Assessment (WSP, 2021).

The subject property is legally described as Lot 4 and Part of Lot 3 on Plan 522 (1858) (see Figure 6 below). It was first acquired by Joseph Erb in 1855 and surveyed in 1858.

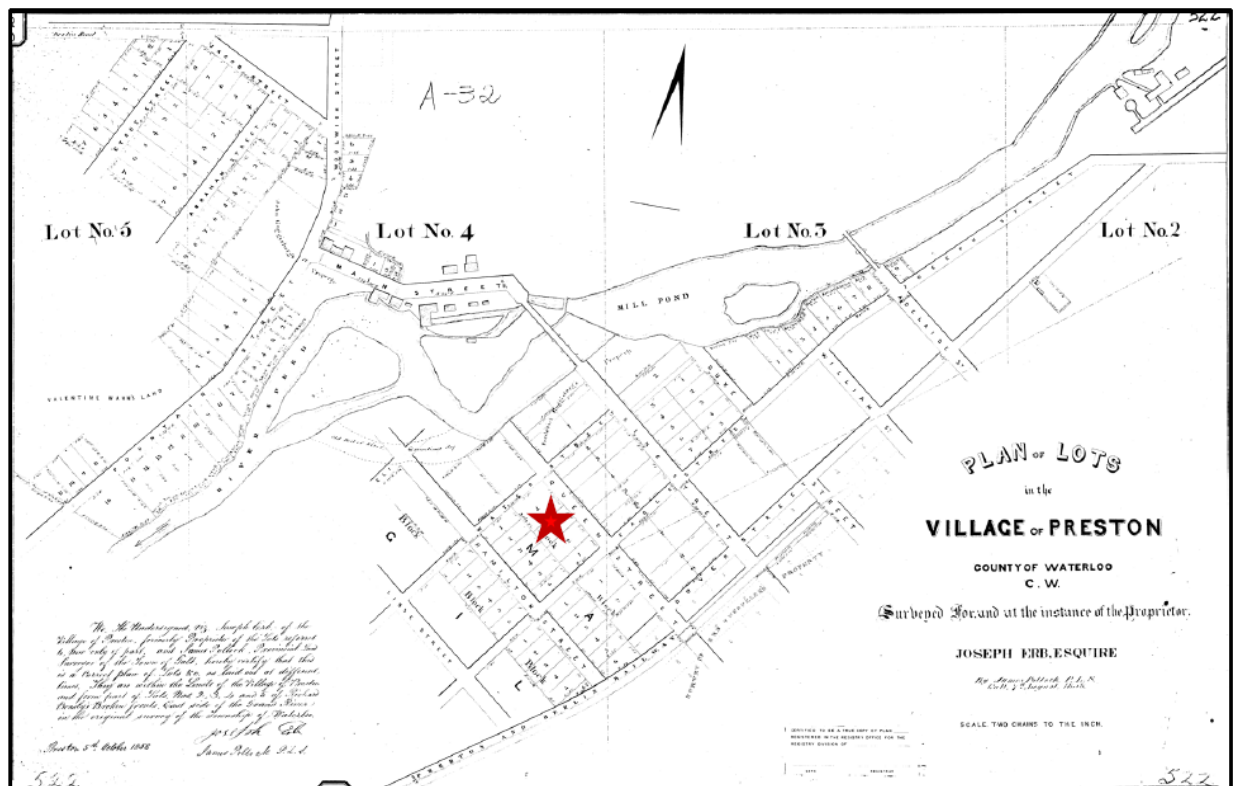


Figure 6: The approximate location of the subject property, indicated by a red star, on the 1858 Plan of Lots in the Village of Preston, Plan 522 (City of Cambridge Archives).



The property was deeded from Erb to Valentine Wahn in 1869 and later to John Clare. Previous to the existing brick dwelling on the property, sources indicate that there was a small stone house on the lot that was occupied by Charles Clare, his wife Salome, and their seven children. In 1893, the dwelling was destroyed by fire and the family moved. Subsequently, the property was taken over by Frederick Clare (1858-1938) and his wife Isabella (née Cameron). The two-and-a-half storey red brick Queen Anne Revival dwelling was built in 1894-1895, soon after the Clares were married and expecting their first child. The two-storey detached brick garage on the adjacent property, although highly modified, was likely built at the time of construction of the house or shortly after. There were several modifications made to the dwelling in 1906.

Frederick Clare was a local businessman and owner of Clare Brothers Company Limited, a foundry business based in Preston. The company operated until 1947 and is reported to have employed hundreds of local workers, making it one of the largest employers in Preston. Clare was also influential in bringing the electric railway to Preston in 1894. He was also civically involved, acting as an alderman and later a reeve (mayor) for the town from 1906 to 1908.



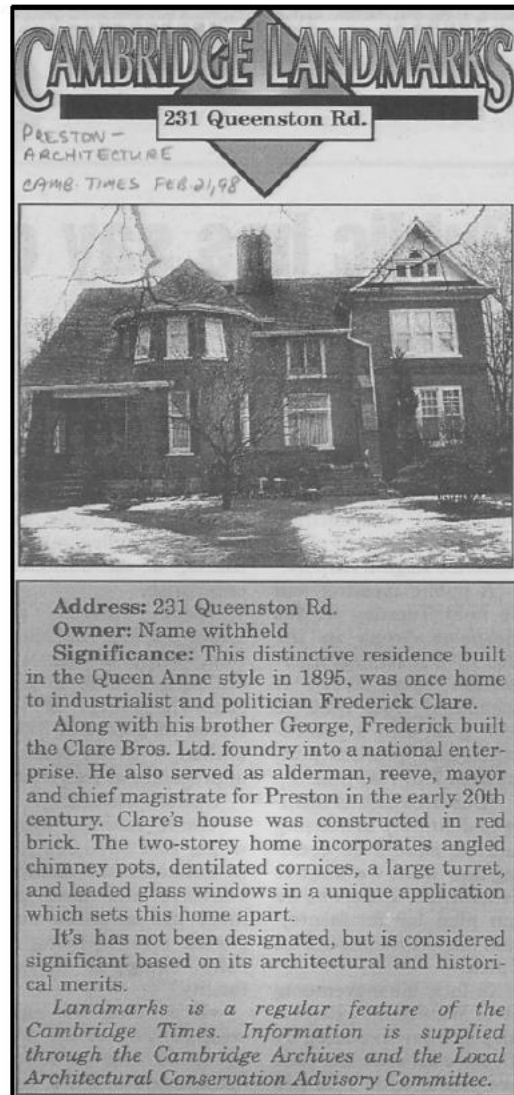


Figure 7: Feature within the Cambridge Landmarks series (City of Cambridge Archives).

### Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

According to legislative changes introduced to the Ontario Heritage Act through the *More Homes Built Faster Act*, 2022, properties must meet at least two (2) of nine (9) criteria under *Ontario Regulation 9/06* to be considered for designation under Part IV of the *Ontario Heritage Act*. The following evaluation was prepared for the property using previously compiled information from existing evaluations that were carried out by Laurie Smith et al. (2014) and WSP (2021).

**1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.**

**YES** – The property contains physical and design value as a representative example of the Queen Anne Revival architectural style. This is a common style in the surrounding neighbourhood and the Clare House is a strong example of this style.

**2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

**YES** – The Clare House is a solid, well-built brick house with fine workmanship and materials evident. It includes a number of decorative Queen Anne Revival elements that display a high degree of artistic merit.

**3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.**

**NO** – The property does not demonstrate a high degree of technical or scientific achievement. The property uses traditional materials and methods.

**4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.**

**YES** – 231 Queenston Road is associated with prominent Preston businessman and politician Frederick Clare, who, with his brother George, operated the Clare Brothers foundry on King Street East. Frederick Clare was integral in bringing the electric railway to Preston in the 1890s and served as mayor of the town from 1905-1908. The house was built for Frederick Clare and his new wife Isabella in 1894-1895. The Clare family continued to reside at 231 Queenston Road until 1968. In a more general way, the property is associated with the period of growth and prosperity ushered in by the electric railway, civic improvements and the economic success of businesses in the 1890s and early twentieth century.

**5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.**

**NO** – The property is not believed to yield, or have the potential to yield, information that could contribute to an understanding of a community or culture.

**6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.**

**NO** – The architect and builder of the dwelling at 231 Queenston Road are unknown.

**7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.**

**YES** – Within the block that contains the Clare House, the residences lining both sides of Queenston Road were primarily built between 1855 and 1900, as such 231 Queenston Road makes an important contribution to the turn of the nineteenth century residential character of Queenston Road between Chopin Drive and Eagle Street South.

**8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

**YES** – 231 Queenston Road is historically linked to its surroundings through its association with the Clare Brothers foundry located on the north side of King Street East.

**9. The property has contextual value because it is a landmark.**

**YES** – With its large lot, unique design and fine materials, the Clare House stands out from the other, more modest houses on Queenston Road and in the neighbourhood, and serves as a local landmark in the community.

Given that the property has been determined to meet six (6) of nine (9) criteria contained in *Ontario Regulation 9/06*, it is considered to contain sufficient cultural heritage value to merit designated under Part IV of the *Ontario Heritage Act*. As such, Heritage Planning staff are recommending designation based on the property's evaluated physical/design value, historical/associative value, and contextual value.

A full list of the property's cultural heritage attributes are included within the Statement of Cultural Heritage Value that can be seen in Appendix A.

## **EXISTING POLICY / BY-LAW(S):**

### **Ontario Heritage Act**

### **Designation by municipal by-law**

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,



(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice required.

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

### **Cambridge Official Plan**

Section 4.6.1 of the Cambridge Official Plan (OP) also states that the City will pass by-laws to designate properties of cultural heritage value.

### **Cambridge Heritage Master Plan**

Neighbourhood of Queenston Road

#### **History**

As with the neighbourhood of Kitchener Road, the houses in this area reflect the economic strength of Preston in the late 19th and early 20th centuries, a strength based on a solid base of industry and agricultural services. Upper middle class residential areas were typically located next to the downtown core and this pattern is repeated here, in this case with the housing area conveniently placed between the river and the retail strip.

#### **Heritage Character**

This stable residential area has been relatively untouched by the traffic and resultant destruction of parts of the downtown core. Its mature streetscape and substantial houses set it apart from older areas in transition and from newer subdivisions.

#### **Character Defining Elements:**

- similar to Dickson Hill in Galt, middle- and upper-class residential development;
- large lots, mature streets, shared setbacks;

- late Victorian, early Edwardian, Queen Anne architectural styles, skilled craftsmanship;
- street oriented design, large porches, sidewalks;
- formal street grid;
- brick construction; and
- close proximity to King Street.

### Conservation and Development Concerns and Opportunities

Stable residential areas are generally able to resist threats to their character by restricting traffic access and maintaining property standards. However, the proximity of this neighbourhood to the downtown core makes it vulnerable to any economic downturn of the retail core on the one hand, and to potential overspill parking and traffic should the retail trade increase. Care must be taken to preserve the streetscape, especially street trees, and traffic management and parking policies must be developed and enforced. Urban design guidelines and advice on suitable home improvements are both needed in order to conserve and enhance area character.

### **FINANCIAL IMPACT:**

There is no cost to property owners associated with designating a property in Cambridge. The City does provide a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

Should the property be designated, the property owner will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

### **PUBLIC VALUE:**

#### **Transparency:**

MHAC reports and meetings are open to the public.

### **ADVISORY COMMITTEE INPUT:**

#### **Municipal Heritage Advisory Committee (MHAC)**

The MHAC was consulted on May 15, 2025, through Report 24-014 (MHAC) and was provided with Heritage Planning staff's recommendations as presented in this report. MHAC passed the following recommendations to Council:



THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 231 Queenston Road under Part IV of the *Ontario Heritage Act*.

#### **PUBLIC INPUT:**

Meetings of MHAC are open to the public and agendas are posted publicly.

#### **INTERNAL / EXTERNAL CONSULTATION:**

Heritage Planning staff conducted a site visit to the property, from the right-of-way, on November 20, 2023. Heritage Planning staff have notified the property owner, via registered mail, of the recommendation to designate on March 11, 2025, and again on April 28, 2025.

Section 29(4) of the *Ontario Heritage Act* outlines that property owners are to be served with a copy of the NOID following Council's direction to issue. Any person may object to a NOID within thirty (30) days of its issuance as per Section 29(5).

#### **CONCLUSION:**

Heritage Planning staff are recommending the designation of the property located at 231 Queenston Road under Part IV of the *Ontario Heritage Act* given that it has been determined to contain sufficient cultural heritage value, meeting six (6) of nine (9) criteria under *Ontario Regulation 9/06*. The recommendation to designate is supported by several other heritage professionals, as demonstrated within the assessment provided in Appendix B.

The Statement of Cultural Heritage Value and List of Attributes (Appendix A) would form the NOID under Section 29 of the *Ontario Heritage Act*. If Council supports designation, the designation by-law for the subject property will come before Council at a later date, following the issuance of a NOID and expiry of the objection period.

#### **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

**APPROVALS:**

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

**ATTACHMENTS:**

1. 25-045-CD Appendix A – Statement of Cultural Heritage Value or Interest
2. 25-045-CD Appendix B – King and Chopin Study Extract