

**HESPELER HERITAGE
CONSERVATION DISTRICT STUDY
FOCUS GROUP 1**

**VILLAGE OF HESPELER
JANUARY 10, 2024**

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 90 minutes long. Any unanswered questions will be responded to by email, after the meeting.
- Next meeting scheduled Wednesday February 14th, 3:00pm via Zoom.



JANUARY AGENDA

- Brief Introduction – *10 mins*
- Study Area/Survey Results – *15 mins*
- Downtown Queen Street Core Discussion -*20 mins*
- 3 Case Studies/Breakout Groups – *15 mins*
- Breakout Summary – *20 mins*
- Questions & Next Steps – *10 mins*



STUDY AREA



THE HERITAGE CONSERVATION DISTRICT STUDY – PHASE 1

Scope of the HCD Study

- Examine character and appearance of the area.
- Examine and recommend boundaries.
- Consider and recommend objectives of designation and content of the HCD Plan (Phase 2).
- Recommend changes to the Official Plan and municipal bylaws – including zoning.

Initial Examination Includes:

- Areas that have changed little.
- Contain buildings, structures and spaces with linkages and settings as originally planned that are still intact.
- Areas that have a cohesive, harmonious streetscape.
- Areas that have a definite sense of space,
- Areas that have historical associations with important events, activities and/or individuals.

Source: Ontario Heritage Toolkit

The Process

- Historical Research.
- Field Studies.
- Public Participation.
- Evaluation of Cultural Heritage Resources and Attributes.
- Delineation of the boundary of the HCD.
- Study Findings and Recommendations are provided to Council for a vote to Proceed with Designation.
- HCD Plan & Guidelines are prepared.

Public Consultation to Date

- Presentation to the Municipal Heritage Advisory Board (MHAC), October 19, 2023.
- Public Information Centre, October 30, 2023.
- Public Survey on Cambridge Engage Site, launched.
- Community Focus Group Meetings (3), January 10, February 14, March 13.
- Council Decision on HCD Study Final Report, April 30, 2024.

SURVEY RESULTS TO DATE

- 211 Surveys Completed.
- 175 Completed by Hespeler Residents.
 - 63 of the residents live in the Study Area.
- 33 Surveys Completed by Non-Residents.
 - Please note that 3 Surveys provided incomplete residency area.
- Survey must be completed by February 1, 2024. It is available on the Engage Website:
 - <https://www.engagewr.ca/hub-page/cambridge>

SURVEY RESULTS – SELECTED ANSWERS

Natural heritage features such as the Speed River and the Hespeler Mill Pond

Former Town Hall and Library

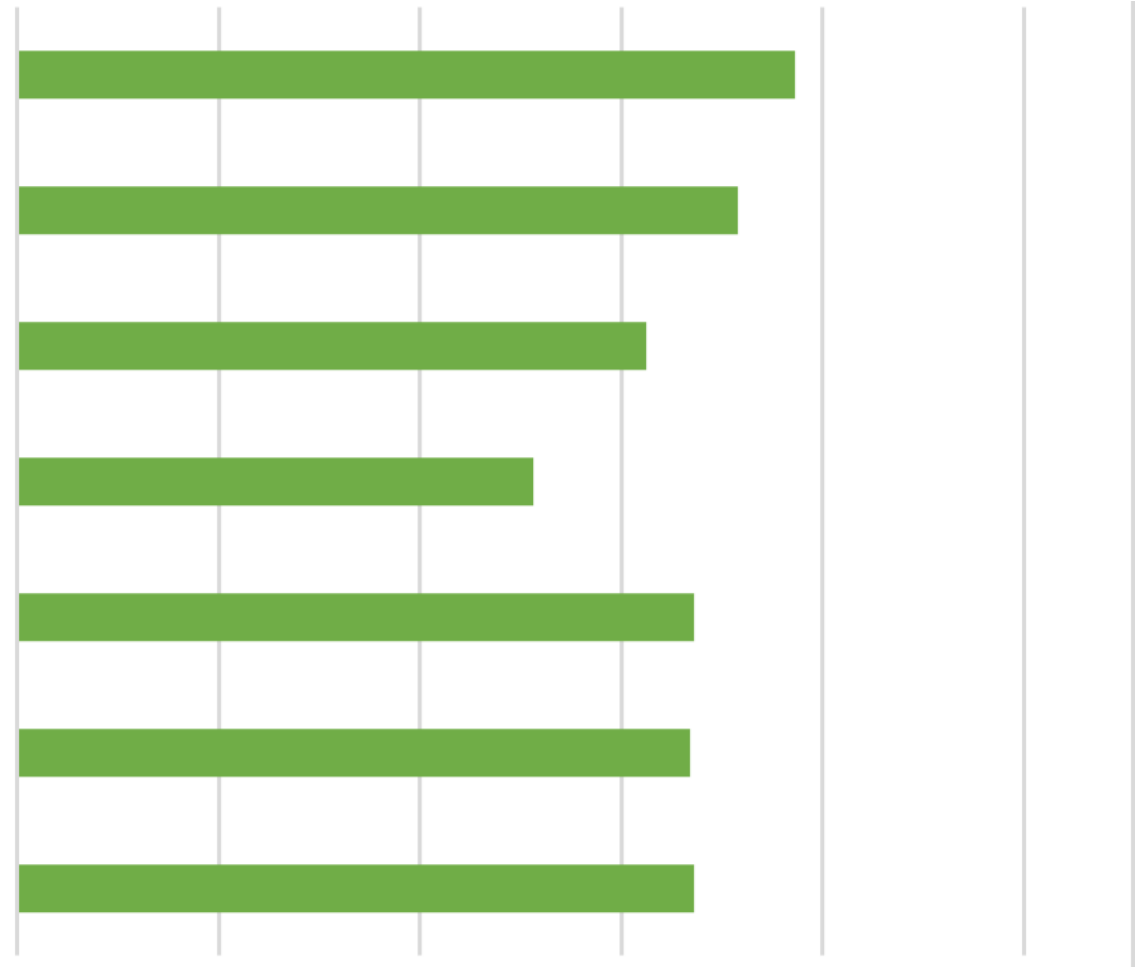
Former Post Office (Fashion History Museum)

Former industrial buildings extending from Guelph Avenue

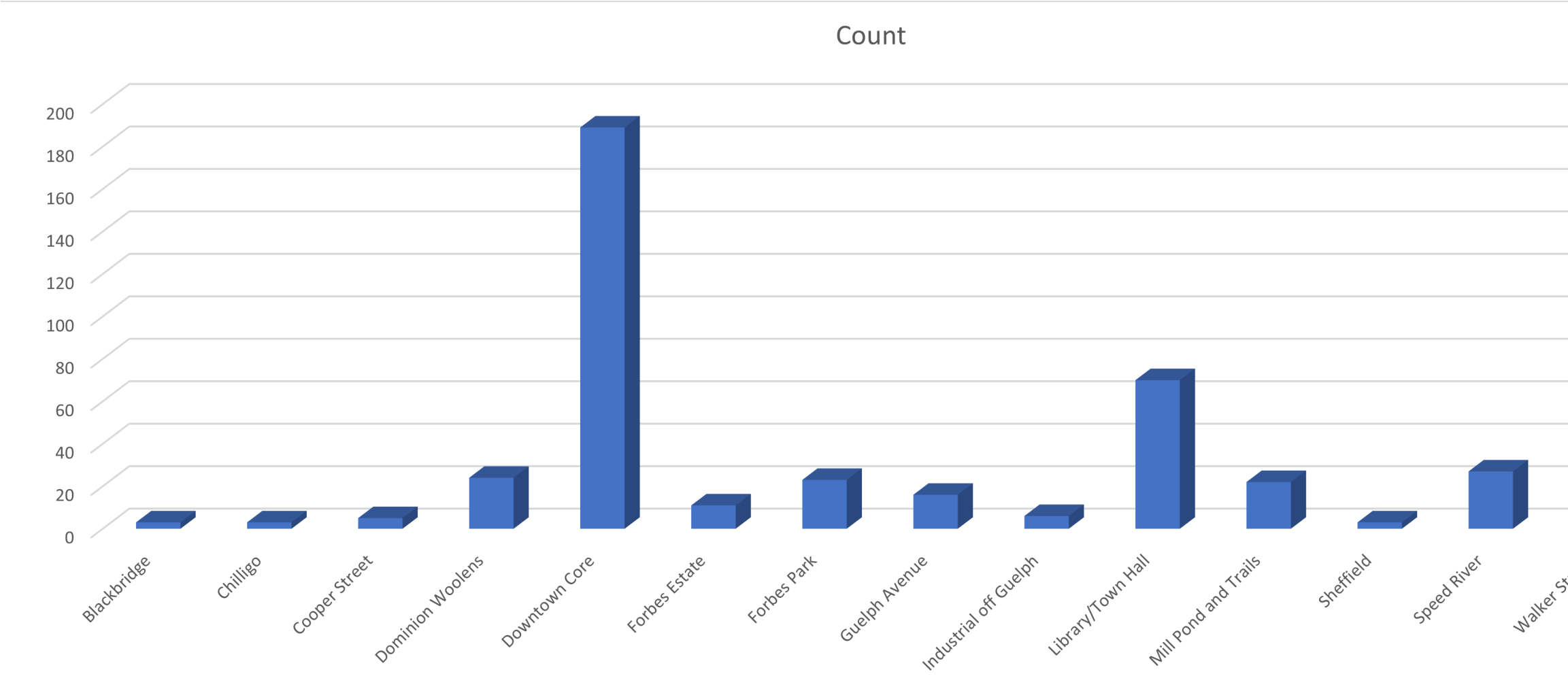
Former Forbes Textile Mill

Forbes Park

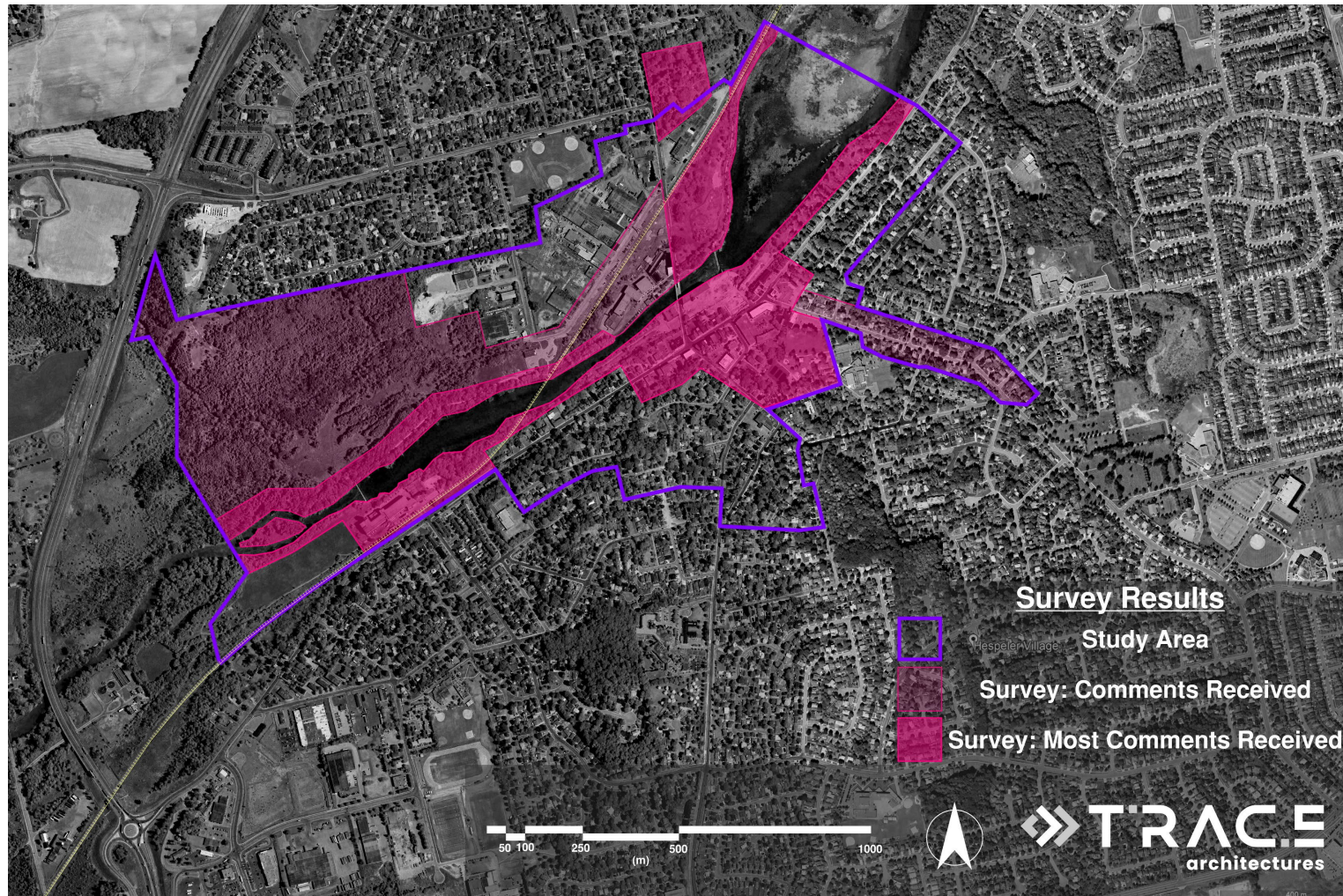
Commercial Core centered on Queen Street



SURVEY RESULTS - COMMENTS



SURVEY RESULTS



- Queen Street 'Commercial';
 - Fashion History Museum (Old Post Office);
 - Churches at the Corner of Queen/Cooper;
 - Row Housing on Spring Street;
 - Former American Standard Building;
 - Storefronts on Queen;
-
- *Library/Old Town Hall;*
 - *Industrial off of Guelph;*
 - *Sheffield Street;*
 - *Forbes Park.*
 - *Jacob's Landing.*

KEY BUILDINGS/SPACES NOTED IN SURVEY



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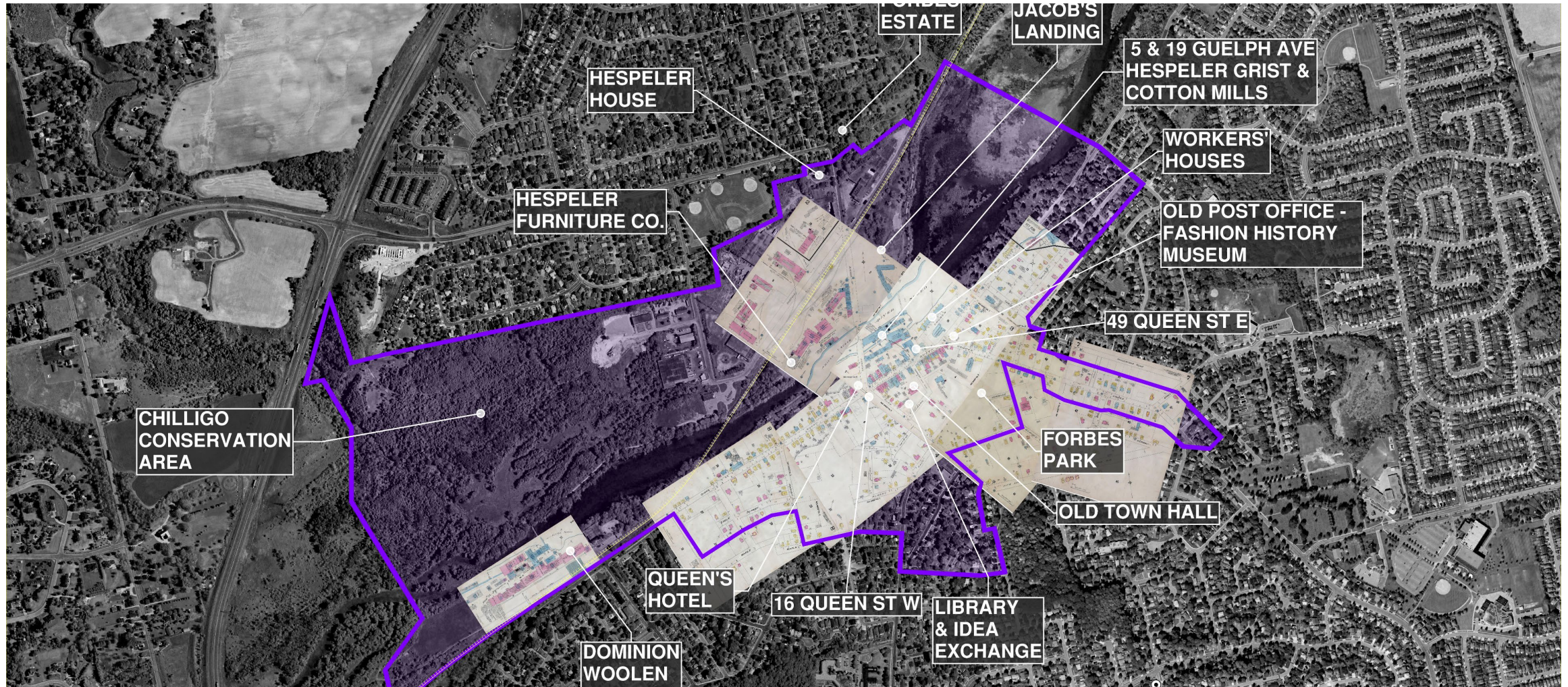


ESTABLISHING THE DOWNTOWN CORE

COMMUNITY CORE AREA (CAMBRIDGE OFFICIAL PLAN)



HESPELER FIRE INSURANCE MAP (1910)



WHAT IS THE CHARACTER OF HESPELER'S DOWNTOWN CORE?

Intangible Heritage Examples

- Lary Turner's Tales.
- Weekend Tours (dressed as Jacob Hespeler).
- "Hespeler Girls" Calendar.
- Old Boys Reunion.
- Manufacturing a "Beehive of Activity".
- Company of Neighbours.
- Christmas Treats for kids at Old Town Hall and our own Santa Claus Parade.

Built Heritage Examples

- Small Commercial Centre that is still very much in-tact, aside from the Queen Street Block between Tannery and Cooper.
- Remaining and repurposed former industrial, including the original Hespeler Mill, the American Standard Building, the Hespeler Furniture Co., the Jardine Enamelware, the Karch Foundry, Dominion Woolens.
- **Queen Street West and Queen Street East transition to residential after the Cooper Street Node on the East, and shortly after Adam on the West.**

QUEEN STREET EAST RESIDENTIAL



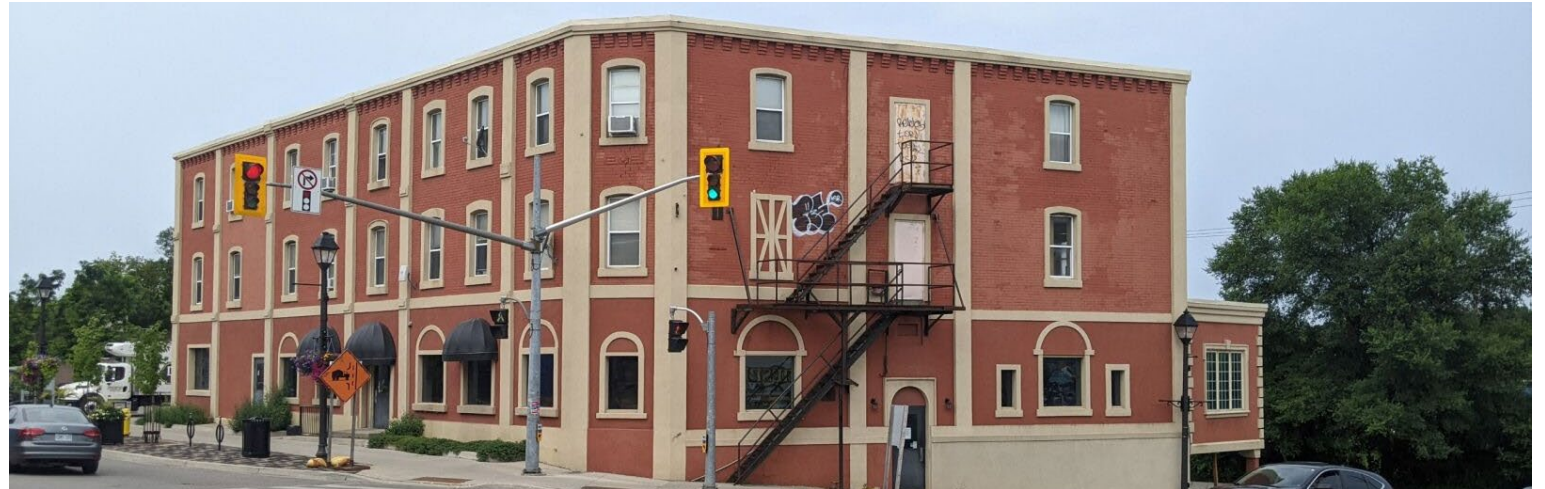
QUEEN STREET EAST COMMERCIAL



QUEEN STREET WEST RESIDENTIAL



QUEEN STREET WEST COMMERCIAL



QUEEN STREET WEST INDUSTRIAL



- Former Karsh Foundry
- Dominion Woolens





CASE STUDIES

CASE STUDY 1 - LIBRARY

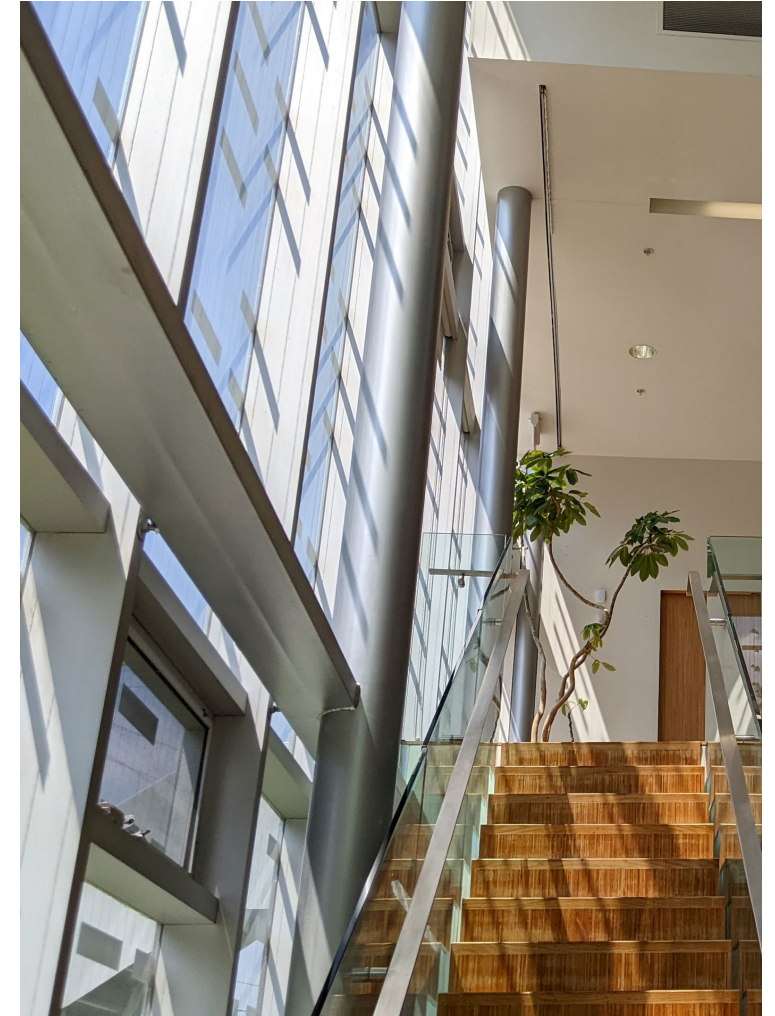


CASE STUDY 1



Idea Exchange

CITY OF CAMBRIDGE | OCTOBER 30, 2023



CASE STUDY 2 – AMERICAN STANDARD/RIVERBANK LOFTS



CASE STUDY 2

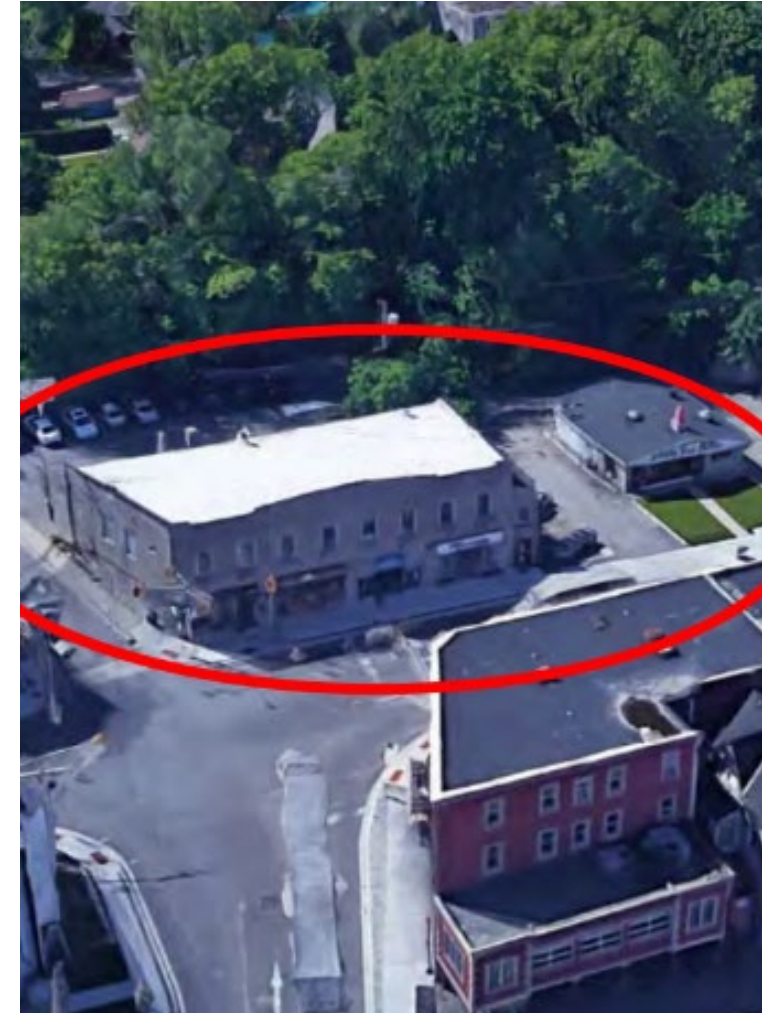


Riverbank Lofts The Standard

CASE STUDY 3



CASE STUDY 3



CASE STUDY GROUP DISCUSSION

- **What are the positives of these developments?**
- **What are the negatives/what are your concerns?**
- **These are all very different – and have occurred at different times. Have you noticed positives and negatives from the ones that have been built?**
 - *Does it clean up an abandoned site?*
 - *Can it provide a new direction for the village/community in terms of economic activity?*
 - *Does it give a prominence to the whole area?*
 - *Is there a positive impact on the core area of the Hespeler?*
 - *Does it present opportunities to revive other areas in the core?*
- **Do you feel an HCD can help address some of the issues/concerns with these developments?**
- **How do these developments impact what residents and visitors consider "downtown" and relate to our earlier discussions as to what is the downtown core?**

NEXT STEPS...

- “Homework”
- Please provide us with Feedback
- February Meeting: Feb 14, 2024



STUDY AREA - CORE



STUDY AREA - EXPANDED



STUDY AREA – CORE + EXPANDED

