

To: COUNCIL

Meeting Date: 9/23/2025

Subject: Recommendation to Enact Part IV Designations for Multiple Listed Properties

Submitted By: Sarah Austin, Acting Director of Planning

Prepared By: Scott Abbott, Planner-Heritage

Report No.: 25-017-PG

File No.: R01.01.163, R01.01.167, R01.01.170, R01.01.171, R01.0172, R01.01.173, R01.01.174, R01.01.175

Wards Affected: Ward 2
Ward 3
Ward 4

RECOMMENDATION(S):

THAT Report 25-017-PG Recommendation to Enact Part IV Designations for Multiple Listed Properties be received;

AND THAT Council approves the recommendation to designate the following properties under Part IV, Section 29 of the *Ontario Heritage Act*:

- 4860 Townline Road
- 210 King Street East
- 70 Oak Street
- 119 Wellington Street
- 194 Blue Heron Ridge
- 29 Roseview Avenue
- 469 Duke Street
- 54 Bruce Street;

AND FURTHER THAT the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for each property in accordance with the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of eight properties that are currently listed on the City of Cambridge's Heritage Register. These properties meet the criteria prescribed under Ontario Regulation 9/06 (as amended by O. Reg. 569/22), demonstrating cultural heritage value in terms of design/physical, historical/associative, and contextual significance.

Key Findings

- All properties meet at least two prescribed criteria under O. Reg. 9/06.
- Each property reflects important historical, architectural, and/or social development patterns in Cambridge.
- Designation will ensure long-term protection and conservation of these significant heritage resources.

Financial Implications

The City does provide and pay for the installation of a heritage plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

Following the passage of Bill 23, municipalities must designate or remove listed properties from the heritage register by January 1, 2027. In response, eight properties have been identified for designation due to their historical importance, architectural integrity, and vulnerability to development pressure.

ANALYSIS:

Ontario Regulation 9/06 Evaluation Summary

Each of the eight properties recommended for designation satisfies the required threshold under Ontario Regulation 9/06, as amended by O. Reg. 569/22. The regulation requires that properties meet at least two of the nine criteria to be eligible for designation under Part IV of the *Ontario Heritage Act*. The properties outlined in this report exceed this requirement, each demonstrating cultural heritage value through a combination of design/physical, historical/associative, and contextual criteria.

Supporting Documentation

Brief summaries of the cultural heritage value of each property are provided below, with complete evaluations available in **Attachment A** and a consolidated summary of cultural heritage attributes in **Attachment B**.

4860 Townline Road

Constructed in 1856, this Georgian-style limestone mill is associated with Peter Niles Holm, a Danish immigrant and early pioneer in local industrial development. Known as Holm's Mill, it exhibits high-quality masonry and contributes significantly to the Black Bridge Cultural Heritage Landscape.

210 King Street East

This Georgian-influenced commercial-residential building is associated with the entrepreneurial Werlich family, notable in Preston's industrial and commercial history. It helps define a cohesive 19th-century streetscape along King Street East.

70 Oak Street

Constructed in the mid-19th-century, this vernacular stone dwelling is built of uncoursed, multicoloured fieldstone and retains original elements such as its front door and wooden porch. It reflects the craftsmanship of early tradespeople in Galt and contributes to the 19th-century residential character of Oak Street.

119 Wellington Street

Built circa 1870 for carriage maker and civic leader James Kay, this Gothic Revival residence reflects the prosperity of Galt's middle class during the community's period of industrial expansion.

194 Blue Heron Ridge

Completed in 1974 and designed by Arthur Erickson, this modernist residence integrates harmoniously with its Grand River setting. Its massing, materials, and landscape sensitivity reflect Erickson's design philosophy and remain remarkably intact.

29 Roseview Avenue

Known locally as "The Castle House," this 1891 Richardsonian Romanesque residence by Joseph B. Strain is the most refined example of his work. Its robust materials and distinctive massing make it a landmark within the Roseview Avenue streetscape.

469 Duke Street

This Queen Anne Revival residence is distinguished by its ornate detailing, asymmetrical form, and prominent siting within the former Village of Preston. It serves as a notable local landmark within its historic streetscape.

54 Bruce Street

Built circa 1859 and expanded in the 1890s, this stone residence blends vernacular Georgian and Richardsonian Romanesque influences, standing as a distinctive landmark in the Bruce Street neighbourhood.

Planning Considerations

Designation does not restrict property use but ensures that alterations are reviewed through the heritage permit process and does not affect interior alterations unless specified. Planning staff have notified property owners and initiated consultation as per the *Ontario Heritage Act*.

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).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal, or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance program for these resources.

FINANCIAL IMPACT:

The City does provide and pay for the installation of a heritage plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

PUBLIC VALUE:

Transparency:

The Council agenda is posted on the City's website as part of the reporting process.

ADVISORY COMMITTEE INPUT:

Municipal Heritage Advisory Committee (MHAC)

At its meetings on February 20, May 15, June 26, and July 17, 2025, the Municipal Heritage Advisory Committee reviewed the heritage evaluation reports for the properties. The Committee unanimously recommended their designation under Part IV of the *Ontario Heritage Act*.

PUBLIC INPUT:

Council meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Following the MHAC recommendations, staff initiated consultations with the property owners. Owners were notified via email and registered mail about the proposed designations and provided with detailed information, including the implications of designation and available heritage grant programs. Notices of Intention to Designate will be served and published in accordance with the *Ontario Heritage Act*.

CONCLUSION:

Each of the eight properties recommended for designation meets or exceeds the legislative threshold for designation under Part IV of the *Ontario Heritage Act*. Their protection will enhance Cambridge's cultural landscape and contribute to the long-term conservation of the city's architectural and historical heritage.

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

General Manager

Chief Financial Officer

City Solicitor

City Manager

APPENDICES:

1. 25-017-PG Attachment A – MHAC Reports

- 25-003 (MHAC): 4860 Townline Road
- 25-010 (MHAC): 210 King Street East
- 25-019 (MHAC): 70 Oak Street
- 25-020 (MHAC): 119 Wellington Street
- 25-023 (MHAC): 194 Blue Heron Ridge
- 25-026 (MHAC): 29 Roseview Avenue
- 25-029 (MHAC): 469 Duke Street
- 25-030 (MHAC): 54 Bruce Street

2. 25-017-PG Attachment B – Cultural Heritage Attributes Summary