

TRACE architectures

# HESPELER HERITAGE CONSERVATION DISTRICT PLAN FOCUS GROUP 1

VILLAGE OF HESPELER

JANUARY 15, 2025

# FOCUS GROUP OVERVIEW




Welcome and thank you for your help!

Housekeeping Items:

- Consultant Team will take notes.
- Meeting will be recorded for internal note-taking purposes.
- Meeting is 75 minutes long. Any unanswered questions will be responded to by email, after the meeting.

# JANUARY AGENDA

- Introduction (5 mins)
- HCD Plan Overview (10 mins)
- Gateways and Key Views (20 mins)
- Key Heritage Attributes (15 mins)
- Desired Future Character (15 mins)
- Questions & Next Steps (10 mins)



# INTRODUCTION



TRACE architectures

## Catherine McBain

**Intern Architect & Heritage Specialist**

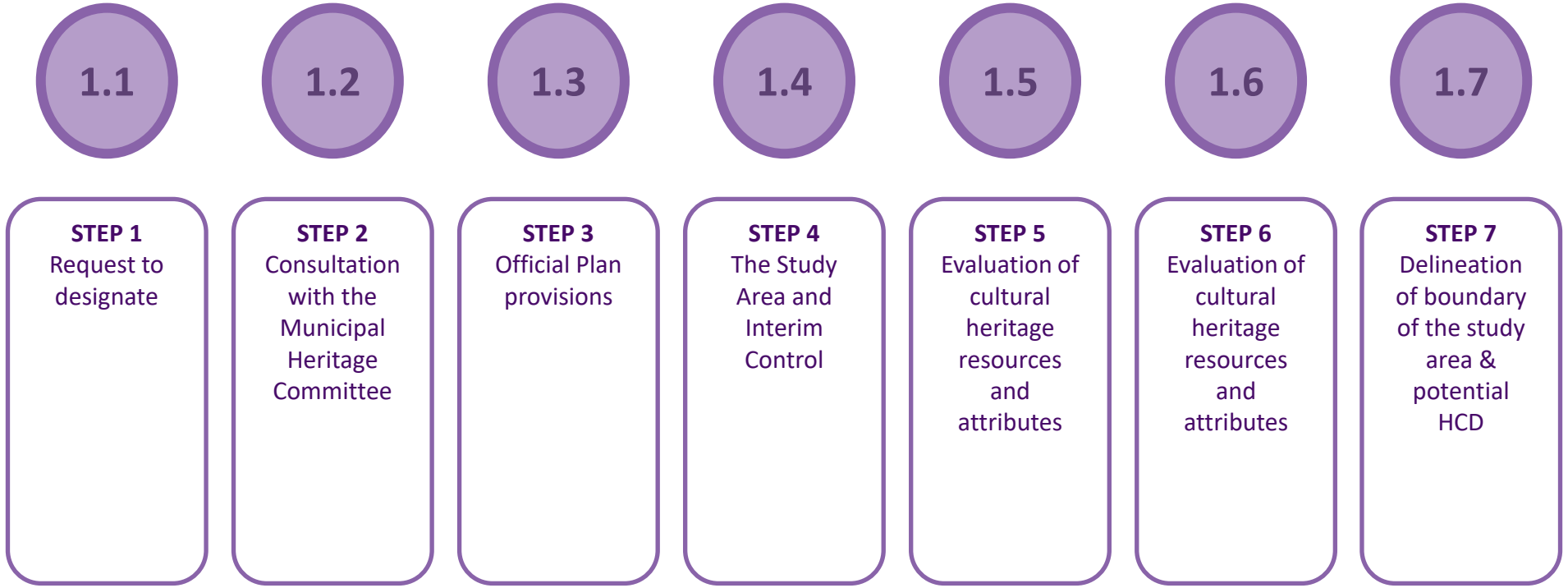
Catherine is a Project Manager and Intern Architect with 5 years of experience at TRACE. Catherine's interests lie at the intersection of heritage and sociology. She has worked on a wide range of institutional designated heritage buildings, complexes, infrastructure and parks in the National Capital.

## Chris Warden

**Senior Conservation Architect**

Chris is Principal and Senior Conservation Architect at TRACE. Well into his second decade working within the architectural field, 15 of which have been with TRACE. Chris gravitates towards rehabilitating and adaptive reuse as he enjoys working with buildings and sites with layered histories to draw on.

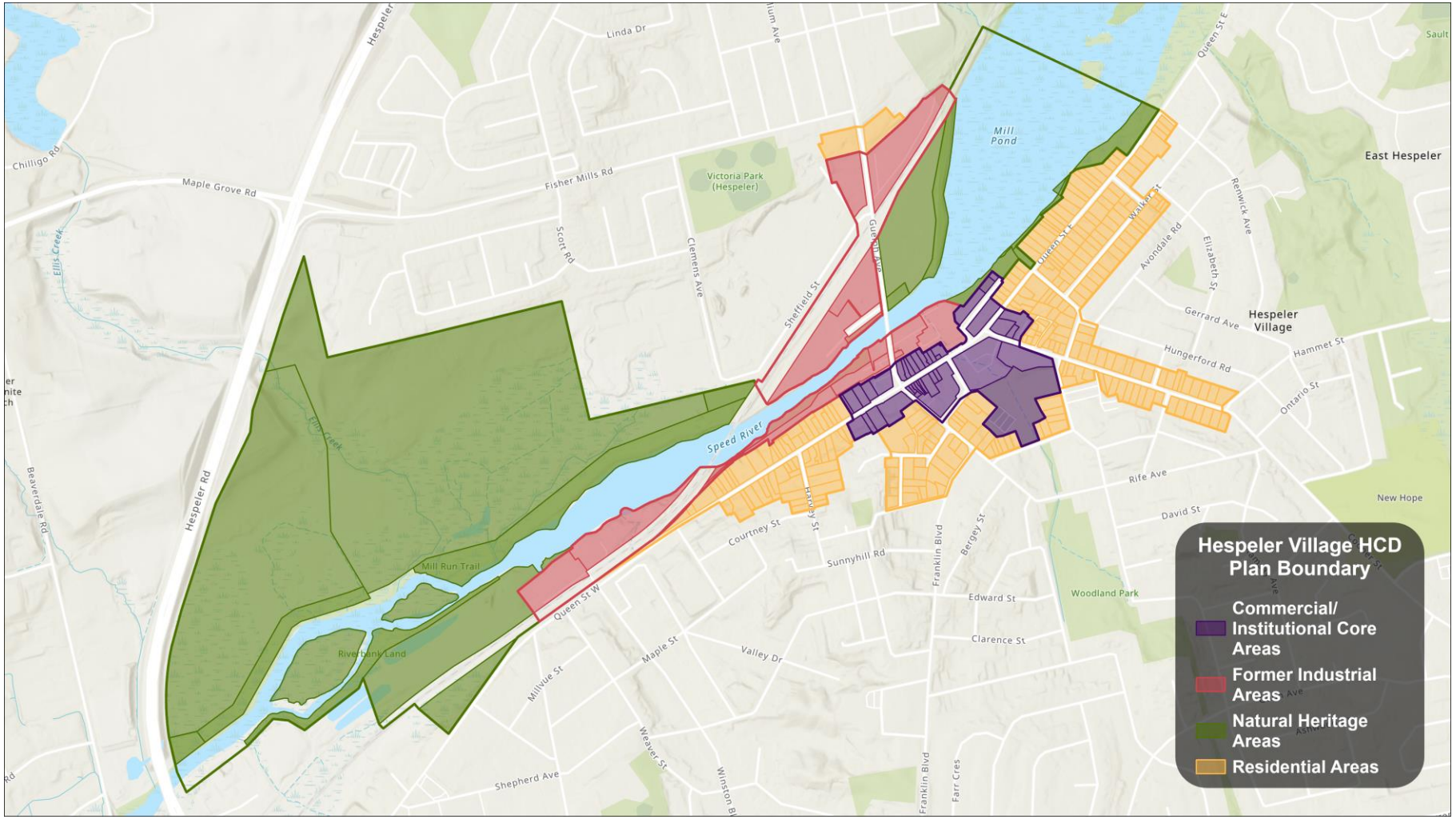
# THE STUDY PHASE – WHERE WE HAVE BEEN



# THE PLAN PHASE – WHERE WE ARE



# PROPOSED HESPELER HCD BOUNDARY



# WHAT IS A HCD PLAN




- Builds on the research and understanding developed during the Study Phase
- Designated area recognized under the **Ontario Heritage Act**
- Heritage Value includes: historical, cultural, or architectural significance.
- Key goal is to preserve the unique heritage character of buildings, streetscapes, and landscapes.
- Municipalities regulate alterations, new construction, and demolitions within these areas to maintain their integrity through policies and guidelines.

# HCD PLAN CONTENTS




- **Statement of the objectives** to be achieved in designating the area as a Heritage Conservation District (HCD);
- Statement of **Cultural Heritage Value or Interest**;
- Description of the **heritage attributes** of the HCD;
- **Policy statements, guidelines and procedures** for achieving the stated objectives and managing change in the heritage conservation district (Policies and Guidelines); and
- **Description of the alterations** that do and do not require a Heritage Permit.

# HCD PLAN:  HIGHLIGHTED CONTENT





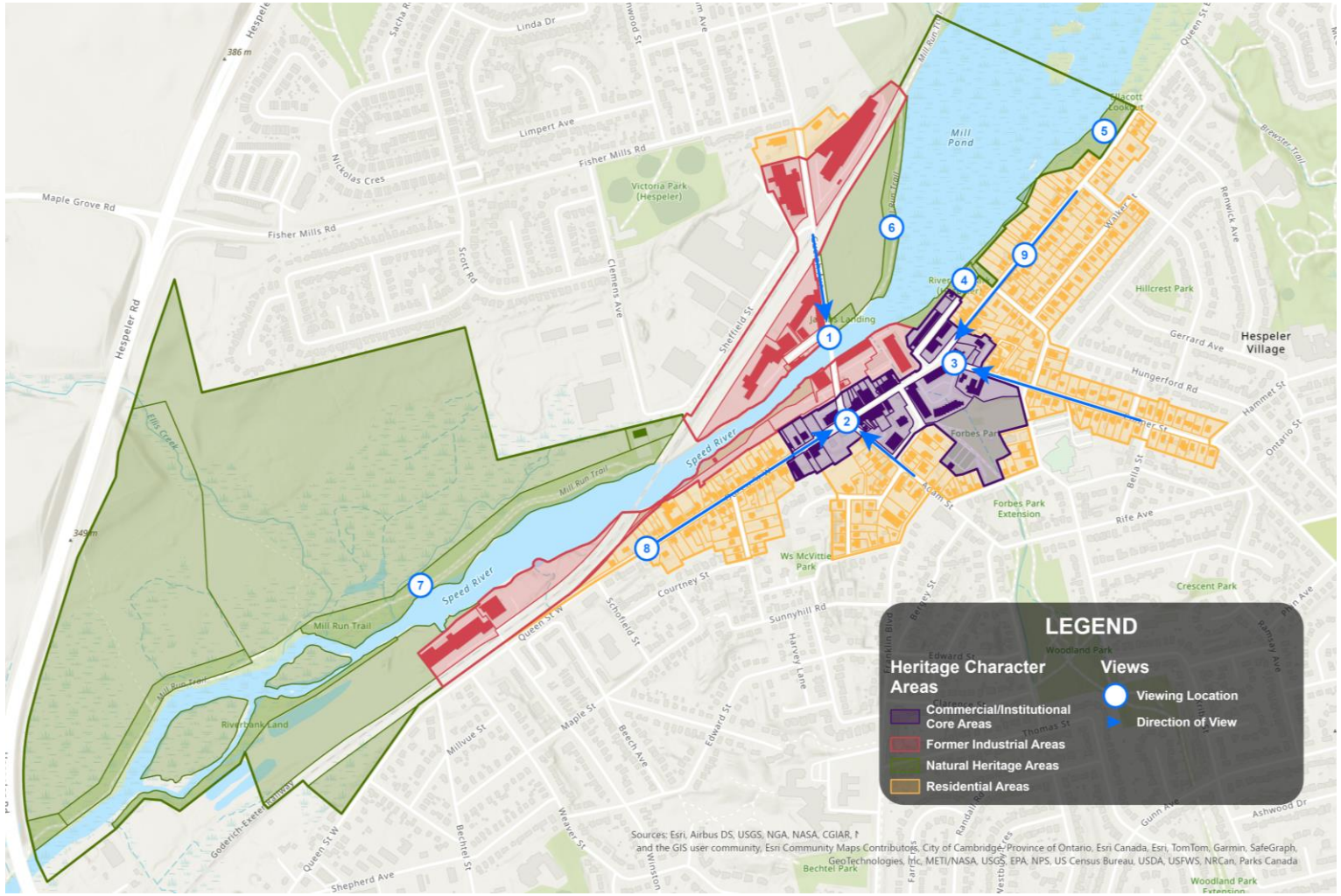
- **Policies** in a Heritage Character District are formal rules set by municipalities to protect the district's heritage value, guiding development, conservation, and land use.
- **Guidelines** are recommendations or best practices to ensure changes align with the district's character, focusing on materials, design, scale, and landscaping. They provide flexibility while preserving heritage integrity.

# HERITAGE ATTRIBUTES

- **The river's flow supported industrial buildings, powering factories and enabling growth.**
- **Queen Street features 19th and early-20th century commercial buildings with unique storefronts.**
- **Commercial buildings on Queen Street have minimal setbacks, lot-line placement, and two- or three-story heights.**
- **Residential architecture on Queen Street mixes styles, materials, balconies, and river-access lots.**
- **Landmark civic and religious buildings showcase late-19th and early-20th century architecture.**
- **Residential styles from 1830–1930 include worker cottages, Gothic Revival, and Edwardian designs.**
- **Key views include rooflines, steeples, and smokestacks from streets leading into the district.**

- Green spaces and paths around the river enhance public access and heritage appreciation.
- Cooper and Walker Streets feature large homes, tree canopies, and deeper setbacks.
- Natural and former industrial spaces downtown evolved into informal recreation areas.
- Industrial infrastructure includes bridges, dams, and the Mill Pond.
- Riverfront industrial buildings reflect Hespeler’s industrial roots and success.
- Community events, like parades and cultural activities, enrich the town's historical charm.

# GATEWAYS & KEY VIEWS



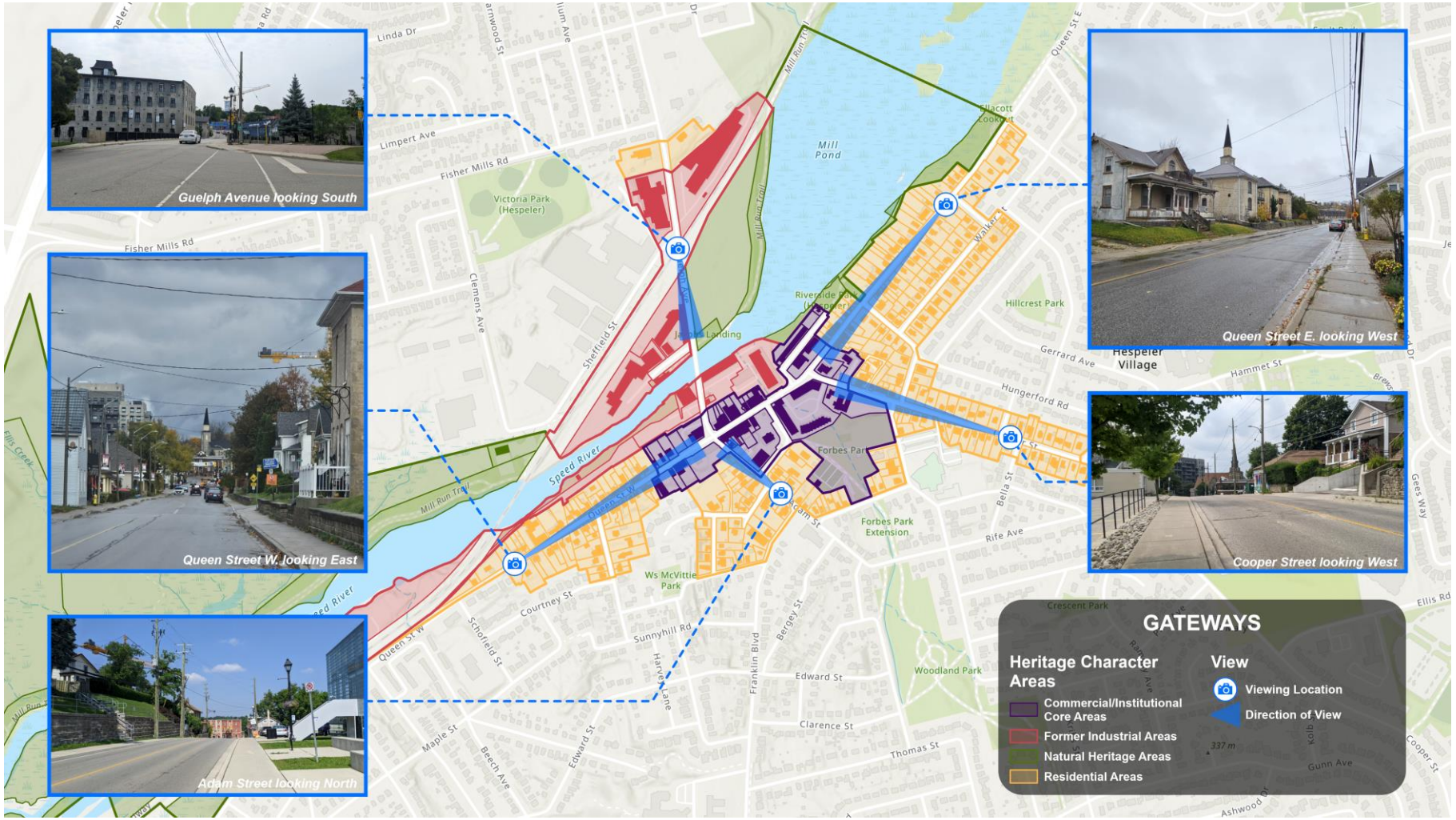

Gateway Views:

- Guelph Avenue
- Queen Street W
- Queen Street E
- Adam Street
- Cooper Street

Key View Points:

1. Speed River/Mill Pond
2. Adam/Queen
3. Cooper/Queen
4. Little Riverside Park
5. Ellacott Lookout
6. Jacob's Landing/Speed
7. Chilligo/Silknit
8. Queen Street West
9. Queen Street East

# GATEWAYS



Guelph Avenue looking South
Queen Street W. looking East
Adam Street looking North
Queen Street E. looking West
Cooper Street looking West
GATEWAYS
Heritage Character Areas
Commercial/Institutional Core Areas
Former Industrial Areas
Natural Heritage Areas
Residential Areas
View
Viewing Location
Direction of View
Mill Pond
Speed River
Victoria Park (Hespeler)
Forbes Park
Forbes Park Extension
Hespeler Village
Hillcrest Park
Woodland Park
Ws McVittie Park
Fisher Mills Rd
Limpert Ave
Linda Dr
Clemens Ave
Sheffield St
Courtney St
Sunnyhill Rd
Edward St
Clarence St
Thomas St
Franklin Blvd
Bergey St
Rife Ave
Hungerford Rd
Gerrard Ave
Hammet St
Bella St
Maple St
Beech Ave
Ellis Rd
Gunn Ave
Cooper St
Gees Way
Ashwood Dr

## Queen Street West (looking East)



## Guelph Ave (looking South)



## Cooper Street (looking North West)



## Queen Street East (looking West)

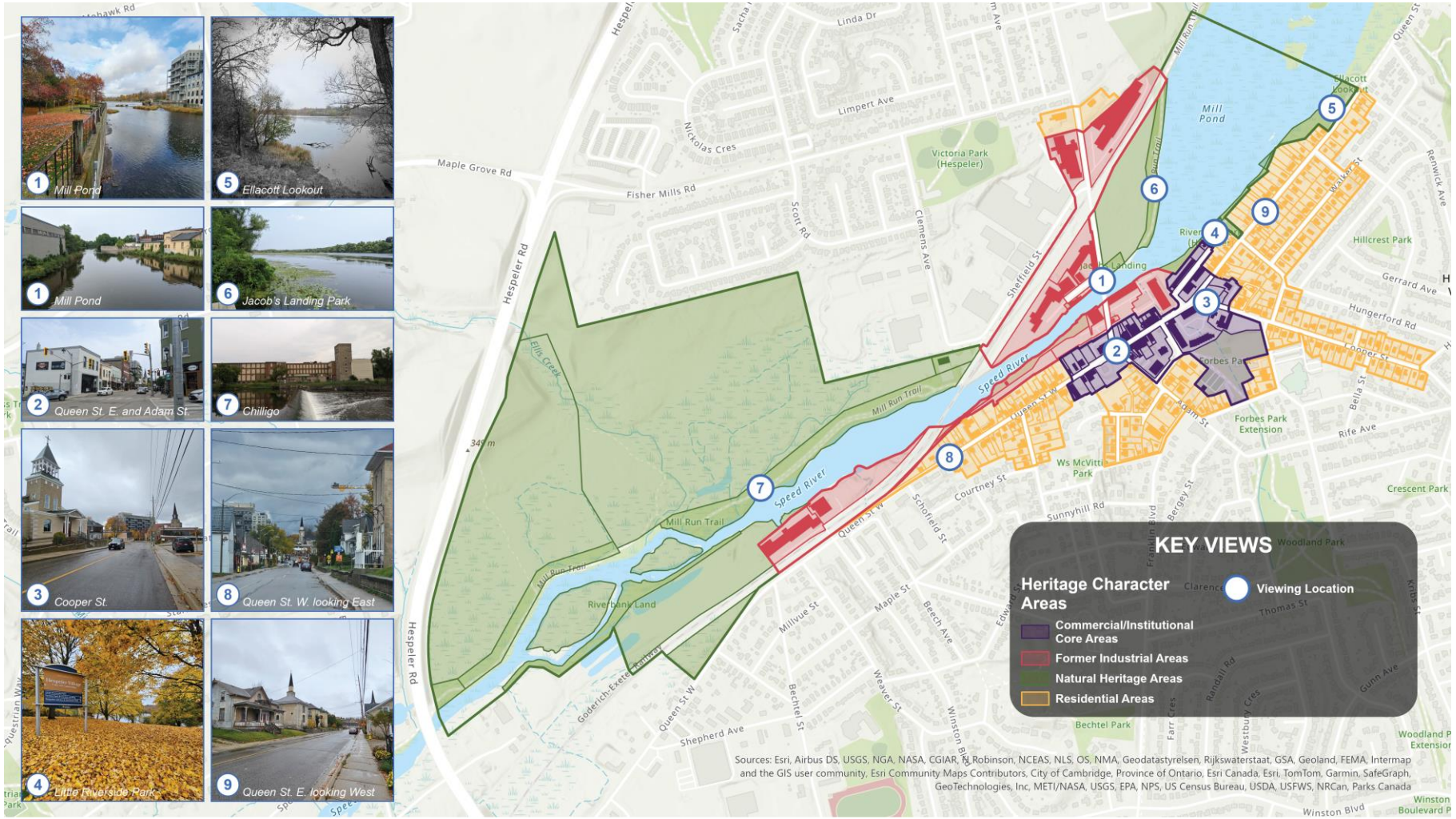


# GATEWAYS



- Adam Street/Queen Street (looking North)

# KEY VIEWS


1 Mill Pond
5 Ellacott Lookout
1 Mill Pond
6 Jacob's Landing Park
2 Queen St. E. and Adam St.
7 Chilligo
3 Cooper St.
8 Queen St. W. looking East
4 Little Riverside Park
9 Queen St. E. looking West
KEY VIEWS
Heritage Character Areas
Viewing Location
Commercial/Institutional Core Areas
Former Industrial Areas
Natural Heritage Areas
Residential Areas
Mill Pond
Speed River
Mill Run Trail
Hespeler Rd
Maple Grove Rd
Fisher Mills Rd
Limpert Ave
Linda Dr
Victoria Park (Hespeler)
Hillcrest Park
Forbes Park Extension
Ws McVittie Park
Bechtel Park
Crescent Park
Riverbank Land
Ellis Creek
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Cambridge, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada

# KEY VIEWS

## Mill Pond (Speed River)



## Speed River (looking West)



# KEY VIEWS

## 2 –Queen Street East/Adam




## 3-Cooper Street



# KEY VIEWS

## 4 –Little Riverside Park




## 5- Ellacott Lookout



# KEY VIEWS

## 6-Jacob's Landing (looking East)



## 6- View of Mill Pond/Dam



# KEY VIEWS

## 7- View to Silknit/Dam from Chilligo



## 8- Queen Street West (looking East)



# KEY HERITAGE ATTRIBUTES – HESPELER CORE



# KEY ATTRIBUTES

## Queen's Hotel (Ernie's Roadhouse)



## Och's Block



# KEY ATTRIBUTES

## Old Town Hall/Fire Hall



## Hespeler Library/Idea Factory



# KEY ATTRIBUTES

## Hespeler Hotel – 39 Queen Street East




## Queen Street East Commercial



# KEY ATTRIBUTES

## Forbes Park




## St. Mary's, Cooper Street



# KEY ATTRIBUTES

## 96 Queen Street East



## St. Andrew's, 73 Queen Street East



# KEY ATTRIBUTES

## Fashion History Museum (Hespeler Post Office)




## Riverside Terrace, 61-79 Spring Street



# DESIRED FUTURE CHARACTER – HESPELER CORE

## Areas to Maintain

- Protect Heritage and identify new potential Heritage spaces.
- Identify Character Areas that need protection.
- Preserve the Village Atmosphere.
- Maintain the character of the Town centre.
- Support and maintain Queen Street Activities, parades, festivals.

## Areas to Enhance

- Enhance gateways into the Town.
- Encourage Independent businesses.
- Improve the architecture and street frontages.
- Encourage Sustainable development and businesses.

## Areas to Change

- …

# QUESTIONS, COMMENTS …

Please share your comments in the group, the chat, or don't hesitate to email Jeremy after the meeting with your input.

**Jeremy Parsons M.A., CAHP**
**Senior Planner - Heritage**
**Community Development - Planning Services**

**Email: parsonsje@cambridge.ca**

# NEXT STEPS...

- Community Focus Group 2: Industrial and Natural Zones.

Thank you for your contributions and time!



# QUEEN STREET EAST




**QUEEN STREET EAST SOUTH BLOCK**
N.T.S.

# QUEEN STREET WEST

