

December 22, 2025

**VIA EMAIL AND COURIER**

The Corporation of the City of Cambridge  
50 Dickson Street  
P.O. Box 669  
Cambridge, ON N1R 8S1

**Attention: Danielle Manton, City Clerk**

Dear Ms. Manton:

Re: **Notice of Objection to the Notice of Intention to Designate  
210 King Street East, Cambridge**

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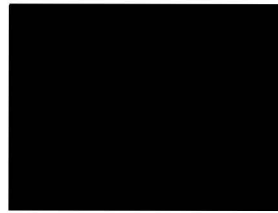
We are legal counsel for our client 210 King St East (Cambridge) LP ("**Client**"). Our Client owns the land municipally known as: 210 King Street East, in the City of Cambridge (the "**Property**").

On December 18, 2025, our Client received the City of Cambridge's Notice of Intention to Designate the Property (the "**Notice**") under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "**Act**"). For the record, we note that the Notice is deficient in so far as it fails to comply with 29(4)(c) of the *Act*. As it does not include the statement specifying that a notice of objection may be served on the City's clerk within 30 days after the date a notice is published in a local newspaper. It is our submission that this deficient notice requires the process to commence afresh.

While we have not been provided with a copy of the Notice that was filed in the newspaper to determine whether it complies with section 29(4.1) of the *Act*, we were advised by the City that it was published on December 15, 2025. Therefore, out of an abundance of caution, this letter is our Client's formal objection to the Notice per section 29(5) of the *Act*.

**Background:**

The Property was built in the 19<sup>th</sup> century in the town of Preston. The Property is located on the west side of King Street East, between Chopin Drive and Eagle Street. The Property contains a two-and-a-half storey stone building that has been subject to significant modifications.



On September 23, 2025, City Council move forward with its intention to designate the Property under Part IV of the Act and as noted above, the City published the Notice in the Waterloo Record on December 15, 2025

**Reasons for Objection:**

1. The Notice does not constitute a notice of intention to designate under the *Act*. The Notice fails to meet the criteria outlined in section 29(4) of the *Act*. The Notice is defective because it is devoid of the statement specifying that a notice of objection may be served on the City's clerk within 30 days after the date a notice is published in a local newspaper.
2. The Statement of Cultural Heritage Value or Interest and Heritage Attributes in the Notice do not demonstrate how the Property meaningfully satisfies the prescribed criteria under O. Reg. 9/06.
3. The Property does not meet the required threshold of at least two or more prescribed criteria for determining whether it is of cultural heritage value or interest as the Property does not display characteristics that are more significant or distinctive than other properties on King Street that remain visible and were constructed at some point in the past.
4. The Property no longer retains the physical or design characteristics described in the Notice. Substantial modifications have been made to the Property, including and not limited to the following (the "**Modifications**"):
  - I. Rear additions;
  - II. Removal of the entire first floor façade, including the original store entrance and display windows;
  - III. Replacement of an original window with a new door on the side façade; and
  - IV. The application of an inappropriate cementitious stucco finish across the building, including the entirety of the front façade covering the original stone construction.
5. The Modifications have diminished and compromised key architectural elements of the Property's original design.

6. The Modifications have altered the Property to the point that it no longer resembles any of the defining characteristics of the Georgian commercial building associated with Preston's industrial activity, including its connection with the Werlich family.
7. The Modifications cannot be reversed without conjecture or speculative reconstruction because there is no record of the original façade. This undermines any assertion that the Property continues to embody heritage attributes meriting designation.
8. The Property does not contribute to a cohesive cultural streetscape. The Property lacks meaningful visual, historical, or functional connection with surrounding properties because of the different architectural styles, structures and historic uses of adjacent properties (including 204 and 234 King Street East).

For the above reasons, our Client objects to the Property's proposed designation under Part IV of the *Act*. Accordingly, our Client requests that the City withdraw the Notice immediately.

We kindly request that the City ensure that we receive notice of any public meeting(s) at which this objection will be considered and notice of any decision(s) made in response to this letter.

Yours truly,

**WeirFoulds LLP**

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