

**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**

**To:** Municipal Heritage Advisory Committee

**Meeting Date:** 7/17/2025

**Report Title:** **25-010 (MHAC) 210 King Street East: Recommendation to Designate**

**Report Author:** Scott Abbott, Planner-Heritage

**Department Approval:** Nick Borcescu, Supervisor of Heritage Planning and Housing

**Department:** Community Development

**Division:** Policy Planning

**Report No.:** 25-010 (MHAC)

**File No.:** R01.01.167

**Ward:** Ward 3

**RECOMMENDATION:**

**THAT** the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 210 King Street East under Part IV of the *Ontario Heritage Act*.

**EXECUTIVE SUMMARY:**

**Purpose**

The purpose of this report is to evaluate 210 King Street East for designation under the Ontario Heritage Act (**Figure 1**). The property is a long-standing part of Preston's main street commercial landscape and retains significant architectural and contextual value. Given development pressure on this site, the designation would ensure the conservation of this important built heritage resource.

**Key Findings**

- **Historical Value:** Associated with the Werlich family, prominent local entrepreneurs in the late 19th and early 20th centuries who operated furniture and piano-related businesses in Preston.
- **Architectural Value:** A representative example of late 19th-century Georgian-influenced commercial architecture featuring stone construction, parapet end walls, and symmetrical massing.

- **Contextual Value:** A key component of a surviving 19th-century block that includes 204 and 234 King Street East, which collectively define the historic streetscape of downtown Preston.
- The property satisfies four of the nine criteria contained in *Ontario Regulation 9/06*.



**Figure 1:** Front Elevation of 210 King Street East (Google Maps, 2023)

**STRATEGIC ALIGNMENT:**

- Strategic Action; or
- Core Service

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**Program: Community Development**

**Core Service:** Heritage Conservation

**BACKGROUND:**

The property is located on the west side of King Street East, between Chopin Drive and Eagle Street South in the historic town of Preston (now part of Cambridge). The legal description is: PLAN 522 PT LOTS 2 AND 3 S; KING ST RP 58R16958 PART 10; PT PARTS 9 12 13

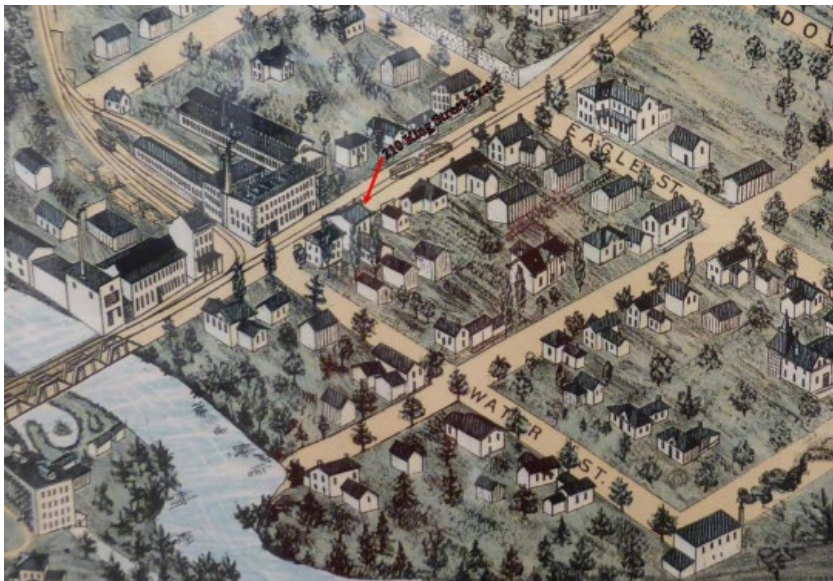
**ANALYSIS:**

**Early Ownership and Preston Development**

Preston was settled in the early 1830s and rapidly became a local hub for commerce and manufacturing. King Street East evolved as the town's primary commercial spine. By the 1870s, this block included butcher shops, bakeries, and small factories.

Land records indicate that George M. Roos, executor of Joseph Erb's estate, sold land on this site to John Lamb in 1872. Lamb, a butcher, subdivided and sold part of the land to Frederick Werlich in 1873. This early association with the Werlich name precedes the establishment of Werlich Bros. & Co., the family's more well-known commercial venture.

The building itself does not appear on Tremaine's 1861 map of Waterloo County, indicating it was constructed after this period. A bird's-eye view of Preston from 1896 to 1900 depicts a two-storey, side-gabled roof structure, attached to what is now 210 King Street East (**Figure 2**).



**Figure 2:** Bird's eye view of 210 King Street East c. 1896-1900 (Howell Lithographs).

The 1910 Fire Insurance Plan for Preston identifies 210 King Street East as a long, narrow, rectangular stone building, connected to a square brick building at 204 King Street East. This map also depicts wooden additions at the rear, including a one-and-a-half-storey structure to the west and two smaller one-storey additions which have all been removed (**Figure 3**).



**Figure 3:** Fire Insurance Plan showing a rectangular, stone, two-and-a-half-storey building, three wooden additions at the rear of building (Goad, 1910).

### The Werlich Family and Local Industry

Jacob Werlich, a cabinetmaker and furniture dealer, established a furniture and undertaking business in Preston by 1891. In 1906, he partnered with his brother John Werlich to operate Werlich Bros. & Co., which produced uprights pianos, music cabinets, and related furnishings. The Werlich family contributed substantially to Preston's economic development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and were recognized among the town's leading entrepreneurs.

The association of 210 King Street East with the Werlich business is well documented. As noted by Marion Roes, past president of the Waterloo Historical Society and author of *Death as Life's Work: Waterloo Region Undertakers and Funeral Businesses*, "Werlich was, for many years, located at what is now 210 King Street East." (Waterloo Historical Society Newsletter, 2017). This statement is corroborated by historic fire insurance plans, directories, and published advertisements (e.g., *Canadian Furniture World and the Undertaker*, 1914), which consistently record the Werlich firm's retail premises in this block prior to its relocation to a newer building between 1914 and 1917.

While production of pianos occurred at a larger industrial site elsewhere in Preston, 210 King Street East served as a retail outlet and showroom for furniture and undertaking services. This continuous commercial function for more than a century establishes a direct and significant association with Preston's early manufacturing and service economy (**Figure 4 and 5**).



**Figure 4:** J. Werlich Furniture and Undertaking building associated with 210 King Street East, taken from the Bird's eye view map c. 1896-1900 (Howell Lithographers)



**Figure 5:** Joseph Werlich's advertisement 1912 (Region of Waterloo Generations)

### **Post-Industrial Use**

Following the Werlich period, the building housed Kunkel's Grocery Store in the 1930s and 40s, Forte's General Store in the 1950s and hospitality venues like Greystone's Restaurant including the Argyle Arms Pub in recent decades. Its role as a commercial and social fixture has continued uninterrupted for over a century.

### **Contextual Analysis**

210 King Street East has contextual value because it defines, maintains, and supports the character of the historic commercial corridor along King Street East. It is one of three remaining 19th-century buildings on this block—together with 204 and 234 King Street East—that collectively illustrate the development of Preston as a regional centre of trade and industry.

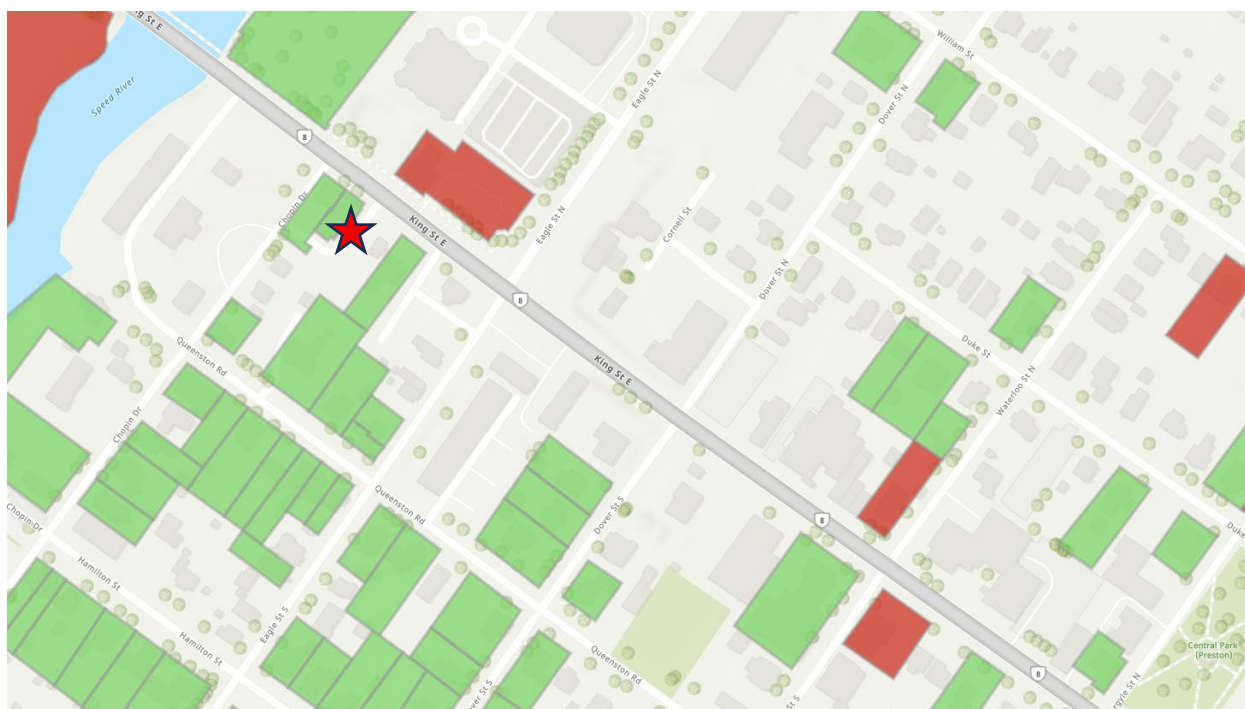
Historic mapping, including Howell's Bird's Eye View (c.1896) and the 1910 Goad Fire Insurance Plan, shows these buildings in the same configuration they occupy today. Their consistent scale, massing, and setbacks create a visually cohesive streetscape that has persisted for more than 120 years.

This property is also physically and historically linked to its surroundings by virtue of its continuous commercial use and its relationship to adjacent heritage resources. The Cambridge Heritage Master Plan (2008) and Official Plan policies recognize the significance of intact commercial streetscapes as defining elements of local heritage character. The unbroken presence of commercial tenants—ranging from the Werlich enterprise to Kunkel's Grocery Store, Forte's General Store, and Greystone's Restaurant—reinforces the building's role as a local landmark within Preston's main street.

The property's contextual and associative value was also independently documented in the *Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report* prepared by WSP Canada Inc. for the Region of Waterloo's Stage 2 ION LRT Project

(2020) (**See Attachment B**). This report identified 210 King Street East as a property of recognized cultural heritage value and interest due to its contribution to the 19<sup>th</sup>-century commercial corridor along King Street East, its representative vernacular Georgian architecture, and its longstanding role in Preston's development. WSP recommended that any project impacts to this property be minimized or avoided, underscoring its significance within both the local and regional heritage context.

As illustrated in **Figure 6**, 210 King Street East is situated within a corridor of listed and designated heritage properties along King Street East, demonstrating its contribution to a coherent historic streetscape recognized in municipal heritage planning.



**Figure 6:** Heritage Designated and Listed Properties in the King Street East Corridor. Subject property marked with a star (City of Cambridge).

## Architectural Description

### Form and Style

210 King Street East is a two-and-a-half storey Georgian-influenced stone building, clad in roughcast stucco. Key architectural features include:

- Side-gable roof with parapet end walls and double chimneys
- Symmetrical three-bay front façade
- Stone masonry walls (concealed)
- Six-over-six sash windows in upper storeys

Despite some modifications—including the enclosure of the original storefront and relocation of the main entrance—the building retains its scale, form, and significant design elements characteristic of vernacular Georgian architecture.

### **Evaluation of Alterations and Integrity**

Alterations to 210 King Street East—including enclosure of the ground-floor storefront, stucco cladding (**Figure 7**), and rear dormer additions—are consistent with the adaptive evolution of 19th-century commercial-residential buildings in Ontario. These changes were largely cosmetic and reversible, preserving the property’s essential heritage attributes:

- The two-and-a-half-storey form with side gable and parapet walls.
- Symmetrical fenestration.
- Stone construction beneath stucco.
- Historic setback and massing.



**Figure 7:** Close-up view of the roughcast stucco cladding on the façade of 210 King Street East (Scott Abbott, April 2025).

Comparable designated properties—including 101 King Street West in Cambridge and examples in Galt and Fergus—have undergone similar alterations yet are recognized for their contribution to heritage character. Ontario Regulation 9/06 explicitly allows that

representative examples of a style or type may merit designation even if they have been modified, provided key defining elements remain intact.

In this case, the building's essential features, historical associations, and contextual relationships are well-preserved.

### **Significance as a Typology**

This property is a representative example of a Georgian-style mixed-use stone building on a historic commercial street in Cambridge. Its parapet gables and double chimneys reflect practical 19th-century fireproofing design, while its symmetrical proportions and balanced windows reinforce the style. The building embodies a vernacular Georgian form adapted for commerce, increasingly rare in small-town Ontario.

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

Heritage Planning staff are of the opinion that the property warrant's designation based upon the determination that the property satisfies four (4) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*. According to the legislative changes introduced to the *Ontario Heritage Act* through the *More Homes Built Faster Act, 2022*, properties must meet at least two (2) of the nine (9) criteria under Ontario Regulation 9/06 (amended by the 569/22) to be considered for designation under Part IV of the *Ontario Heritage Act*.

**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 is a representative example of a late Georgian-style commercial building. Despite modifications, it retains key architectural features: parapet walls, stone construction, symmetrical fenestration.

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

**NO.** While well-built, the property does not exhibit an exceptionally high degree of craftsmanship or artistic merit when compared to more refined examples of Georgian architecture.

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

**NO.** The construction methods are standard for the time period.

**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.** Associated with the Werlich family, including Jacob Werlich—a major figure in Preston's furniture and piano industries—and civic leader in the late 19th 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.** While the property contributes to the general understanding of early Preston, it does not uniquely yield information that significantly enhances our knowledge of the community.

**6. The property has historical value 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.** There is no known architect or builder associated with the structure.

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

**YES.** One of three remaining 19th-century buildings on the block, contributing significantly to the historic streetscape of King Street East.

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

**YES.** Forms a visual and historical group with 204 and 234 King Street East—together reflecting Preston's historic development.

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

**NO.** While it is a recognizable structure within its streetscape, it does not meet the threshold of a landmark in a broader municipal or regional context.

### **Cultural Heritage Attributes**

The following heritage attributes contribute to the cultural heritage value of 210 King Street East:

- The two-and-a-half storey form of the building, representative of Georgian architecture, with its symmetrical proportions and compact massing.

- The side-gable roof with parapet walls and double chimneys, which are defining features of Georgian architectural design and reflect 19<sup>th</sup>-century construction practices.
- The stone construction, concealed beneath roughcast stucco walls, which is a characteristic treatment of late 19<sup>th</sup>-century buildings, providing both insulation and a refined aesthetic.
- The symmetrical three-bay facade, typical of Georgian style with evenly spaced window openings that contribute to the building's formal and balanced appearance.
- The proportions and placement of window openings on all elevations, which maintain the building's historic character despite some modern replacements.
- The historic connection to the Werlich family and Preston's commercial history.
- The building's relationship to the adjacent 19<sup>th</sup>-century buildings (204 and 234 King Street East), forming a cohesive streetscape that illustrates the historic importance of King Street East in Preston's early development.

## EXTERNAL REFERENCES

- Marion Roes, Finding Werlich... or... Researching a Building in Preston. Waterloo Historical Society Newsletter, 2017.
- Roes, Marion. Death as Life's Work: Waterloo Region Undertakers and Funeral Businesses. 2022.
- Canadian Furniture World and The Undertaker, May 1914.
- Downright Upright: A History of the Canadian Piano Industry. 1991.
- Cambridge Heritage Master Plan, 2008.
- Cambridge Official Plan, 2012.
- Goad Fire Insurance Plan, 1910.
- Tremaine's Map, 1861.
- WSP Canada Inc. (2020). *Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report*, Stage 2 ION LRT, Kitchener to Cambridge. Regional Municipality of Waterloo.

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

### *Ontario Heritage Act*

### **Designation by Municipal By-law**

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(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

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(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 programme for these resources.

## **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 property owner of 210 King Street East 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:**

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

## **PUBLIC INPUT:**

Municipal Heritage Advisory Committee meetings are open to the public.

## **INTERNAL / EXTERNAL CONSULTATION:**

The property owner was contacted in advance and subsequently submitted a formal letter opposing the designation. The owner's concerns focused on historical associations, the extent of alterations to the building, and contextual value. Staff reviewed these concerns and conducted additional historical and architectural research, including third-party references, to support the conclusions in this report.

## **CONCLUSION:**

The property at 210 King Street East meets at least four of the nine criteria under Ontario Regulation 9/06, as amended. It is architecturally significant as a Georgian-influenced commercial building, historically tied to the Werlich family and Preston's manufacturing legacy, and contextually important within a cohesive 19th-century streetscape. Designation is warranted to ensure its long-term conservation.

## **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

## **APPROVALS:**

**This report has been reviewed and approved for inclusion in the agenda by  
Melissa Aldunate, Manager of Policy Planning**

## **ATTACHMENTS:**

1. 25-010 (MHAC) Attachment A – Draft NOID
2. 25-010 (MHAC) Attachment B – Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report, from WSP, pages 178 - 181, dated May 20, 2020
3. 25-010 (MHAC) Attachment C – Location Map

**NOTICE OF INTENTION TO DESIGNATE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18 IN THE MATTER OF THE ONTARIO HERITAGE ACT AND IN THE MATTER OF THE PROPERTY LOCATED AT 210 KING STREET EAST, CITY OF CAMBRIDGE, IN THE PROVINCE OF ONTARIO**

**TAKE NOTICE** that the Council of the Corporation of the City of Cambridge intends to designate the property located at **210 King Street East**, legally described as **PLAN 522 PT LOTS 2 AND 3 S; KING ST RP 58R16958 PART 10; PT PARTS 9 12 13**, under **Part IV, Section 29 of the Ontario Heritage Act**, as a property of cultural heritage value or interest.

**Description of Property**

210 King Street East is a two-and-a-half storey stone building located on the west side of King Street East in the historic community of Preston. Clad in roughcast stucco and featuring a Georgian-influenced form with parapet end walls and symmetrical fenestration, the property contributes to a group of 19th-century buildings that define the historic character of the King Street corridor.

**Statement of Cultural Heritage Value or Interest**

The property has cultural heritage value or interest for the following reasons:

**Design/Physical Value**

The property is a rare and representative example of a Georgian-influenced commercial-residential building in a small-town Ontario setting. Notable architectural features include a side-gabled roof with parapet end walls and double chimneys, a symmetrical three-bay facade, six-over-six sash windows, and stone masonry construction (concealed by historic stucco). Despite alterations to the storefront and rear elevation, the building retains a high degree of architectural integrity in form, massing, and character.

**Historical/Associative Value**

The property is associated with the Werlich family, notable entrepreneurs in Preston's industrial history. Jacob Werlich, a furniture maker and civic leader, co-founded Werlich Bros. & Co. with his brother John Werlich, producing player pianos, furniture, and related goods in the early 20th century. While the primary piano manufacturing facility may have been located elsewhere, 210 King Street East is closely associated with the Werlichs' retail presence and reflects their role in Preston's commercial development.

**Contextual Value**

The property contributes to the historic streetscape of King Street East and is physically and historically linked to adjacent 19th-century buildings at 204 and 234 King Street

East. Together, these structures form a cohesive streetscape that illustrates the historical evolution of Preston's downtown core. The property helps define the character and visual continuity of the area.

### **Heritage Attributes**

The cultural heritage value of the property is expressed through the following attributes:

- The two-and-a-half storey scale and rectangular form;
- The side-gabled roof with parapet end walls and paired chimneys;
- The concealed stone construction beneath roughcast stucco;
- The symmetrical three-bay front facade;
- The proportions and placement of window openings;
- Its physical and historical relationship with 204 and 234 King Street East

### **Objection Procedure**

Any person may, within thirty (30) days after the date of publication of this notice, serve written notice of objection to the proposed designation on the City Clerk. The notice must set out the reasons for the objection and identify which criteria in Ontario Regulation 9/06 are not met.

### **Contact**

For further information or to access the full designation report, please contact:

City Clerk City of Cambridge 50 Dickson Street, Cambridge, ON N1R 5W8  
[clerka@cambridge.ca](mailto:clerka@cambridge.ca)

REGIONAL MUNICIPALITY OF WATERLOO

# CULTURAL HERITAGE EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT REPORT STAGE 2 ION LRT FROM KITCHENER TO CAMBRIDGE

May 20, 2020





# CULTURAL HERITAGE EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT REPORT

## STAGE 2 ION LRT FROM KITCHENER TO CAMBRIDGE

REGIONAL MUNICIPALITY OF WATERLOO

WSP  
582 LANCASTER STREET WEST  
KITCHENER, ON, CANADA N2K 1M3

F: +1 519 743-8778  
WSP.COM

PROJECT NO.: 161-07859-01  
DATE: MAY 20, 2020



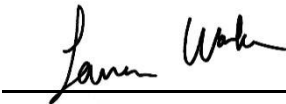
582 Lancaster Street West  
Kitchener, ON  
Canada N2K 1M3

F: +1 519 743-8778  
wsp.com

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# SIGNATURES

## PREPARED BY



\_\_\_\_\_  
Lauren Walker, BA (Hons)  
Cultural Heritage Specialist

\_\_\_\_\_  
May 20, 2020

Date

## APPROVED BY



\_\_\_\_\_  
Joel Konrad, PhD.  
Cultural Heritage Lead - Ontario

\_\_\_\_\_  
May 20, 2020

Date

WSP Canada Inc. prepared this report solely for the use of the intended recipient, Regional Municipality of Waterloo, in accordance with the professional services agreement. The intended recipient is solely responsible for the disclosure of any information contained in this report. The content and opinions contained in the present report are based on the observations and/or information available to WSP Canada Inc at the time of preparation. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP Canada Inc does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report. This limitations statement is considered an integral part of this report.

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# EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the Region of Waterloo to complete a Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report (Cultural Heritage Report), as part of the Transit Project Assessment (TPA) Process study for the proposed Stage 2 ION Light Rail Transit (LRT) project. This report has been completed to fulfil the cultural heritage requirements of the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 *Transit Projects and Metrolinx Undertakings* (O. Reg. 231/08) under the *Environmental Assessment Act* (EAA). As part of the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest (CHVI). The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

This Cultural Heritage Report reviews primary and secondary documentation and maps to establish a developmental history of the proposed LRT system study area, identifies properties with recognized or potential CHVI that may be impacted by the proposed project, and provides a preliminary impact assessment and mitigation options.

A total of **225** properties and/or cultural heritage landscapes located within or adjacent to the preferred route have been identified as having known or potential CHVI.

A preliminary assessment of impacts has been completed to identify all properties directly or indirectly impacted by the preferred route, utilizing preliminary design drawings made available for review prior to the undertaking of detail design. **105** properties and/or cultural heritage landscapes have been identified as being directly or indirectly impacted by the proposed preliminary design.

Mitigative and/or avoidance measures have been prepared, and recommendations have been made for future heritage work for properties identified as being adversely directly or indirectly impacted by the proposed preliminary design. Where possible, avoidance of impacts during detail design have been recommended.

The completion of the study has resulted in the following recommendations:

- 1 Cultural Heritage Evaluation Reports (CHERs) are recommended for **12** properties prior to the completion of the TPA Process (See **Table 2**). These properties consist of listed properties or potential heritage properties with proposed direct and adverse impacts. If a CHER finds a property has CHVI, an Heritage Impact Assessment (HIA) will be completed by a qualified heritage consultant during the early stages of detail design. The CHER will be undertaken by a qualified cultural heritage specialist during the TPA Process, and developed in consultation with, and submitted for

review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate, and will include an evaluation under O. Reg. 9/06 and for Regional Interest as per the *Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources*.

2. CHERs are recommended for **10** properties following the completion of the TPA Process (See **Table 2**). These properties consist of listed properties or potential heritage properties with proposed indirect and adverse impacts. If a property is found to have CHVI, an HIA will be completed by a qualified heritage consultant during the early stages of detail design. The CHER will be undertaken by a qualified cultural heritage specialist and developed in consultation with, and submitted for review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate, and will include an evaluation under O. Reg. 9/06 and for Regional Interest as per the *Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources*.
3. A CHER and HIA are recommended for **14** cultural heritage landscapes (See **Table 2**). The CHER/HIA will be undertaken by a qualified cultural heritage specialist during the detail design phase, and developed in consultation with, and submitted for review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate, and will include an evaluation under O. Reg. 9/06 and for Regional Interest as per the *Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources*. The HIA will discuss the alternatives considered and recommend the alternative to minimize or mitigate adverse effects.
4. HIAs are recommended for **9** properties following the completion of the TPA Process (See **Table 2**). For these impacted properties, previous heritage assessments have been completed, and CHVI is already confirmed. The HIA will be undertaken by a qualified cultural heritage specialist during the detail design phase, and developed in consultation with, and submitted for review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate. The HIA will consider the alternatives and provide recommendations to minimize or mitigate adverse effects on the property.
5. Landscape impacts are to be minimized for **60** properties during detail design, and construction should be planned to avoid all minor impacts to these properties (See **Table 3**). Prior to construction, these properties should be documented in a Heritage Documentation Report and archived in advance of landscape alteration. This work may include photographic documentation of individual resources with representative views, histories, mapping, and historic photographs where available and appropriate.

- 6 No additional heritage work is recommended for **120** properties with no adverse direct or indirect impacts. Should future alterations to the proposed design introduce potential impacts, these impacts are to be assessed by a qualified cultural heritage professional in an addendum and submitted to the MHSTCI for review.
- 7 If additional LRT infrastructure that was not considered as part of this report is identified during detail design, it is to be assessed by a qualified cultural heritage professional in an addendum and submitted to the MHSTCI for review.
- 8 During adjacent construction or excavation, vibration impacts will be monitored, and work will stop immediately if vibration thresholds are exceeded.
- 9 Copies of all future CHERs and HIAs completed as part of the Stage 2 ION LRT Project will be sent to Regional Cultural Heritage Planning for review.
- 10 Following their completion, this report and all future CHERs and HIAs will be sent to the City of Cambridge Municipal Heritage Advisory Committee (MHAC) and Cambridge Council, as information. Any HIAs that recommend the demolition of a listed heritage property will require a MHAC recommendation and Cambridge Council approval for the demolition.

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# PROJECT PERSONNEL

## CLIENT

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150 Frederick Street, Kitchener, ON  
N2G 4J3

## WSP

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Cultural Heritage Lead – Ontario

Cultural Heritage Specialist        Lauren Walker, BA (Hons)  
Cultural Heritage Specialist


Report Preparation                      Lauren Walker  
  
Chelsey Tyers, BES, MCIP, RPP  
Cultural Heritage Specialist  
  
Jacqueline Bradica, BA  
Cultural Heritage Assistant

GIS and Mapping                      Andrew Turner, HBA



Report Review                        Joel Konrad

Administrative Support              Lyn Pedersen


# APPENDIX A

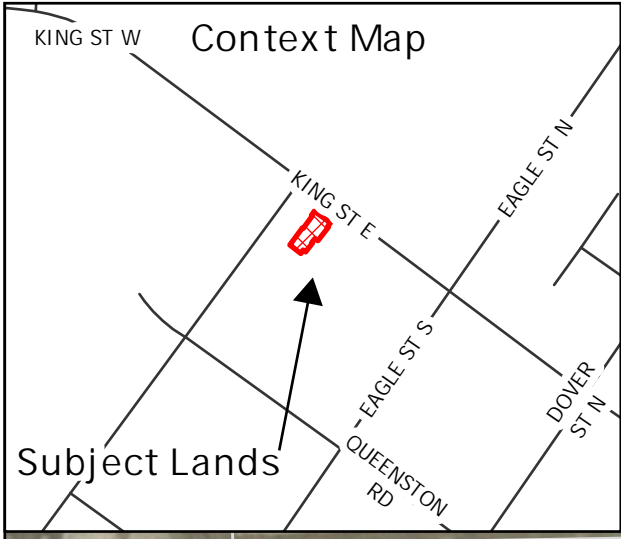
CHR #	Address	Resource Type	Photograph	Heritage Status	Property Description	Description of Potential/Anticipated Impact	Mitigation Measures	Recommendation
189	210 King St E	Commercial		Listed – City of Cambridge Heritage Properties Register	<p><b>Design/Physical:</b> Two-storey form and proportions featuring a side-gable roof and parapet walls with double chimneys, stone construction concealed beneath roughcast stucco walls, three-bay front, and the proportions and placement of windows on all elevations.</p> <p><b>Historical/Associative:</b> It is directly associated with the development of King Street East. It was home to the Werlich Piano factory which was an important local business.</p> <p><b>Contextual:</b> The property is one of a number of early properties along King Street East. The property is physically, visually and historically linked to the adjacent building at 204 King Street East.</p>	<p><b>Direct:</b> Direct Impacts are anticipated as a result of the proposed undertaking, consisting of road improvements to King Street to accommodate increased bus traffic.</p> <p><b>Encroachment:</b> Encroachment is anticipated to the front of the property but will not impact the existing structure. This undertaking exceeds extant property limits, and is anticipated to result in indirect adverse impacts, including changes to land use and land disturbance.</p>	<p><b>Preferred Option:</b> Alteration of the subject property should be avoided by altering the proposed road improvements. Alternative option: Previous 9/06 evaluation has been completed as a part of the King Street and Chopin Drive Heritage Registry Report completed in 2016. The property was determined to have cultural heritage value or interest. Designation was recommended, and a SCHVI was included. If the proposed impacts are required, an HIA will be undertaken by a qualified cultural heritage specialist post-TPAP, and developed in consultation with, and submitted for review to, MHSTCI and interested persons/organizations (e.g. municipal heritage planner and/or municipal heritage committee), including Indigenous communities as appropriate. Vibration monitoring should be undertaken during construction to monitor potential vibration impacts.</p>	Post-TPAP HIA

# APPENDIX A


CHR #	Address	Resource Type	Photograph	Heritage Status	Property Description	Description of Potential/Anticipated Impact	Mitigation Measures	Recommendation
190	223 King St E	Commercial		Designated - City of Cambridge	<p>Design/Physical: Two-storey Georgian Style stone house with 6/6 windows and decorative cornice.</p> <p>Historical/Associative: Known as the Clare House, a former industrial building, and part of the City of Cambridge Landmark Series. The construction date for this building is between 1858 and 1864. John Clare's home harks back to an era when an industrialist would proudly place his residence close to his factory premises and is a vernacular expression of the Georgian style. The last resident of the house was Mrs. John Clare who passed away in 1903. In 1904, the home was remodeled to be the Clare Brothers Limited offices.</p> <p>Contextual: Located on the edge of the historic Downtown Core of Preston.</p>	The subject property is not anticipated to be directly or indirectly impacted by the undertaking. Encroachment is expected to accommodate road improvements to infrastructure, including, but not limited to additional sidewalk space, road widening, and new curbs. This encroachment does not exceed extant property limits and is not anticipated to result in indirect adverse impacts, including changes to land use, land disturbance or impacts to important views.	No further recommendations required to mitigate this impact. Should future alterations to the proposed design introduce potential impacts, these impacts are to be assessed by a qualified cultural heritage professional in an addendum, and submitted to the MHSTCI for review	No further heritage work required at this time.
191	226 King St E	Residential		Candidate	<p>Design/Physical: Front gable roof, dark brick construction, multiple gables with wood, large dormer on the side of the roof, and corner porch. Representative Arts and Crafts style building with a front gable.</p> <p>Historical/Associative: Built circa 1930.</p> <p>Contextual: Located on the edge of the historic Downtown Core of Preston. Located along a historically surveyed road.</p>	Although direct Impacts are anticipated as a result of the proposed undertaking, including encroachment, the property has been previously evaluated, and was found to have no CHVI.	Recommendation: Previous 9/06 evaluation has been completed as a part of the King Street and Chopin Drive Heritage Registry Report completed in 2016. The property was determined not to have cultural heritage value or interest. Designation was not recommended. Accordingly, no additional work is recommended.	No further heritage work required at this time.

# APPENDIX A

CHR #	Address	Resource Type	Photograph	Heritage Status	Property Description	Description of Potential/Anticipated Impact	Mitigation Measures	Recommendation
192	234 King St E	Residential		Listed – City of Cambridge Heritage Properties Register	<p><b>Design/Physical:</b> L-shaped footprint and one-and-a-half storey form, consisting of the gable-roofed main house and the slightly shorter, gable-roofed rear tail; the symmetrical, three-bay façade, comprising a central gable and central entrance, flanked by single window openings; its brick construction and stone foundation; the flat-arched window openings with lug sills and six-over-six wood window units; the ornate, wooden, two storey porch with decorative spindles; the central entrance with its transom and side lights; the centre gable with its shingled tympanum and single door giving access to the upper level of the porch; the heavy cornice, plain frieze and returned eaves; and the visibility and legibility of its heritage attributes from King Street East.</p> <p><b>Historical/Associative:</b> Built circa 1850 (Region of Waterloo 2016). The house was built around the time of Preston’s incorporation as a village in 1852 and is directly associated with the early settlement of the community. It illustrates the early development of King Street, a key thoroughfare.</p> <p><b>Contextual:</b> It is one of three surviving buildings in this block that were built during the mid-19th century. Together, the three form a brief streetscape of 19th century architecture that illustrates the important role of King Street East in the early development of Preston. It is visually and historically linked to the houses at 204 and 210 King Street East, with whom it forms a significant streetscape of 19th century houses.</p>	<p><b>Direct:</b> Direct Impacts are anticipated as a result of the proposed undertaking, consisting of road improvements to King Street to accommodate increased bus traffic. Encroachment is anticipated to the front of the property but will not impact the existing structure. This undertaking exceeds extant property limits, and is anticipated to result in indirect adverse impacts, including changes to land use and land disturbance.</p>	<p><b>Preferred Option:</b> Alteration of the subject property should be avoided by altering the proposed road improvements. Alternative option: Previous 9/06 evaluation has been completed as a part of the King Street and Chopin Drive Heritage Registry Report completed in 2016. The property was determined to have cultural heritage value or interest. Designation was recommended, and a SCHVI was included. If the proposed impacts are required, an HIA will be undertaken by a qualified cultural heritage specialist post-TPAP, and developed in consultation with, and submitted for review to, MHSTCI and interested persons/organizations (e.g. municipal heritage planner and/or municipal heritage committee), including Indigenous communities as appropriate. Vibration monitoring should be undertaken during construction to monitor potential vibration impacts.</p>	Post-TPAP HIA



 Subject Lands

 Metres  
0 40 80 160

**Location Map**

**Attachment**

Location:  
210 King St E

Date:  
7/10/2025