

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 26-012

A By-law to Designate the Property known as 194 Blue Heron Ridge, 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 194 Blue Heron Ridge, 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 194 Blue Heron Ridge, 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.

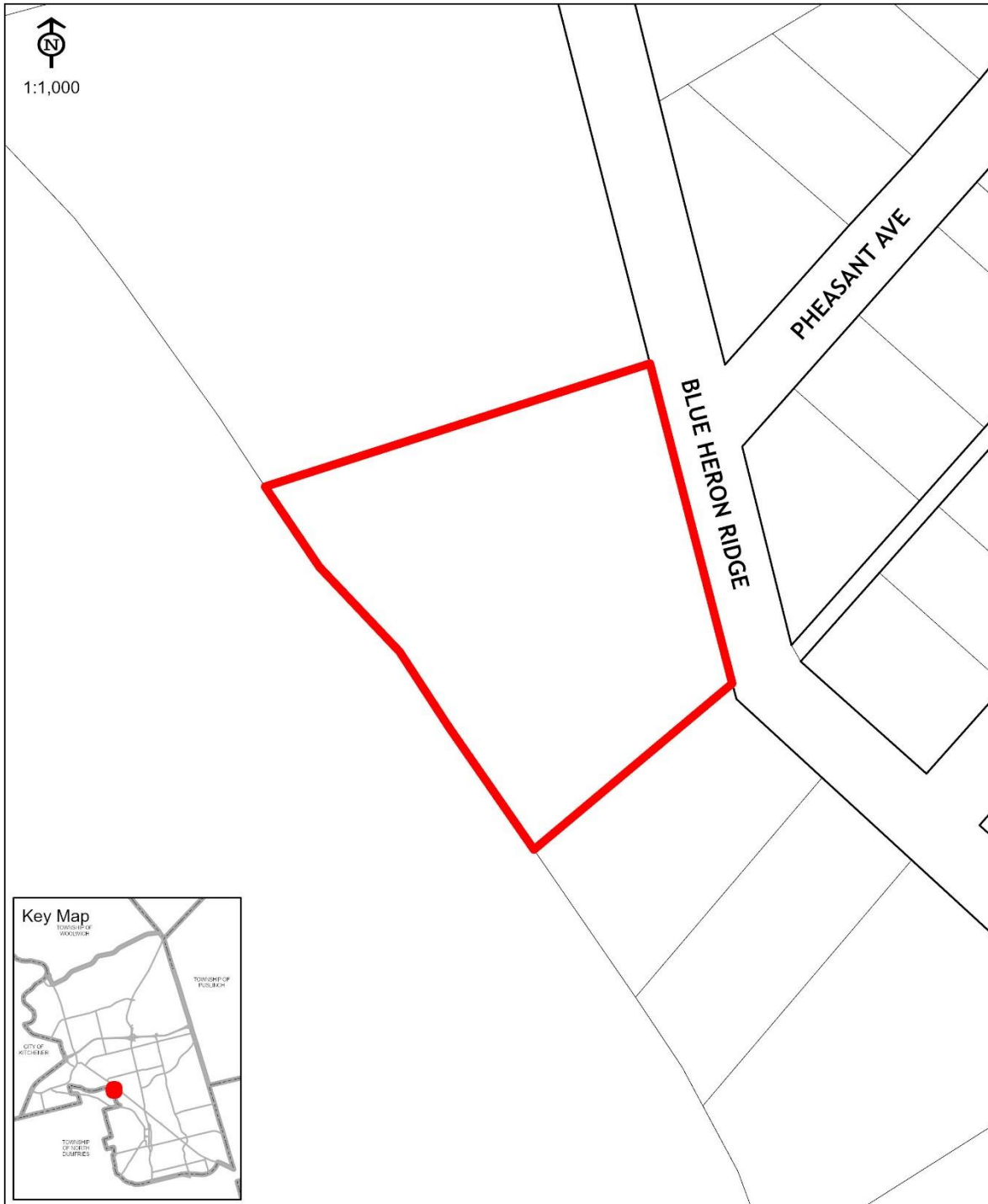
MAYOR

CLERK

SCHEDULE "A"
TO BY-LAW 26-012
of the
CORPORATION OF THE CITY OF CAMBRIDGE

Legal Description of Property

PT LT 80 PL 715 CAMBRIDGE PT 1, 58R13273; CAMBRIDGE



Legal Description:
PLAN 715 PT LOT
80;RP58R13273 PART 1

PIN: 037740584
City of Cambridge

194 BLUE HERON RIDGE


Technology Services
GIS Division
Wednesday, February 11, 2020, 6:14 AM
KFK

SCHEDULE “B”
TO BY-LAW 26-012
of the
CORPORATION OF THE CITY OF CAMBRIDGE

Statement of Cultural Heritage Value or Interest

The property known as the Hilborn House, located at 194 Blue Heron Ridge in Cambridge, Ontario, is a rare and significant example of late 20th-century Canadian residential architecture. Designed by internationally renowned architect Arthur Erickson and completed in 1974, the house reflects Erickson’s modernist design philosophy rooted in natural integration, landscape sensitivity, and spatial continuity.

Positioned dramatically along a wooded slope of the Grand River, the house demonstrates Erickson’s signature interplay of geometry, structure, and environment. The home’s massing, rampart-style brick construction, and deep-set glazing emphasize a seamless relationship between architecture and topography. Its cedar-clad roofline and rooftop parapet create a strong horizontal profile that blends with the natural setting. The design reflects the architectural shift in the 1970s toward nature-oriented living, patronage of design excellence, and a maturing cultural identity in Canadian architecture.

The house was commissioned by Richard “Dick” Hilborn, son of Percy Hilborn (1886–1972), a major figure in local manufacturing, civic leadership, and environmental conservation. His engagement of Arthur Erickson illustrates a tradition of architectural patronage in Cambridge and reflects the broader cultural aspiration to bring nationally significant design into local communities.

The Hilborn House remains remarkably intact and continues to express the original design intent of Arthur Erickson, who is recognized nationally and internationally as one of the most important architects in Canada’s modernist movement. The property demonstrates the high degree of artistic merit, innovation, and contextual sensitivity characteristic of his work.

Description of Heritage Attributes

Key exterior attributes that embody the cultural heritage value of the property include:

- The overall massing and stepped form of the house, which follows the natural ravine topography and reflects the original site-responsive design
- The monolithic brick exterior walls, arranged in a rampart-like configuration characteristic of Arthur Erickson’s design approach
- The strong horizontal roofline, defined by a continuous parapet
- The rooftop terraces and parapet as architectural elements designed to frame views toward the Grand River, expressed as part of the original exterior design
- Deep-set glazing and restrained fenestration, framed in a manner consistent with Erickson’s minimalist material palette and modern aesthetic
- The architectural siting and orientation of the building, intentionally designed in response to the ravine topography and wooded context at the time of construction

Dated at Cambridge this 24th day of February 2026