

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 23-XXX

Being a by-law to designate the property located at 119 Blair Road as a property of cultural heritage value

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

AND WHEREAS the Notice of Intention to Designate for 119 Blair Road, Cambridge, Ontario, has been duly published and served;

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

1. **THAT** the lands described in Schedule "A", municipally known as 119 Blair Road, Cambridge, Ontario be designated (the "Property") to be of cultural heritage value. The reasons for designation are as set out in Schedule "B";
2. **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.
3. **AND 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.

Enacted and Passed this 28th day of November, 2023.

MAYOR

CLERK

By-law 23-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being comprised of PART LOT 22, PLAN D3 CAMBRIDGE PART 1, 58R21408; CITY OF CAMBRIDGE; PIN 03773-1788 (LT)

SCHEDULE “B”

To By-law 23-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

The subject property, municipally known as 119 Blair Road, is designated because of its cultural heritage significance.

Description of Historic Place

119 Blair Road is located in Dickson Hill in the former Town of Galt, now the City of Cambridge. The primary heritage resource is the two-storey heavily granite and limestone dwelling with original tuck pointing. The house is oriented away from Blair Road and has two easements with other property owners for shared access to the driveway.

Summary of Cultural Heritage Value or Interest

The house was constructed in 1936 for William Andrew Osbourne, who was the president of Babcock and Wilcox. Osbourne was a certified engineer who was inducted in 1985 into the University of Toronto’s Engineering Alumni’s list of distinguished engineers.

According to the University of Toronto’s Engineering Alumni and Friends webpage: “William Andrew Osbourne spent a large portion of his life to the prevention of on-the-job accidents. He served as President of the Industrial Accident Prevention Association (Grand Valley Division). Over the course of his career he served as President and General Manager of Babcock and Wilcox, and as an instructor at the #4 School of Aeronautics. Additionally, Osbourne served the community as President of the Galt Board of Education, and President of the University of Toronto Alumni Association in 1949. He was also the University Governor on the Board of the Toronto General Hospital.”

The house built for Osbourne is believed to be based on the design of the Gore Mutual Insurance building on Dundas Street, which was being constructed at about the same time. The house at 119

Blair Road is a beautiful example of the Georgian Revival style with its symmetrical front bay design and double ended chimneys.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of 119 Blair Road as a rare and representative example of the Georgian Revival style in the City of Cambridge include:

- Low pitched hipped roof;
- Five bay Georgian Revival design;
- Granite and limestone construction and stone foundation
- Tuck pointed mortar joints;
- Front door and portico design;
- Original shutters and brackets;
- Original double hung sash windows in 6 over 6 design on the second floor and 6 over 9 on the ground floor;
- Two bay windows and one octagon window on the rear façade; and
- Granite and limestone chimneys.

Key exterior attributes that embody the contextual value of 119 Blair Road include:

- The proximity of 119 Blair Road on top of the Blair Road hill;
- The orientation of the house facing away from Blair Road; and
- The viewshed from the back of the house down to Mountview Cemetery and Victoria Park.