

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 26-XXX

A by-law to Designate the property known as 35 Oak Street, as Being of Cultural and Heritage Value or Interest Under Part IV of the *Ontario Heritage Act*.

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the Council of the Corporation of the City of Cambridge has caused to be served upon the owner of the property at 35 Oak Street, Cambridge, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the property and has caused such Notice to be published in a newspaper having general circulation in the municipality;

**AND FURTHER WHEREAS** no notice of objection to the proposed designation has been served on the Clerk of the municipality.

**NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:**

1. **THAT** the property located at 35 Oak Street, Cambridge, and legally described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. The designation is limited to the exterior of the property, and no elements of the interior are included in this designation
2. **AND THAT** the reasons for designation including a description of the cultural heritage value or interest of the property and a description of its heritage attributes, are set out in Schedule "B" attached hereto and forming part of the By-law.
3. **AND FURTHER THAT** the City of Cambridge is hereby authorized to serve a copy of this by-law to the owner of the property and the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Cambridge.
4. **AND FINALLY THAT** it is Acknowledged and Directed that the City Solicitor, or their designate, be authorized to register electronically any and all documents in connection with this transaction.

**PASSED AND ENACTED** this 24th day of February, 2026.

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MAYOR

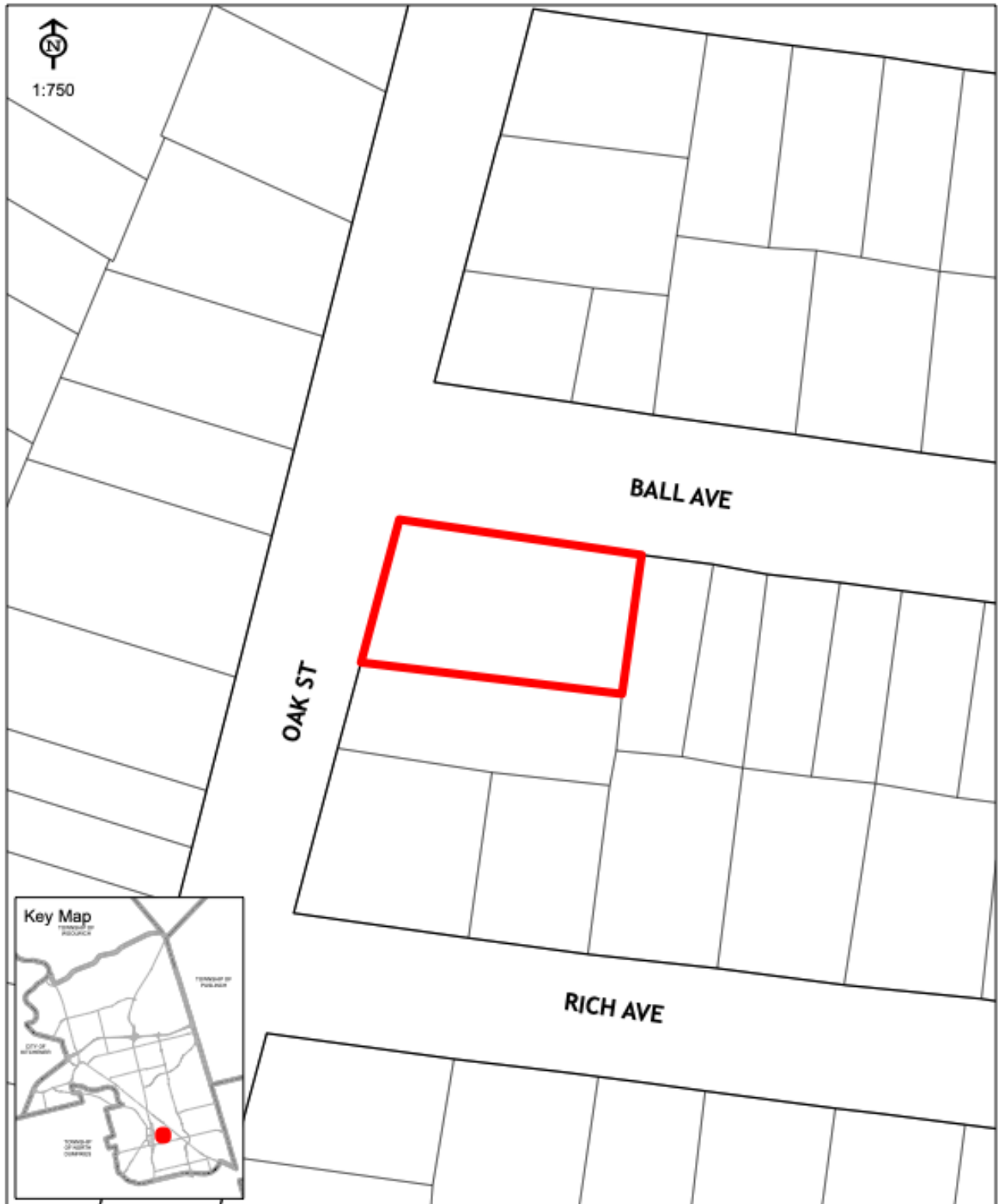
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CLERK

SCHEDULE "A"  
TO BY-LAW 26-XXX  
of the  
CORPORATION OF THE CITY OF CAMBRIDGE

**Legal Description of the Property**

LT 58 PL 442 CAMBRIDGE; PT LT 59 PL 442 CAMBRIDGE PT 1, 58R12317; CAMBRIDGE



Legal Description:  
LT 58 PL 442 CAMBRIDGE; PT LT 59 PL 442  
CAMBRIDGE PT 1, 58R12317; CAMBRIDGE

PIN: 03819-0045  
City of Cambridge

**35 OAK ST**

SCHEDULE "B"  
TO BY-LAW 26-XXX  
of the  
CORPORATION OF THE CITY OF CAMBRIDGE

**Description of Property**

The property known municipally as 35 Oak Street or commonly referred to as "P.W. Gardiner House" is located on a corner lot on the east side of Oak Street and south of Ball Avenue in the former historic Town of Galt and now within the City of Cambridge. The large lot, which once provided a large backyard, is now mostly occupied by a two-storey addition and attached garage with asphalt driveway.

**Statement of Cultural Heritage Value or Interest**

The property at 35 Oak Street is of cultural heritage value for its design/physical, historical/associative, and contextual significance, as defined in Ontario Regulation 9/06 under the *Ontario Heritage Act*.

**Design or Physical Value**

The subject property located at 35 Oak Street is a representative example of a Queen Anne architectural style residence within the City of Cambridge as it demonstrates features of a Queen Anne style dwelling such as the two-and-a-half story massing, the asymmetrical layout, red running bond brick exterior, chimney stack, corner tower, prominent porch and ionic porch columns.

The subject property displays a high degree of craftsmanship including the various window types, sills, projecting eaves, decorative columns and railings, and a rich mix of textures and materials.

**Historical or Associative Value**

The house is constructed in the late 19<sup>th</sup> century and is associated with the prominent figure Peter Waters Gardiner, one of two prominent manufacturers of sash, doors, and millwork industry within the historic Town of Galt. The subject property is associated with the early industrial development and concentration of upper middle-class residencies in historic former Town of Galt.

**Contextual Value**

The P.W. Gardiner House is important in maintaining and supporting the mid- late 19th century character of Galt. It contributes to the historic character of the immediate and broader physical context of the street and the neighborhood through its architectural style, projecting gables & tower, decorative detailing, and prominent porch. The property also supports the legibility and character of the area as several residential streets were established when the neighbourhood of East Galt was formed.

The subject property at 35 Oak Street is a local and visual landmark due to its prominence within its context of Oak Street and East Galt in the late 19<sup>th</sup> century by the community. Also, its location as a large corner lot of Oak Street and Ball Avenue, ornamental architectural details, and setbacks are distinguishing features not shared by other buildings in its context.

**Description of Heritage Attributes**

The identified heritage attributes of the property municipally known as 35 Oak Street that contribute to its cultural heritage value include:

- Two-and-a-half-storey and asymmetrical layout of the Queen Anne Style building;
- Granite foundation;
- Red brick running bond exterior;

- Complex cross-gable roof with overhanging eaves, wide freeze board, decorative fascia, and dented soffit;
- Two-storey corner tower with finial and balustrade;
- Tall prominent red brick chimney stack;
- Full width porch spanning the width of the east facade with decorative trim, molded architrave, ionic columns, and balustrade;
- The projecting bays and dormer with decorative brackets;
- Enclosed sunroom on the south elevation with 1-over-1-windows and overhanging eaves;
- Variety of windows types, openings and detailing including muntins, sills, brick arches, and transoms

The interior of the building and any additions or outbuildings are excluded in this designation unless specified.