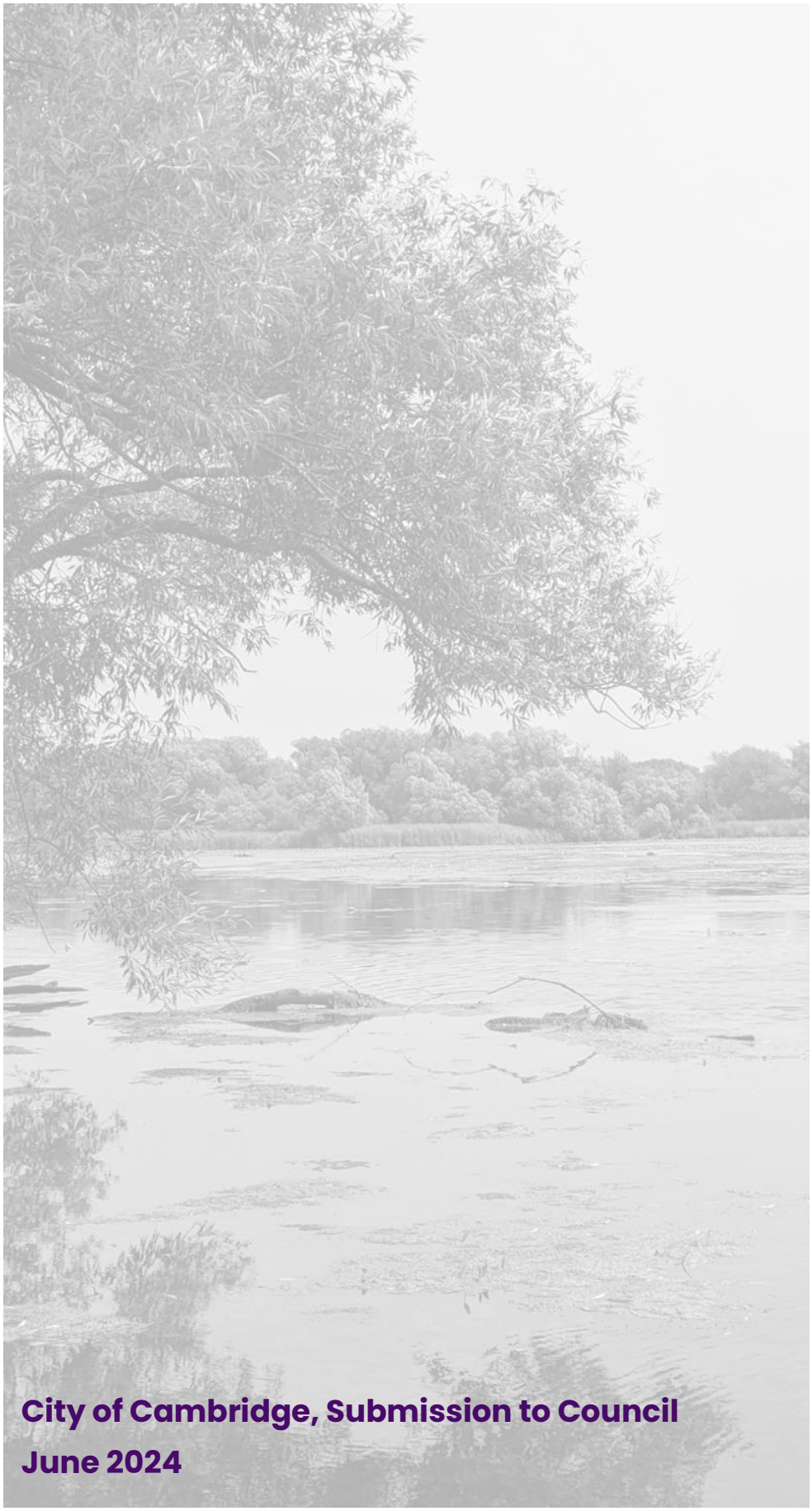

City of Cambridge, Submission to Council

June 2024

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Acknowledgements

The study team would like to thank the City of Cambridge's Heritage Planning Team, Cambridge Municipal Council and Councillors, and especially Jeremy Parsons, Senior Heritage Planner, for their assistance in the completion of this Study. A special thanks to the members of the Hespeler Heritage Conservation District Community Focus Group for their input, insights, and participation over the last several months.

Thank you to the Hespeler Heritage Centre Staff, especially Lary Turner, for sharing his knowledge and for his review of the historic content. Additional thanks to the City of Cambridge Archivist Dan Schmalz for his assistance with documents and mapping. The project team would also like to extend a thank you to the members of the Municipal Heritage Advisory Committee (MHAC), the Grand River Conservation Authority (GRCA), for their time, contribution, and feedback.

The Project Team would like to especially acknowledge the community of Hespeler, property owners and the public for their interest, participation, and contributions throughout this Study.

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1 Introduction

1.1 Introduction & Background

Urban sprawl and intensification have been advancing at increasing rates across Canada, particularly in Ontario. Urbanization, along with unchecked development, presents a challenge that frequently poses a threat to the integrity of the heritage character of small towns and villages, and often overlooks the delicate balance between growth and conservation. Architectural landmarks, historic streetscapes, and rich landscapes are vulnerable to expansion and are at risk of erasure of both built and natural heritage. The conservation of these areas is not rooted in the desire to "halt" progress or development, rather, it is about establishing a framework to guide development in a way that integrates well with existing heritage resources, as well as historic context. Formally recognizing and protecting these heritage assets is an important and powerful tool for maintaining and safeguarding the unique essence of our collective past, while also ensuring future enrichment of our communities.

In 2020, Council for the City of Cambridge directed staff to commence the preliminary work for the Heritage Conservation District (HCD) Study for Hespeler. This was done to determine suitability for a designated Heritage Conservation District. Staff identified a portion of downtown Hespeler as a draft Study Area and began the study process under the *Ontario Heritage Act*.

In 2023, the City of Cambridge retained TRACE architectures, to conduct the HCD Study of Hespeler and to assess a Study Area comprising of over 500 properties. Having completed three other HCDs within the municipality, including Blair Village, Dickson Hill, and Main Street, the City of Cambridge had already determined that the quantity and concentration of heritage resources in Hespeler was more than enough to proceed with an HCD Study. The Study Area, along with an initial list of properties situated within the Study Area, served as a guide for TRACE to proceed with property research and documentation.

1.2 Scope of the HCD Study

1.2.1 HCD Designation Process

HCD Study

An HCD Study marks the initial step in determining the cultural and historical significance within a community, neighbourhood, or district in Ontario. This phase focuses on the comprehensive assessment of what is important to a community in terms of heritage value. It involves detailed gathering and analysis of geographical features, historical data, and current cultural elements, aiming to understand the intrinsic heritage character that defines the area. This information is then analyzed holistically to gain an overall sense of the uniqueness the community possesses. By collecting this information, the study seeks to understand not only what exists, but also why it matters to the community.

This process is guided by a Study Area, which is sometimes determined at the onset of the HCD Study. However, in this case the Study Area was pre-determined by the City of Cambridge, to allow for sufficient time to focus on the extensive list of properties included within the pre-defined area. The HCD Study involves the development of a database to store a detailed property inventory, policy, and historical research (including archival documents), preparation of maps, as well as photos (historic, satellite, and from site visits), plans, and other documentation.

Once this information is gathered, and public consultation takes place, the Consultant Team proceeds to take the wide range of community input to analyze and determine the recommended boundaries of the given area and whether the given area warrants consideration for Heritage Designation under the *Ontario Heritage Act*. This includes assessing the eligibility of the proposed area, based on the new requirements of *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest* (updated as of 1 January 2023 via Bill 23).

HCD Plan & Guidelines

If, based on the results of the HCD Study, Council, with input from the community and stakeholders, determine that the area should be formally considered for designation, the next step in the process is the development of an HCD Plan & Guidelines. This phase involves even more detailed research in order to obtain a more in-depth and precise understanding of the historic place within a given boundary. This is also the point in the process where the values identified in the HCD Study are transformed into a structured set of guidelines and requirements designed to protect and manage these values effectively. The HCD Plan

articulates specific policies and practical measures for overseeing changes and developments within the district, ensuring they align with the heritage attributes identified.

An HCD Plan is created to address practical concerns relating to the implementation and enforcement of the HCD and is developed within the context of existing planning documentation, such as Official Plans, Community Improvement Plans, Urban Design Guidelines, as well as the *Ontario Heritage Act*.

The companion set of HCD Guidelines is developed by the heritage consultants to design and curate a set of practical guidelines for managing change within the HCD boundary, including changes to streetscapes, open spaces, development, and renovations to publicly visible building façades. The guidelines are designed to be flexible to allow for practical application, but also specific enough that they can be easily incorporated into municipal planning policy and zoning by-laws for the community, in a way that is useful and effective.

The HCD Plan not only outlines the physical management of changes but also serves as a policy tool that integrates heritage conservation into the local planning and regulatory framework. By doing so, it facilitates a sustainable approach to heritage conservation that respects and reinforces the community's historical identity and cultural significance.

HCD Designation

Following completion and review of the HCD Plan & Guidelines, the municipality designates the district by passing a by-law. Provided there are no objections submitted during the appeal timeframe, the by-law is registered on property titles. The designation by-law is also submitted to the Ontario Heritage Trust for their database.

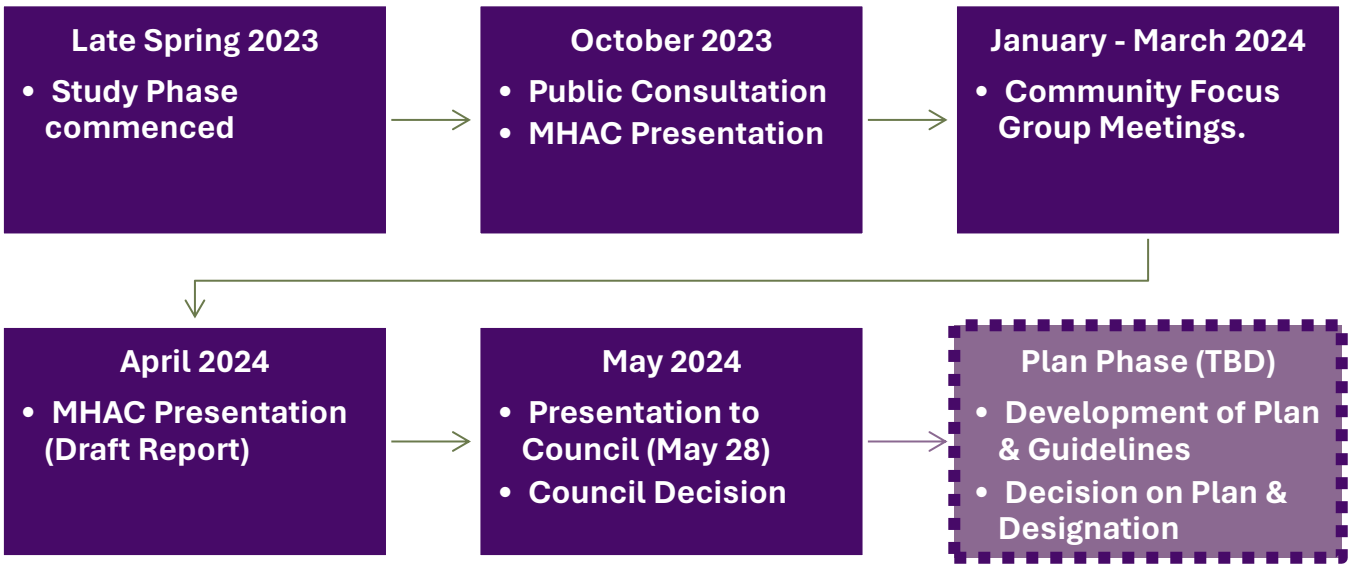


Figure 1 Graphic showing timeline of HCD process, from the Study Phase to Plan & Guidelines to Designation.

1.2.2 Scope of the HCD Study

This HCD Study is the first document in the HCD process. It analyzes whether the entirety or a portion of the defined Study Area under review warrants proceeding to the subsequent HCD Plan & Guidelines phase.

The scope of this Study is as follows:

Historic and Physical Overview

- Mapping & imagery;
- Research & reporting - origins, periods, themes of development; and
- History & analysis of built form, streetscape, open space, and natural areas.

Statement of Heritage Character and Significance

- Description and reasons for potential designation;
- Mapping of evaluation results and recommendations; and
- Development of proposed boundaries within the defined Study Area.

Property Survey, Inventory, and Evaluations

- Documentation of all individual properties within the Study Area;
- Documentation of all public spaces, landscapes, and natural features; and
- Development of a database to store and organize documentation.

Public Engagement

- Overall coordination and dissemination of info to community;
- Facilitation and management of community feedback;
- Stakeholder and Public meetings and consultations; and
- Presentation to Council to conclude HCD Study.

Administration and Coordination

- Meetings and coordination with City Council;
- Document review; and
- Preparation of presentations, reports, and database.

1.3 What is a Heritage Conservation District?

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area which contains a concentration of heritage resources, with special character and/or historical association that distinguishes the area from its surroundings. The designation of an HCD affords the municipality the ability to enforce the protection of the character of an area by designating character-defining elements, as well as the public realm, under Part V of the *Ontario Heritage Act*. The municipality can then guide future changes and development within a carefully designed framework document called the HCD Plan & Guidelines. This protection is not meant to hinder or prevent change, but rather to manage change in ways that are positive for the district and for the wider community. Many people now consider an HCD to be one of the most effective tools, not only for historic conservation, but also for effective and sound urban design, planning, and development.

For additional details about the designation process specific to Hespeler please refer to:

https://www.engagewr.ca/hespeler-heritage-conservation-district-study-and-plan

For information on the existing Heritage Conservation Districts within the broader City of Cambridge, please refer to:

https://www.cambridge.ca/en/learn-about/Heritage-Conservation-Districts.aspx

For more detailed information related to HCDs, please refer to the *Ontario Heritage Toolkit: Heritage Conservation Districts* which is available for download from the Ministry of Tourism, Culture and Sport:

https://ero.ontario.ca/notice/019-2770

Please note these websites may be updated throughout the ongoing Study Phase.

1.4 The Benefits of a Heritage Conservation District

Establishing a HCD in Ontario offers several benefits, both tangible and intangible, that contribute to preserving the cultural, historical, and architectural significance of a particular area. HCDs can help safeguard the unique character and identity of a community, by conserving historically significant buildings, landscapes, and streetscapes. Furthermore, an HCD Plan is a change management tool, assisting a place with planning tools that regulate alterations, demolitions, and new construction within the district. These measures help ensure that any changes are sensitive to the area's heritage values and maintain its overall character that has been established through the extensive HCD Study Process.

As of March 2020, 134 HCDs are already in existence in Ontario, with the earliest designations dating back to 1980. In the Waterloo region alone, there are 10 HCDs, encompassing over 1300 individual properties. Three of those HCDs are within the City of Cambridge: Blair Village, Dickson Hill, and Main Street (Galt).

While more HCDs are being planned and proposed every year in Ontario, due to their success, there is also a movement toward pursuing HCD designations because of Bill 23. On November 28, 2022, Bill 23, the *More Homes Built Faster Act 2022*, received royal assent and proposed extensive changes to the various pieces of legislation, including the *Ontario Heritage Act*. On January 1, 2023, the amendments to the *Act* came into effect. While there are numerous impacts on the *Act* because of this Bill, one of the most significant is a two-year time limitation on the listing of non-designated heritage properties on Municipal Registers. All listed properties are subject to this new time limitation, whereby, if the council of the municipality does not give a notice of intention to designate the property under subsection 29 (1) of the *Ontario Heritage Act* on or before the second anniversary of the day the property was included in the Register, Council must remove the property from the Register and cannot list it again for a period of five years. Therefore, municipalities are forced to designate listed properties ahead of the January 1, 2025 two-year time limit since the enactment of the Bill in 2023.

Despite new HCDs coming into force every year due to their success, it is also important to recognize the residual resistance to HCDs in some instances. Typically, concerns are centered around issues pertaining to a perceived loss of control over one’s property, impact on property values and insurance, and burdensome bureaucratic processes (The Architectural Conservancy of Ontario, 2009). HCDs may not necessarily be the right option for all historic places, however there are several myths about HCDs that have been disproven for years, with decades of proven track record in Ontario (University of Waterloo, 2009).

Some of the benefits of an HCD include:

- Sense of place and identity;
- Creation of a unique planning framework which protects and upholds the heritage values of the place;
- Supports sustainable, resilient communities;
- Provides stability and/or increased property values;
- Potential financial incentives for property owners;
- Bolsters community pride; and
- Tourism and economic development.

1.5 The Study Area Boundary

The goal of the Study is to assess the heritage characteristics of the Study Area and determine if the area, or any parts thereof, merit designation as a Heritage Conservation District(s), pursuant to the *Ontario* Heritage O. Reg. 9/06 (as amended by O. Reg. 569/22).

Figure 2 Satellite view showing extents of the Region of Waterloo. *Google Maps*.

Figure 3 Satellite view showing extents of the City of Cambridge. *Google Maps*.

Hespeler

Hespeler is part of the City of Cambridge, which is located north of Hwy 401 and east of Hwy 24, within the broader Region of Waterloo. Hespeler is situated nine kilometres north of downtown Cambridge, 18km east of Kitchener, and 15km south of Guelph. Hespeler, located along the Speed River in the most northeasterly section of the City of Cambridge, is known for its early industrial base, primarily from woolen and textile mills, contributing to its historical development. Today, Hespeler's landscape is marked by industrial heritage, natural heritage areas, a well-defined downtown core, and surrounded by residential areas. It is these key areas which served as the basis for determining the initial HCD Study Area shown in the map below.

Region of Waterloo

The Regional Municipality of Waterloo, known as Waterloo Region, is situated in Southern Ontario, Canada, and encompasses the cities of Cambridge, Kitchener, and Waterloo (collectively referred to as the Tri-Cities), along with the townships of North Dumfries, Wellesley, Wilmot, and Woolwich. Covering an area of 1,369 square kilometers, the region had a population of 587,165 according to the 2021 Canada census. Historically known as Waterloo County until 1973, the region's development was significantly influenced by early German-speaking settlers, leading to a rich cultural heritage that includes the famous Oktoberfest celebration. The Region features a blend of urban and rural landscapes, with the Grand and Speed Rivers flowing through it, enhancing the region's natural beauty. It has a varied topography, including farmlands, parks, and conservation areas, contributing to its scenic diversity.

City of Cambridge

Cambridge Ontario, located at the confluence of the Grand and Speed Rivers, was formed in 1973 from the amalgamation of Galt, Preston, Hespeler, Blair, and a portion of the surrounding townships. Cambridge is characterized by its historical development, with each former municipality having well-documented histories. The city's geographic setting contributes to its scenic beauty and features a diverse landscape beyond its urban centres, that include historic sites and natural heritage areas.

Purpose of Study Area

The initial Study Area encompasses much of the downtown area of Hespeler. It includes the commercial precinct anchored on Queen Street, the industrial area located along the Speed River, and residential areas south of Queen Street. The initial Study Area boundaries are outlined on the map found below and contain approximately 524 properties. The generous size of initial Study Area is to ensure that a broad area is taken into consideration for potential inclusion within the future HCD.

The Study Area includes a unique community within the City of Cambridge, notable for its mix of commercial, industrial, and residential land uses, its important cultural and civic institutions, its distinctive architecture, and its relationship to the Speed River. The Study Area is characterized by a concentration of nineteenth and early twentieth-century structures, notably industrial buildings. The area is also defined by a several major civic properties designated under Part IV of the *Ontario Heritage Act*, such as the former Hespeler Town Hall, the Forbes Textile Mill, and the former Hespeler Hotel.

Figure 4 Aerial Photo of Hespeler. Study Area as defined by the City of Cambridge. *TRACE architectures*.

2 History and Evolution of the Study Area

2.1 Introduction

This chapter presents key periods and themes identified as significant in Hespeler's development, growth, and as part of its ultimate evolution into the City of Cambridge. This historical analysis is intended to provide context around the physical, cultural, and economic aspects of Hespeler, including the community's relationship with the Speed River, its establishment as a settlement, as a Town, and the industrial past that has shaped the place. It also speaks to the significance of the social and cultural elements that have reinforced Hespeler's sense of place over time.

2.2 Historic Overview

Hespeler is a community on the Speed River in southwest Ontario. The settlement of Bergeytown was founded in 1832 and was named after its earliest settler, Michael Bergey. The settlement was renamed New Hope in 1835 and was then incorporated as the Village of Hespeler in 1859, named after influential industrialist Jacob Hespeler, and subsequently as the Town of Hespeler in 1901. In 1973, along with Preston and Galt, Hespeler was amalgamated into the City of Cambridge.

Hespeler is located in the Speed River Valley, a river tributary of the Grand River. Hespeler was settled by Pennsylvanian Mennonites, beginning in the 1830s with Michael Bergey. Hespeler's namesake, Jacob Hespeler, arrived in 1845 and established an industrial complex that would foster the growth of Hespeler into a prominent industrial centre. The arrival of the railway in 1859, and the growth of manufacturing, particularly textiles, would make Hespeler one of the leading industrial areas in the country.

Industry continued to thrive, adapt, and expand throughout the first half of the 20th century and during the First and Second World Wars. Notably, Hespeler textile mills would supply the uniforms for the Canadian military in both World Wars, in addition to producing other wartime supplies. The post war period, however, would see the decline in some industries, particularly textiles, while other manufacturing would remain stable and diversify.

In 1973, the amalgamation of Hespeler with Galt and Preston, as well as Blair and parts of the Townships of Waterloo and North Dumfries, created the City of Cambridge and the Regional Municipality of Waterloo. Many Hespeler residents felt, and continue to feel, tied to their former community, and as a result, still very much identify with Hespeler and its distinct history.

The history of Hespeler and the development of its built heritage and cultural landscapes can be understood by looking at the following historical themes.

2.2.1 Pre-Contact and Early Settlement

The history of Indigenous peoples in the area now known as Cambridge, Ontario, is deeply rooted and spans thousands of years. The region has been inhabited by various Indigenous groups long before European settlers arrived. These groups include Iroquoian people from Western New York and Pennsylvania, particularly the Huron (Wendats), Neutrals (Attiwandaronks) and the Anishinaabe (Ojibwe, Odawa, and Potawatomi). Archaeological excavations carried out in the vicinity of Cambridge, as well as surface finds, show that the Grand River valley has had a long history of Indigenous settlement, and camp sites and chipping stations have been excavated and documented, especially in the Hespeler and Preston area, which date from about 1,000 BCE (Bray, 2008). Since the Speed River provided an excellent environment for hunting and fishing, the concentration of find spots around Hespeler (and Preston) was significant (Brewster, Langan, 2001).

In 1784 a tract of land six miles wide on each side of the Grand River was granted to the Six Nations by the British Crown, and in 1798 Block 2 of the Six Nations Land Grant (over 90,000 acres) was deeded to Richard Beasley, James Wilson, and John Baptiste Rousseau. Beasley quickly bought out Wilson and Rousseau, and the future settlement of Hespeler would grow around lots 9 and 10 of Beasley's Second Concession.

While the area attracted settlers from a variety of areas, including England, Ireland and Scotland, the present-day Hespeler lands were attractive to Pennsylvania German Mennonite farmers. Settlers were looking for cheaper land, as well as guaranteed freedom to practice Mennonite worship and beliefs (Bray, 2008). In 1816, the German Company Tract became the Township of Waterloo, and language, cultural, and religious tolerance of the Mennonites served to attract other German speaking immigrants from Europe. As a result, a period of high immigration occurred between 1820 and 1870. In 1831, Michael Bergey and his wife Susanna, arrived from Pennsylvania, establishing a homestead on land deeded to Susanna by her brother. They purchased additional lots along the eastern side of the Speed River on what was known as the Indian Trail. The settlement would become ‘Bergeytown’. Industrialization started to take hold, and sawmills, foundries, and other manufacturing began to take shape.

As more immigrants started to populate the area, the settlement is renamed New Hope, and with growing industrialization, a modest commercial area started to emerge. New Hope would see its first general store erected on the corner of Adam and Queen Streets in 1840, and various religious organizations would establish congregations, and later schools. Jacob Hespeler (Born in 1810 in Wuertemberg, Germany, and first emigrated to the United States before reaching Preston in 1830’s, after working for the Hudson’s Bay Company as a fur buyer) arrived in present day Hespeler in 1845, and purchased a sawmill on the Speed River.

Jacob Hespeler

Jacob Hespeler came to Preston around 1835. He was born in 1809 in Württemberg, Germany, and immigrated to the United States at an early age. Early on, Hespeler was an entrepreneur and industrialist. In 1845, he purchased Abraham Clemens' mill on the Speed River in New Hope, which would begin his influential involvement in the settlement's industrial and social life.

Between 1845 and 1853, Jacob Hespeler made several land purchases, and had acquired 145 acres on the Speed River. In 1847 he erected the large stone dam on the Speed River at the former Clemens sawmill, as well as a stone grist mill and flouring mill. He later added a sawmill, a distillery, a woolen mill, and a cooperage to the large industrial complex. Hespeler was also involved in politics and served as a member of the Legislative Assembly of Upper Canada. The settlement of New Hope was proclaimed in 1858 as the incorporated Village of Hespeler on January 1, 1859. Jacob Hespeler became the first Reeve.

After the incorporation of the Village of Hespeler in 1858, the town began to grow at a rapid pace. The advantages of an influx of skilled artisans and entrepreneurs from Pennsylvania, Great Britain, and central Europe, combined with improved transportation links to major markets, put Hespeler in the forefront of industrialization in Upper Canada in the 19th century. Various religious congregations also began to establish themselves in the settlement, including the Roman Catholics (1833), the Wanner Mennonite Church (1837), the Methodists (1837), and the Evangelical Association of Canada (1840). The Presbyterians would later arrive (1855), as well as the Lutheran congregation (1860).

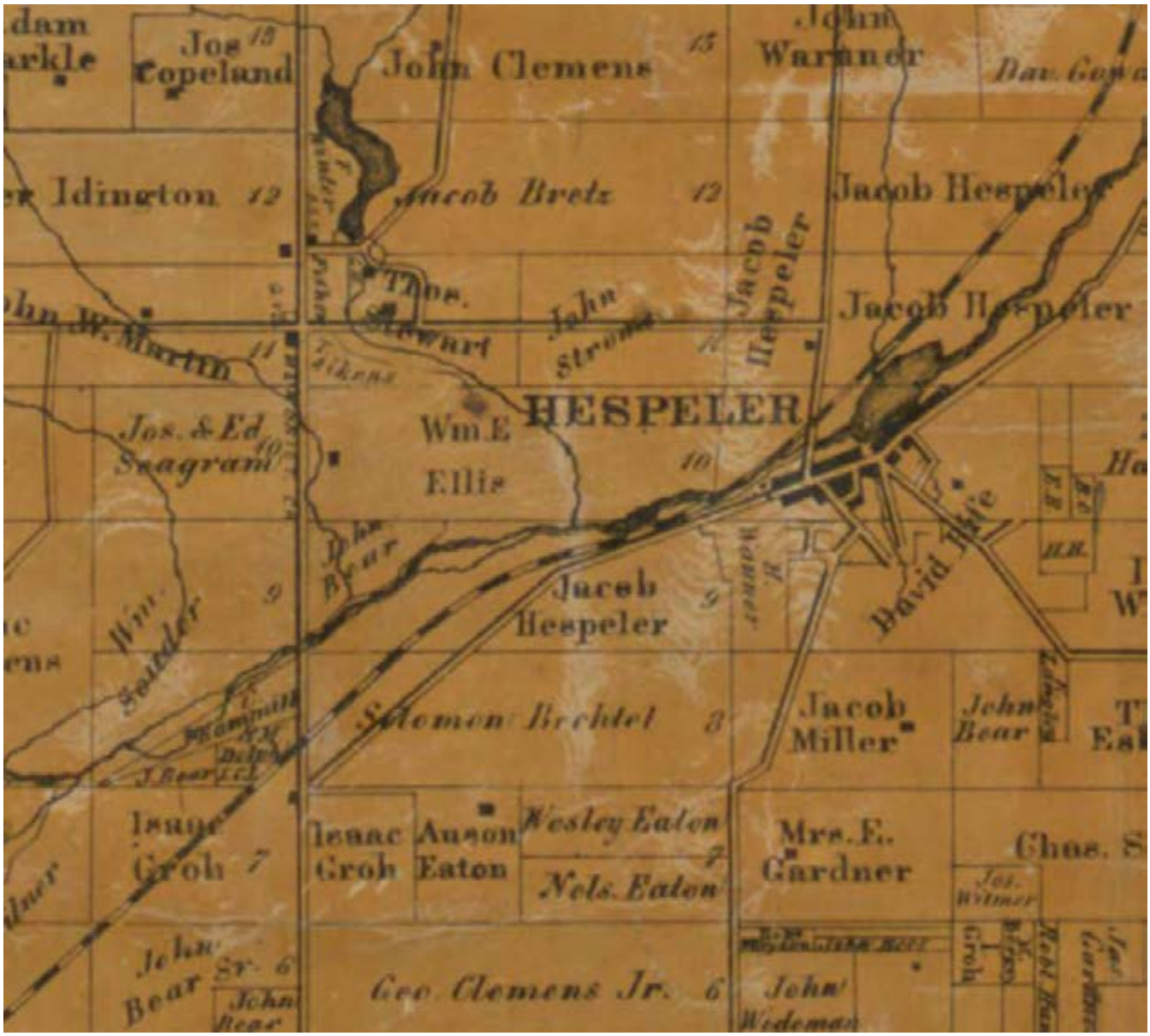


Figure 5 Excerpt of Tremaine's Map of the County of Waterloo, Canada West 1861. Note the volume of land owned by Jacob Hespeler at this time. *Image Courtesy of the City of Cambridge Archives.*

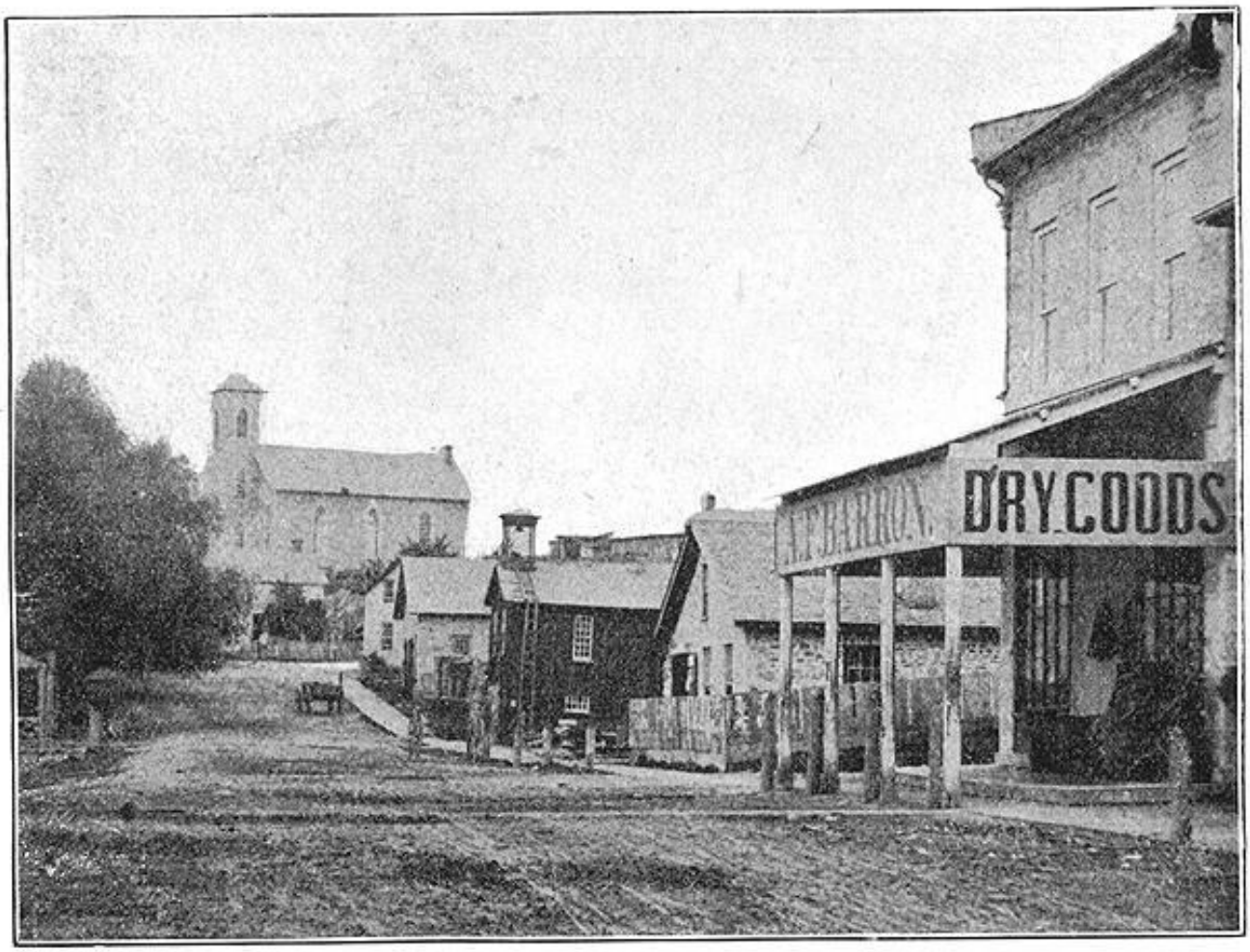
Jacob Hespeler was central to the majority of the development taking place, and was the largest landholder in the area, and continued to broaden his business ventures. The commercial centre of New Hope continued to expand on Queen Street with the construction of new shops, the Hespeler Hotel was built in 1847, and the first post office, in Jacon Hespeler's store on Queen and Chapel streets, in 1851. The arrival of various railway lines in the 1850s facilitated settlement and industrialization, specifically the Galt-Guelph Railway (1858) and subsequently, industry flourished.

Hespeler's first bakery operated by George Ellis in the Orton Block, on the corner of Queen and Guelph Avenue opened (1858), the Germania Hotel is completed (later known as the

Smellie Block) in 1864, and Hespeler's first drug store operated by George Wright is opened in the Glick Block (1870). The Hespeler Hotel was built in 1847 and the Queen's Hotel at the northwest corner of the main intersection of town was built in 1891.

Figure 6 Hespeler Grand Trunk Railway Station. The original station was likely constructed in 1857-59 with the opening of the line by the Great Western Railway. No photos or other details have survived of that structure. In 1900, a replacement structure was built by the Grand Trunk Railway. *Ontario Railway Stations*.

The railway brought temporary workers to fill jobs in the growing number of mills along the river. It also allowed for a real boom in industry, and an industrial area grew in Hespeler around the tracks. Men, and later women, worked in the factories to produce lumber, knitwear, furniture, and other manufactured goods. In 1861, Jacob Hespeler built the stone housing block known as Riverside Terraces as housing for people that worked in his factories.



QUEEN STREET, 35 YEARS AGO.

Figure 7 Queen Street looking east (south side of the street), with St. James Lutheran Church in background. Image date ca. late 1860s. *Hespeler, Canada: A Souvenir of The Factory Town (1901).*

Around 1869, Hespeler sold portions of his property and moved to California. Hespeler would return to the village just before his death in 1881 and was buried in Hespeler's New Hope Cemetery.

Commercial Core & Industrial Prosperity

Jacob Hespeler bought Joseph Oberholtzer's Saw Mill and Water Rights in 1863 (current municipal address 215 Queen St. West) for his son-in-law, Herbert M. Farr and Farr's uncles, who founded and built the Randall Farr Company, manufacturing hosiery.
The Randall, Farr and Company oversaw the business until 1874, when Randall and Farr deeded the buildings and land to the J. Schofield Company, which became a partnership between Jonathan Scholfield and Robert Forbes. In 1880, Robert Forbes bought out his partner Jonathan Schofield, and continued his expansion of the business. The company became the R. Forbes and Co. Ltd.

In 1888, the company was incorporated, and Robert's son, George "Duthie" Forbes took over as President. he was joined in running operations with his brother James. Under the management of James & George Forbes, the company grew and thrived. James Forbes unexpectedly died in February 1891, followed by his father Robert in 1895, leaving the company completely under the control of George D. Forbes (Dominion Woollens History, https://dominionwoollens.ca/mill-history/).

Figure 8 George D. Forbes. Referred to as the "Chief", presided over the industrial backbone of Hespeler, and what was at one time the largest textile mill in the British Empire. *Dominion Woollens History*.

Historically, the Forbes family played an important role within the history of Hespeler. When Hespeler was incorporated as a town in January 1901, George D. Forbes became Hespeler's first mayor, while being the owner of the town's large textile mill, and the single most important employer in Hespeler. In 1928, George Forbes sold the business, and the company would be merged to form Dominion Woollens and Worsteds. This merger included mills in Hespeler, Milton, Orillia, Peterborough, and Toronto. The enterprise was one of the largest woollen mills in the British Empire and it was probably the largest in Canada producing a high-quality textile.

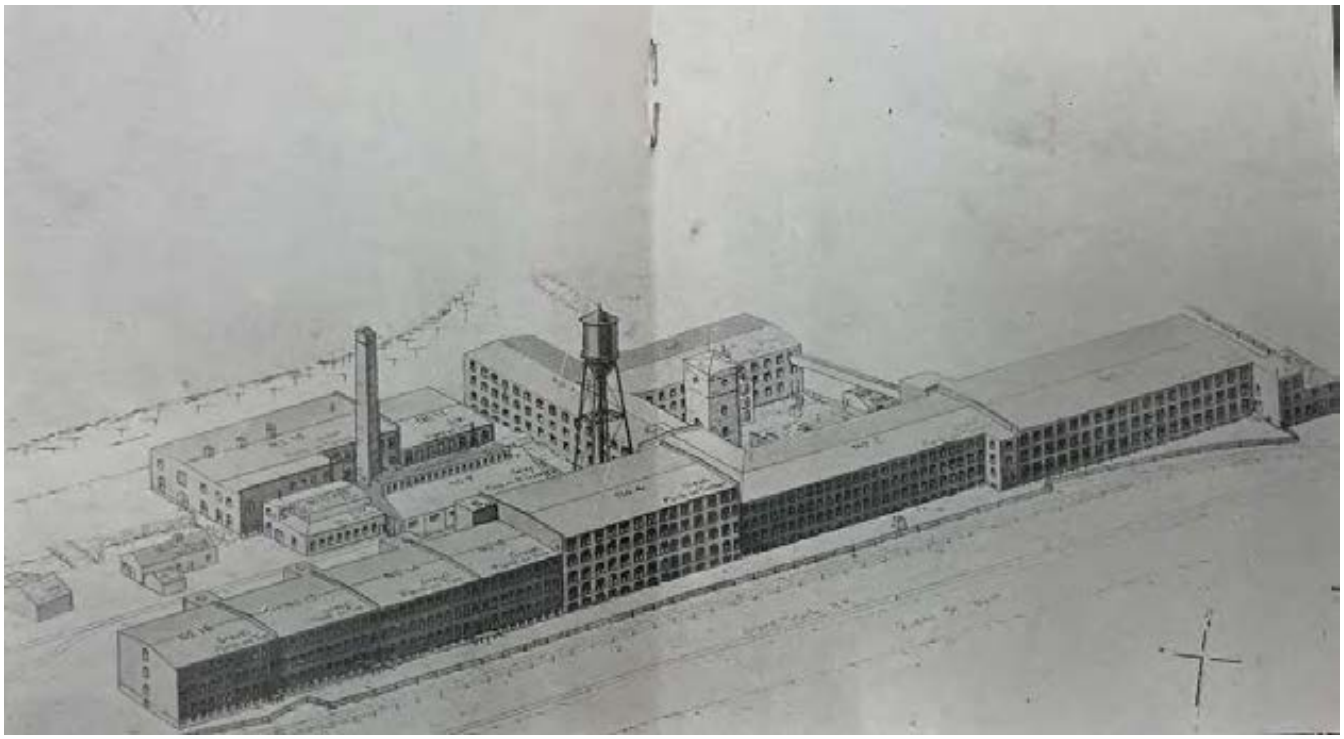


Figure 9 Architectural aerial view of Forbes Factory Buildings. *Hespeler: A Good Place to Live (1922)*.

Figure 10 View of the Speed River looking west, Forbes Factory in distance and the Electric Street Car on the Hespeler-Preston Line. *Hespeler: A Good Place to Live (1922)*.

Figure 11 Partial View of R. Forbes Company Plant, showing employees coming home from work. *Hespeler: A Good Place to Live (1922).*

Although the textile mill dominated the industrial sector of Hespeler, a variety of other operations capitalized on Hespeler's location on the Speed River. The area North of the Speed River quickly industrialized, with various companies establishing themselves in the late 19th and early 20th centuries. This included the production of furniture, rubber goods, and agricultural implements. The diversity of industries helped to create a resilient economy and provided employment opportunities for the growing population. Hespeler's industrial sector has embraced innovation and technological advancements throughout its history. Companies invested in new machinery and production methods to increase efficiency and output. The introduction of electric power in the late 19th century further fueled industrial growth, allowing factories to expand their operations.

An example of this is the founding of the Stamped and Enamelware Company in the old Canadian Woollen Mills building, formerly the Jacob Hespeler industrial complex. The Hespeler Furniture Company was founded in 1901 by C.A. Gruetzer.

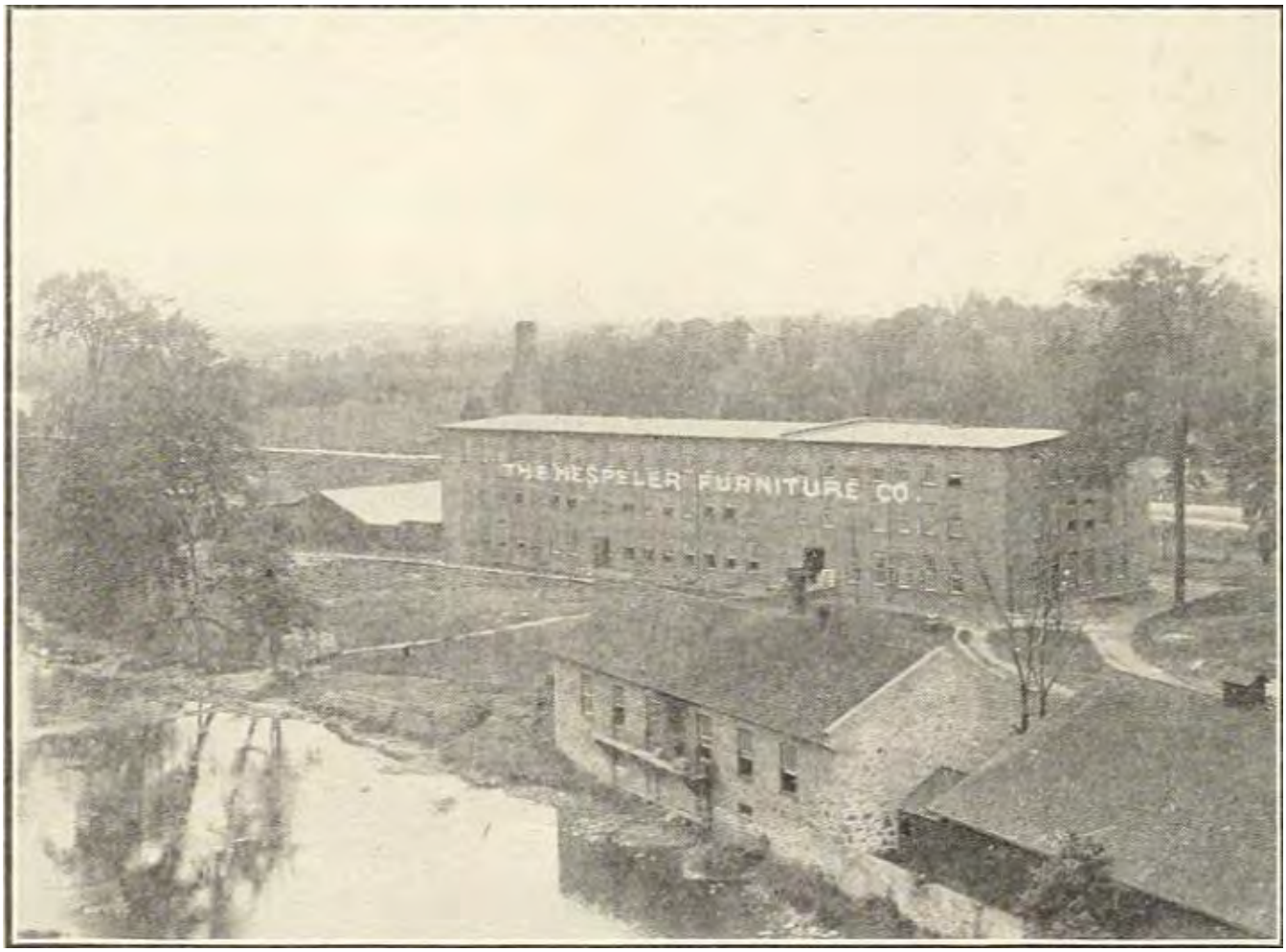
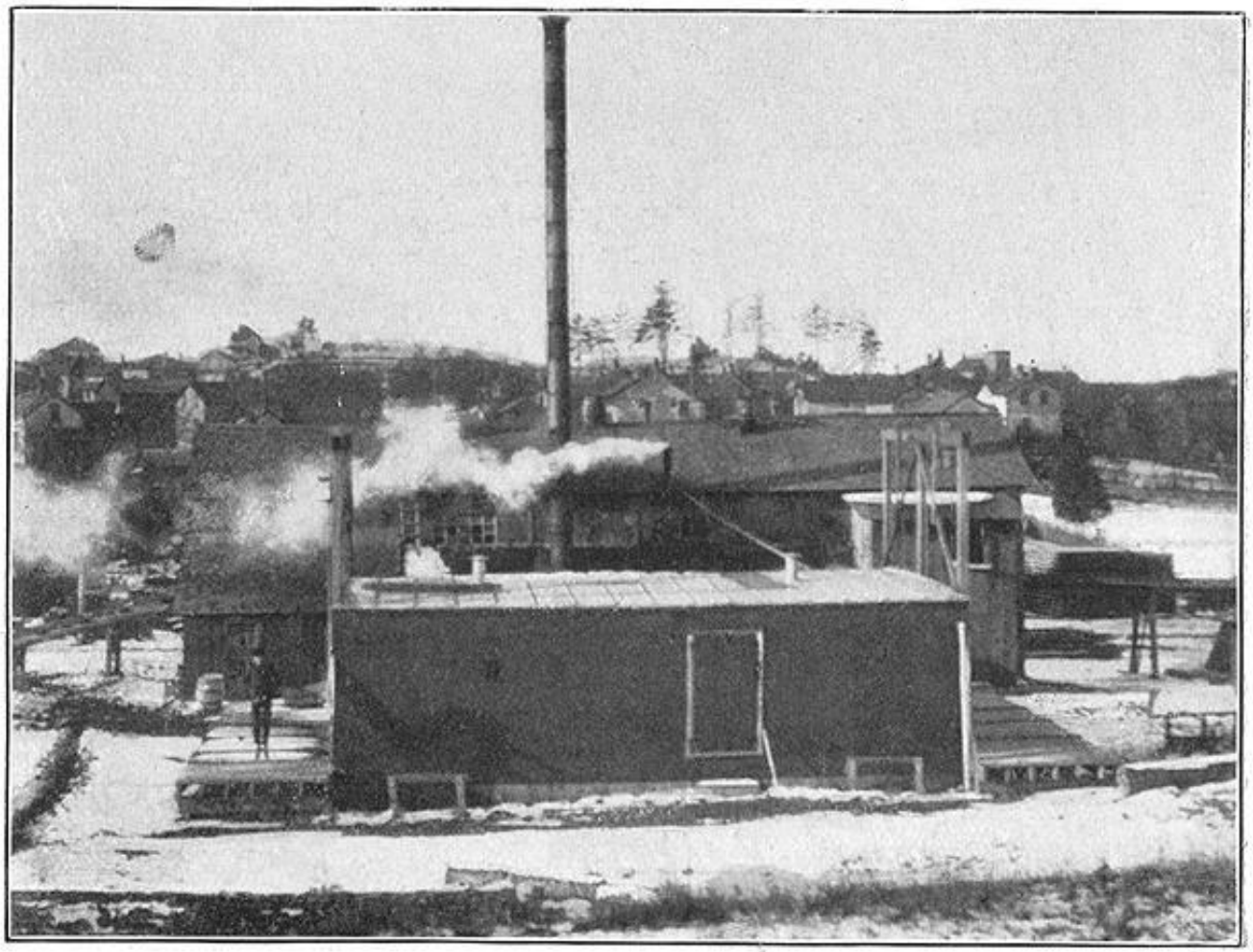


Figure 12 The Hespeler Furniture Company. *Old Boys Reunion, Official Pamphlet (1906).*

A.B Jardine Co., which was originally established in 1870 by Andrew Bell Jardine, expanded and relocated to the stone plant on Avenue Street (now Guelph Avenue).

Figure 13 Exterior view of plant. A.B. Jardine + Co. Ltd., and Hespeler Furniture Company. *Hespeler: A Good Place to Live (1922).*

The Kribs family business also expanded during this time, diversifying with demand. The business, originally established as a sawmill and lumber yard around 1860 by Lewis Kribs, father of William Kribs, would expand and move from Forbes Street to Avenue Road (Guelph Avenue) in 1902, when a new plant was built. A lumber and sawmill business were established here until 1914 – supplied many local factories with materials.



H. A. KRIBS' SAW MILL AND DRY KILN, AND A BIT OF CORKTOWN.

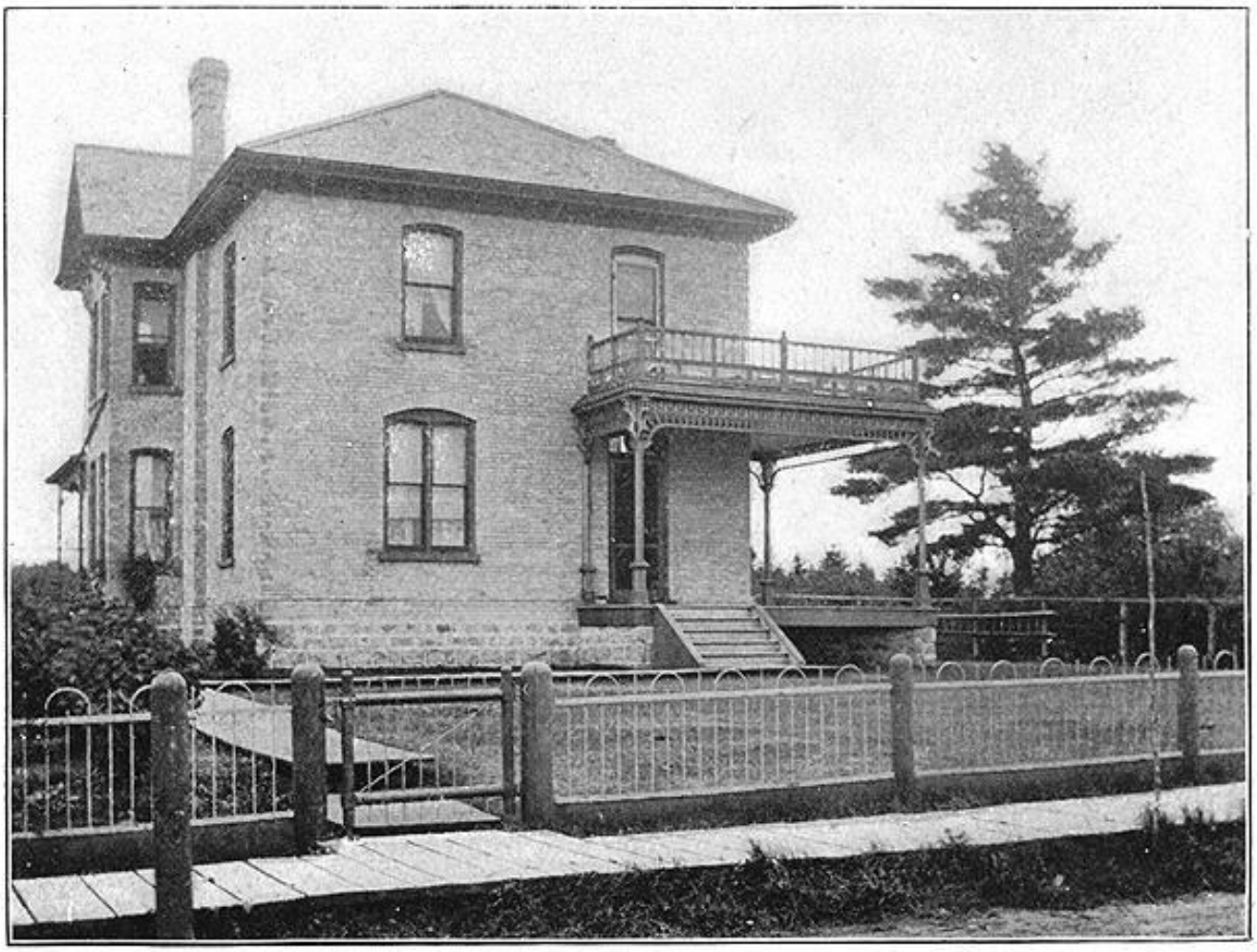
Figure 14 Kribs Saw Mill 1901. *Hespeler, Canada: A Souvenir of The Factory Town (1901).*

Figure 15 Kribs Saw Mill 1947. *Hespeler: A Good Place to Live (1922).*

As a result of the industry, increased work, and population, Hespeler would see a substantial growth in commercial and residential building during this period. Many of Hespeler's larger estate homes were constructed over this period. First, the construction of 152 Guelph Avenue, overlooking the industrial core, built by Jacob Hespeler, as his residence. Charles Karch, of the Karch Foundry on Queen Street West built 120 Queen Street West, overlooking the family business, in 1870, and the Kribs house, owned by William Kribs lumber and sawmill owner was built in 1900 on Guelph Avenue.

RESIDENCE OF W. A. KRIBS, M L.A.

Figure 16 Residence of W. A. Kribs (ca. 1900) on George Street. *Hespeler, Canada: A Souvenir of The Factory Town (1901).*



RESIDENCE OF JAMES JARDINE, J.P.

Figure 17 Residence of J.A. Jardine. *Hespeler, Canada: A Souvenir of The Factory Town (1901).*

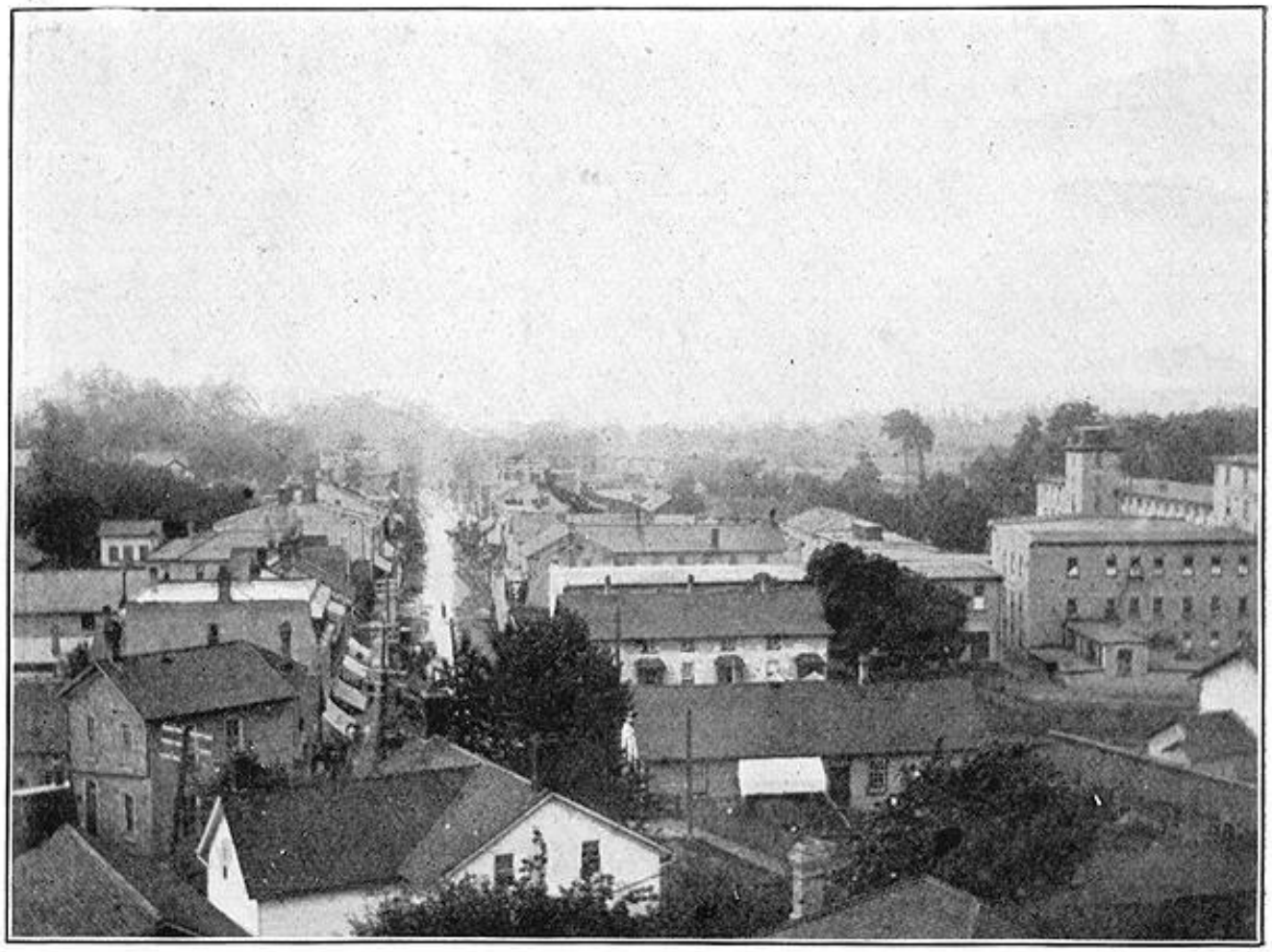
"Hustling Hespeler"

The Daily Telegraph, Waterloo County Edition printed an article in October 1911 entitled "Hustling Hespeler". The article declared Hespeler as one of the most beautiful locations in the country due to its location on the Speed River, while also elaborating on the manufacturing industry in the Town. The article functioned more as an advertisement, highlighting the abundance of potential in Hespeler, including incentives the Town offered for new industry – sites, moderate taxes, cheap power, moderate rents to working people, and splendid railroad facilities. The article also states over two-hundred new homes had been built in a two-year period, between 1909-1911.

Figure 18 View east from the Forbes Company Plant Tower, looking northeast. *Hespeler: A Good Place to Live (1922)*.

A new streetcar system, the Galt, Preston and Hespeler electric railway, later called the Grand River Railway Company, began to operate in 1894, connecting Preston and Galt. In 1898, the line reached Hespeler, which further accelerated growth possibilities.

Figure 19 Hespeler Streetcar Terminus, fishing on the River ca. 1910. Background is the Upper Mill/1901 Canadian Woolen Mill on Guelph Avenue. *Digital Archive Ontario*.



BIRD'S-EYE VIEW FROM LUTHERAN CHURCH TOWER.

Figure 20 Bird's Eye View from St. James' Lutheran Church, looking westwards. *Hespeler, Canada: A Souvenir of The Factory Town (1901)*.

Figure 21 View from the head of Queen Street, looking west. *Hespeler: A Good Place to Live (1922)*.

During this time, prominent civic buildings began to get established and civic life became more organized. Town Hall construction began in 1914, which included Hespeler Fire Department, the town jail, the offices of the Mayor, Town Clerk, Chief of Police, assessor, and Tax Collectors, and the Board of Health and Welfare Office. This was designed by architect John Evans of the firms Evans and Fulford of Galt. Thet building was opened in November 1915. That same year, the Town Council also authorized an application to the Carnegie Foundation for the purpose of building a Carnegie Library.

As civic buildings were established, so were public greenspaces and parks. The Hespeler Board of Parks Commissioners was created by Council in 1907. All Hespeler's parks originate after this period. In 1915, the same year the Town Hall officially opened, George D. Forbes donated land known as Victoria Park to the town of Hespeler for a "Public Park, Garden and Walk" – he would also donate land of Kribs Street, that would become Forbes Park.

Figure 22 Forbes Park wading pool under construction in 1943. *Hespeler Heritage Centre*.

Social organizations grew, as did religious establishments and churches. Hespeler Women's Institute organized at Sunnyhill, the residence of David Rife in 1916. Old Boys' Reunions had been taking place since 1906, including parades and presentations in the downtown Hespeler Minor Hockey Association first appeared in Ontario Minor Hockey Association competition, The Shamrocks, as early as the 1936-37.

Figure 23 Hespeler Library, completed in 1923. Image taken 1923. *Digital Ontario Archives*.

The construction of Queen's Theatre, which began in 1920, completed in 1921, as was the Post Office Building. As the local industry and factories continued to succeed, new residences were completed, and the community grew. Queen Street developed a fashionable commercial and civic centre at that time.

Figure 24 Hespeler circa 1930s-1940s. Looking East. *Cambridge Today*.

The War years

During the late 19th century, textile workers from Scotland were enticed to settle in Hespeler with the promise of steady employment at the mills, and new subdivisions were developed in order to provide housing for the mill workers during the 1920s. During both World Wars, Dominion Woollens produced much of the khaki for soldier's uniforms and wool for socks. The wartime boost to the local labour market necessitated construction of workers' housing, especially for the many young women who filled the factory jobs while the men were in the armed forces. Distinctive dormitories, such as Gordon Hall and Winston Hall, were designed and built with a full range of facilities, including comprehensive social and recreational programs (*Bray, 2008*). These residences were often used in Mill recruitment efforts, to advertise an exciting new lifestyle to possible recruits.

Workers from other parts of Canada, notably from Newfoundland and Labrador, were recruited to work in the mills during the labour shortage experienced throughout the war years in the 1940s. Dominion Woollens sent recruiters to Ontario and Newfoundland to attract young women to employment at the Mill, which operated 24 hours a day, six days a week, producing for clothing, household items, and Canadian military uniforms. While mill work was physically demanding, the factory advertised an extensive recreation and social program, including dances, picnics, sports teams, and others, as a means of enticing potential recruits, and entertaining the workers once they moved to Hespeler.

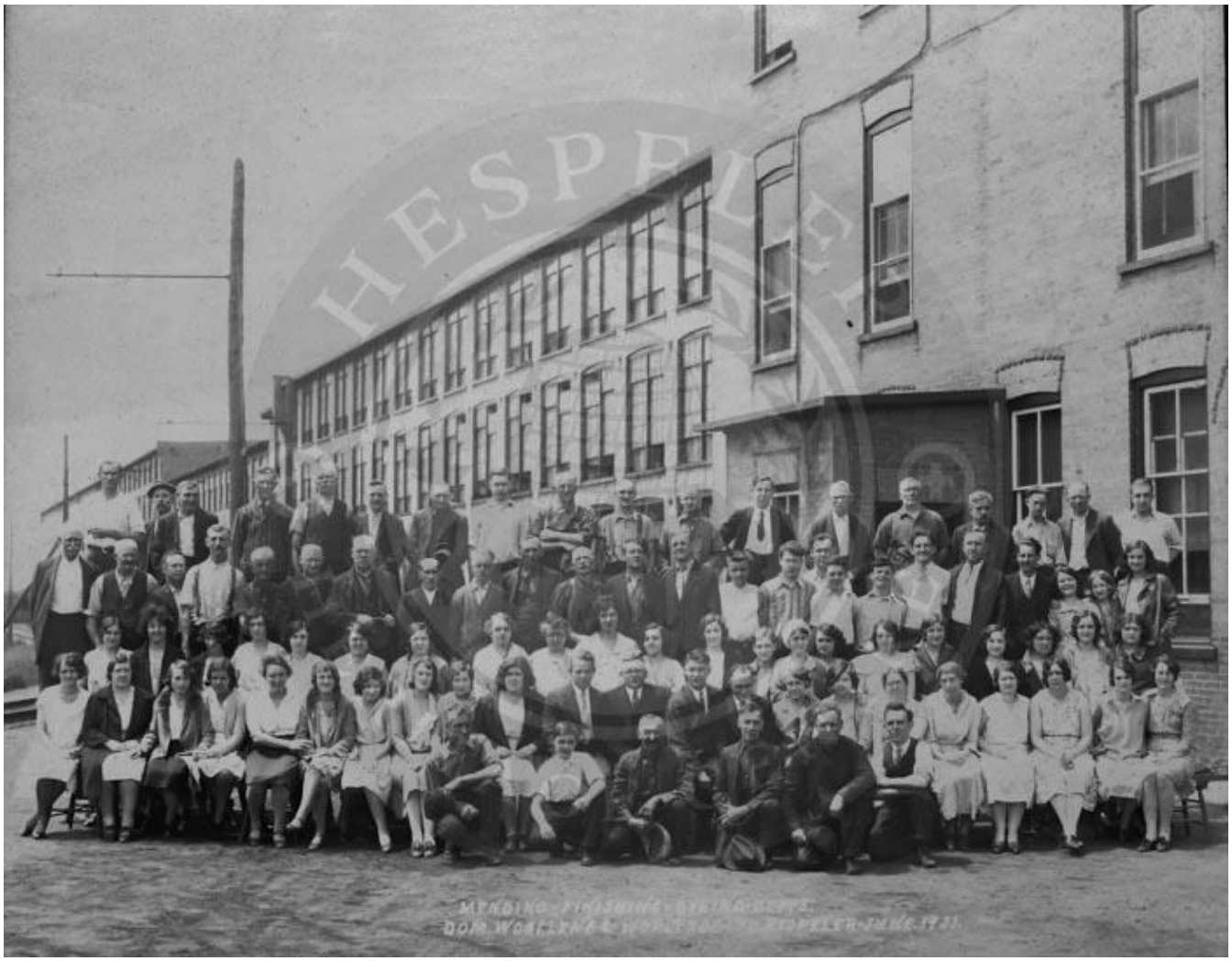


Figure 25 Image of workers at the Dominion Woollens Mill, 1931. Notice the number of women in the image. *Hespeler Heritage Centre*.

While some women returned to Newfoundland and Labrador after the war, many stayed in Hespeler and the Cambridge area. It is estimated that there are between 12,000 and 15,000 people in the Cambridge area whose families came from Newfoundland during the period between World War II and the 1960s. It is believed by the 1970s, one in every four residents in Cambridge was from Newfoundland (Barrett, 2021).

Post War Hespeler

Like many industrial towns, Hespeler faced challenges in the latter half of the 20th century due to economic shifts and changes in manufacturing practices. In 1958, the Dominion Woolens and Worsteds went into receivership. The company was purchased by the Toronto based Silknit, and eventually closed in 1984. Consolidation of companies within the manufacturing sector, increased foreign competition, and globalization of both corporations and markets are influences common to most of the industrialized world, and shared with many other Canadian communities.

Figure 26 The former *Dominion* Woollens and Worsteds / Silknit Mill being demolished in 1988. *Toronto Star Photograph Archive*.

Other industry, however, was still successful and was able to adapt to changes in manufacturing. The population of Hespeler continued to grow throughout the 1960s and 70s and the Town remained known for its industries. As an example of this, in 1969, American Standard purchased the assets of the Stamped and Enameled Ware and began production of enameled steel bathtubs and sinks. W.A. Kribs, who at that time had shifted to making washing machines, changed their name to Simplicity Products Limited, after their popular and iconic brands of washers and dryers. Also, Hespeler Hockey Stick Company, which had existed in some form since 1905, would see a surge in popularity in its innovative and iconic hockey sticks, particularly as hockey flourished in Southern Ontario.

The brand was established by George Sleeman in Hespeler, Ontario, Canada, in the early 1900s. Sleeman, an entrepreneur and sports enthusiast, initially began producing hockey sticks in his basement before expanding operations into a full-fledged manufacturing facility. Hespeler hockey sticks gained popularity among players due to their quality craftsmanship and performance on the ice. The brand became known for producing durable sticks with innovative designs that appealed to players of all skill levels, from beginners to professionals. In the 1960s and it would be a challenge to find someone that did not use a Hespeler brand hockey stick made at the Sheffield Street plan in Hespeler. (*HMHA History*).

Figure 27 *Hockey Sticks being produced at Sheffield Plant. HMHA History.*

While Wayne Gretzky, born in nearby Brantford, had a long-standing history in Hespeler, including legendary moments in Hespeler Minor Hockey, he also was a significant brand ambassador for Hespeler Hockey Sticks and equipment throughout his career.

Figure 28 Wayne Gretzky playing at the Hespeler Minor Olympics, 1970-71. *HMHA History*.

In 1960, the MacDonald Cartier Freeway, or the 401, opened on November 17. While this was met with some excitement and necessity, the highway ultimately cut Hespeler off from Galt and Preston.

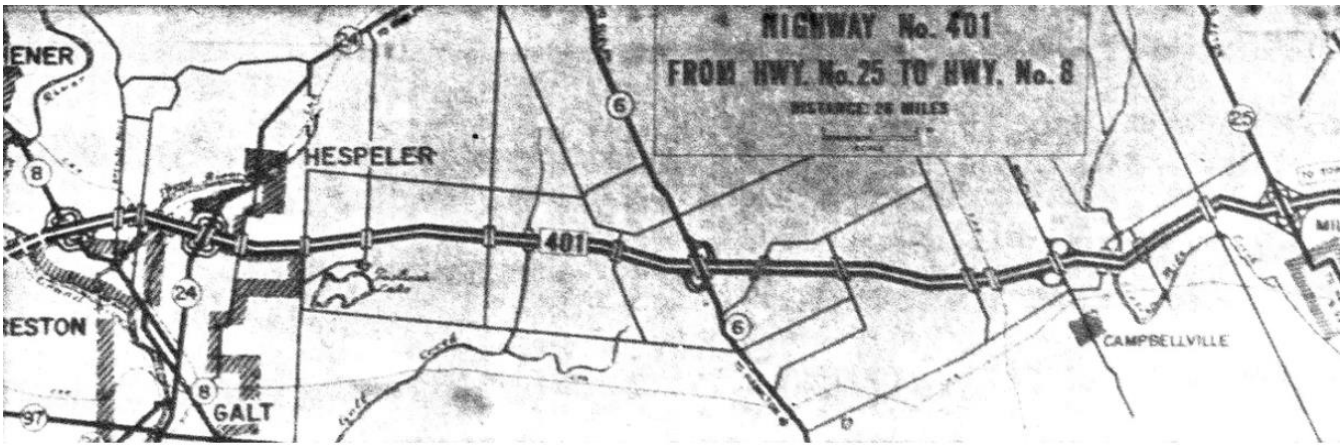


Figure 29 Map of Highway 401 Plan, ca. 1960. *It Happened in Cambridge*.

Figure 30 The cloverleaf interchange at Highway 401 and Hespeler Road opened in 1960. It was later revised to remove two of the leaves. Highway 401 runs from left to right across the picture. The town of Hespeler is in the top right corner. *Guelph Mercury Tribune*.

While Hespeler was successful in attracting new businesses in the latter half of the 20th century, it remained in the shadow of its larger neighbours, including Galt. Like many industrial towns, Hespeler faced challenges in the 20th century, including economic downturns, changes in consumer preferences, and increased competition. Some industries declined or closed, resulting in job losses and economic hardship for the community. For Hespeler, being so closely tied to several key industries, the loss of these enterprises, meant the loss of local identity. Demolition of the factory buildings removed visual evidence of this important past, and the rise of new forms of economic activity that had little to do with manufacturing, further strained connections with the city's industrial origins.

When, in the late 1960s, the provincial government proposed the amalgamation of Hespeler with its larger neighbours Galt and Preston, to form a single city, the idea was not well accepted. However, in the end amalgamation could not be resisted and on January 1, 1973,

the Town of Hespeler disappeared as a separate political entity with its amalgamation with Galt and Preston to form the new City of Cambridge.

While traditional manufacturing industries faced difficulties, Hespeler began to see a transition towards new sectors. Service industries, technology, and retail became increasingly important parts of the local economy. Some former industrial sites were repurposed for commercial or residential use, contributing to the diversification of the local economy.

Figure 31 Hespeler Sata Claus Day Parade, date unknown. *Hespeler Santa Claus Parade, Facebook Site, 2020.*

In recent years, there have been efforts to revitalize the community, including the redevelopment of former industrial sites for commercial and residential purposes. The spirit of place in Hespeler remains strong however, and it is a vibrant community within the city of Cambridge. It has become known for its historic charm, civic pride, cultural events, and outdoor recreational opportunities. One of the most iconic events is the Hespeler Santa Clause Day Parade. Hespeler has maintained its tradition of hosting its own Parade, even after the amalgamation with Cambridge. This initiative was done within the community, and in a treasured tradition for those that live, as well as visit, Hespeler. While its industrial

heyday may be in the past, the legacy of its industrial pioneers still shapes its identity, and efforts to preserve its history and heritage continue.

3 Policy Framework

3.1 Legislation, Official Plan Policies, By-Laws

3.1.1 Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 (PPS 2020) is a document issued by the provincial government that provides policy direct on land use planning and development. The statement is an important part of Ontario's planning system, designed to guide municipal decision-making, development approvals, and planning activities across the province. The PPS is periodically revised to reflect changes in government policies, priorities, and societal needs. At time of this HCD Study, PPS 2020 remains the most current version, however an updated version is expected sometime later this year (2024). Please note that the new PPS is anticipated to be officially in place in 2024 (https://prod-environmental-registry.s3.amazonaws.com/2024-04/Proposed%20Provincial%20Planning%20Statement,%20April%2010,%202024%20-%20EN%20(2).pdf).

The PPS 2020 is built upon several focus areas to promote sustainable economic growth, protect the environment and resources, and encourage efficient land use and development patterns. Key principles and policy areas include:

1. **Building Strong Communities:** Encourages the development of healthy, livable, and safe communities that are accessible offer a mix of housing, are efficient in terms of land use and support public transit and active transportation.
2. **Wise Use and Management of Resources**: includes policy's for the protection of agricultural resource is natural resource is and the conservation of water and energy resources.
3. **Protecting Public Health and Safety:** addresses risk management and mitigation related to natural heritage such as flooding and erosion.
4. **Integrated and Long-Term Planning:** encourages integrated planning approaches that take into account the interaction between multiple jurisdictions and accommodates the needs of current and future generations.
5. **Economic Development:** Supports a diverse and competitive economy by providing opportunities for development and investment in urban and rural areas.

The PPS provides a broad framework, requiring that all decisions related to land use planning “shall be consistent with” the provincial policy statement. Municipalities and decision makers must interpret and apply these policies within their local context, considering other provincial interests and policies, as well as local circumstances and priorities. The PPS is

intended to balance flexibility for local decision making with provincial interests, ensuring that the growth and development across Ontario occur in ways that are sustainable, resilient, and aligned with provincial goals.

Natural Heritage Protection & the PPS

The provincial policy statement provides comprehensive policy direction on the management of natural heritage systems and areas, emphasizing their protection for biodiversity, natural processes, and ecological functions. The PPS outlines policies for protecting natural heritage areas, especially in relation to managing development and land use changes to conserve the ecological integrity and heritage character of communities.

The PPS establishes a robust framework for safeguarding natural heritage areas, balancing ecological preservation with responsible development. It outlines several key elements to guide municipalities and developers in protecting biodiversity and ecosystem health, while maintaining community character.

The following are the essential aspects of the PPSS approach to natural heritage protection:

- The PPS mandates the identification and safeguarding of significant natural features such as wetlands and woodlands. Development is generally restricted to ensure the integrity of these features.
- Advocates for planning that respects ecological connections, aiming to sustain or enhance the health and diversity of natural systems.
- Encourages municipalities to map and protect interconnected natural spaces, thereby preserving ecological functions across landscapes.
- Supports the establishment of protective buffer zones around natural features to further protect these areas from the impacts of adjacent land uses and development.
- Development near natural heritage features is subject to detailed impact assessments, with a general prohibition unless no negative impacts are proven.
- Recognizes the intrinsic value that natural heritage features and landscapes contribute to the character and identity of communities.
- Promotes natural heritage conservation as means to mitigate and adapt to climate change, enhancing environmental resilience.

The PPS addresses the conservation of natural heritage areas through distinct policies focused on conserving ecological values of these areas while also integrating considerations for the broader context of community heritage character and sustainable development. This policy framework strategically facilitates a balance between development pressures and the need to protect Ontario’s valuable natural heritage resources.

Heritage Conservation Districts & the PPS

In addition to the focus areas noted above, the Provincial Policy Statement also provides policy guidance on the conservation of cultural heritage resources. When it comes to the designation of a Heritage Conservation District (HCD) under the *Ontario Heritage Act*, the PPS sets a broader policy framework that encourages the conservation of cultural heritage and built heritage resources as part of promoting sustainable and healthy communities.

The PPS supports the conservation of these heritage resources by:

- Encouraging the conservation, use, and management of resources in a manner that maintains their heritage, cultural, and archaeological value for present and future generations.
- Advising on integrated planning approaches that consider cultural heritage and archaeological resources as part of making decisions on land use planning.
- Encouraging adaptive reuse of heritage buildings and structures to maintain their heritage value while accommodating new functions, which can contribute to reducing urban sprawl and promoting more efficient land use.

While the PPS provides the policy framework, the actual designation, protection, and management of heritage conservation districts are more directly governed by the *Ontario Heritage Act*, which empowers municipalities to enact by-laws for the designation of these Districts. The PPS reinforces the importance of these districts within the broader context of provincial land use planning objectives, ensuring that their conservation is considered alongside other provincial interests such as economic development, environmental protection, and the efficient use of land and infrastructure.

3.1.2 Ontario Heritage Act (2023)

The *Ontario Heritage Act* (OHA) is a provincial statute that provides a framework for identifying, preserving, and protecting cultural heritage properties and archaeological sites. Enacted in 1975, the Act enables municipalities and the provincial government to designate properties of historical, architectural, archaeological, or cultural significance to ensure their conservation for future generations.

Key components of the *Ontario Heritage Act* include:

- **Designation of Heritage Properties (Part IV):** the Act allows for the designation of properties as being of cultural heritage value or interest. This can be done either individually or as part of a heritage conservation district. A designated property is subject to legal protections and restrictions to ensure its preservation.
- **Heritage Conservation Districts (Part V):** The Act enables the creation of heritage conservation districts within municipalities. These districts are areas with a

concentration of heritage properties that are protected and managed through district plans to maintain their historical integrity.

- **Heritage Permits:** For designated heritage properties or properties within heritage conservation districts, owners must obtain consent from the local municipal heritage committee or the municipality before making significant alterations, demolitions, or new constructions that might affect the properties heritage attributes.
- **Municipal Heritage Committees:** The Act encourages the establishment of municipal heritage committees, which advise local councils on heritage matters, including property designations, alterations to designated properties, and heritage conservation district plans.
- **Heritage Easements:** The Act allows for heritage easements, which are agreements between property owners and the Ontario Heritage Trust or municipalities to protect and preserve the heritage attributes of a property.
- **Ontario Heritage Trust:** The Act established the Ontario Heritage Trust, an agency of the provincial government with a mandate to identify, preserve, protect, and promote Ontario's built, cultural, and natural heritage.
- **Archaeological Sites:** The act provides A framework for the conservation and protection of archaeological sites, requiring reporting and assessment of sites where archaeological resources are discovered or expected.

The *Ontario Heritage Act* represents an important tool for heritage conservation, empowering local communities and the provincial government to work together in preserving Ontario's rich historical and cultural legacy.

Part V: Heritage Conservation Districts

A Heritage Conservation District is a specific area within a municipality that is recognized for its special character and heritage value, which is protected and managed through policies and guidelines under the *Ontario Heritage Act*. The Act allows municipalities to designate areas as heritage conservation districts to conserve and enhance the character of historic neighbourhoods, landscapes, or areas, including their built heritage, cultural heritage landscapes, and archaeological resources.

HCDs are geographically defined areas within a municipality recognized for their distinct heritage character. They can vary greatly in size and character, from single properties to large neighborhoods, and are designated under local bylaws to conserve their heritage attributes. These districts can include a mix of residential, commercial, institutional, and natural heritage features, each contributing to the overall heritage character of the area.

O. Reg. 9.06: Criteria for Determining Cultural Heritage Value or Interest

The Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06), amended by O. Reg. 569/22, part of the *Ontario Heritage Act*, sets standardized criteria for assessing cultural heritage value, which municipalities must apply when designating properties. It was introduced to bring consistency to the designation process, ensuring that properties meet a comprehensive set of heritage value criteria before being designated. This regulation along with O. Reg. 10/06, has significantly influenced heritage conservation practices in Ontario, guiding both municipal decisions and the Ontario Land Tribunal (OLT) evaluation of heritage properties.

For an HCD to be designated under the updated regulations, at least 25% of the properties within the district or defined area must satisfy 2 or more of a set criterion. These criteria assess various aspects of the properties, including their design or physical value, historical or associative value, and contextual value. This means that not all properties within an HCD need to meet the heritage criteria individually. However, a significant portion (i.e. 25%) must meet these standards to collectively uphold the district's heritage value.

In order for a property to be considered as a contributor to heritage character of an area, it must meet 2 or more of the following criteria:

1. **Design Value or Physical Value:** Properties that are rare, unique, representative, or early examples of a style, type, expression, material, or construction method.
2. **Design Value or Physical Value for Craftsmanship:** Properties that display a high degree of craftsmanship or artistic merit.
3. **Design Value or Physical Value for Technical Achievement:** Properties that demonstrate a high degree of technical or scientific achievement.
4. **Historical Value or Associative Value for Direct Association:** Properties that have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
5. **Historical Value or Associative Value for Potential to Yield Information:** Properties that yields, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. **Historical Value or Associative Value for Work or Ideas:** Properties that demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
7. **Contextual Value for Character:** Properties that define, maintain, or support the character of the district.
8. **Contextual Value for Linkage:** Properties that are physically, functionally, visually, or historically linked to each other.

9. **Contextual Value for Landmark Status:** Properties that are defined by, planned around, or are themselves a landmark.

Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a collection of guides designed to assist municipalities, heritage professionals, and the public in understanding and implementing the provisions of the *Ontario Heritage Act*. The Toolkit provides practical advice and detailed procedures for identifying, preserving, and managing cultural heritage resources in Ontario. It is particularly useful for those involved in heritage conservation at the local level, offering clear explanations of the legal and policy frameworks, as well as best practices. It should be noted that the Toolkit is currently being updated by the Ontario Ministry of Citizenship and Multiculturalism (MCM) and the old version will be replaced.

The toolkit is divided into several volumes, each focusing on a different aspect of heritage conservation as outlined in the *Ontario Heritage Act*. These volumes cover topics such as:

- Designating properties under Part IV (Individual Designations) and Part V (Heritage Conservation Districts) of the Act
- Heritage property evaluation and inventory processes
- Legal and procedural aspects of heritage conservation
- Conservation strategies and best practices

Volume on Heritage Conservation Districts

The volume dedicated to heritage conservation districts under Part V of the *Ontario Heritage Act* is an essential resource for understanding and implementing HCD's.

The volume covers:

- An overview of what Heritage Conservation Districts are, their purpose, and their importance in preserving the character and heritage of broader areas beyond individual buildings or sites.
- Detailed explanation of the legal basis for HCDs under the *Ontario Heritage Act*, including the roles and responsibilities of municipalities, property owners, and other stakeholders in the designation and management process.
- Step by step guidance on how to establish an HCD, from initial study and research, through public consultation and engagement, to the adoption of the bylaw that formally designates the area as an HCD.
- Insights into creating an effective district plan, which is a critical component of an HCD. This includes guidelines for permitted alterations, new constructions, and other interventions within the district to ensure they maintain or enhance its heritage value.

- Best practices for the ongoing management, conservation, and enhancement of heritage conservation districts, including advice on maintenance, funding, and heritage impact assessments.
- Real world examples and case studies that illustrate the successful implementation of HCD's, providing practical insights and lessons learned.
- Additional resource is, such as templates, checklists, and reference materials, to assist municipalities and stakeholders in effectively managing HCDs.

  This volume is an invaluable tool for municipalities considering the designation of HCDs, providing a comprehensive framework for the protection and management of areas with significant heritage value. It emphasizes a collaborative approach, involving community stakeholders in the preservation of their heritage, and provides a road map for balancing heritage conservation with sustainable development and change.

3.1.3 Region of Waterloo Official Plan (2015)

The Region of Waterloo Official Plan is an extensive planning framework intended to guide growth and development within the Region of Waterloo up to the year 2031. The plan replaces the previous Regional Official Policies Plan approved in 1995 and addresses growth management, environmental protection, infrastructure development, and land use in response to anticipated population growth and changing social, economic, and environmental conditions.

Key highlights of the plan include:

- **Growth Management:** The plan outlines a strategy for managing anticipated population growth, with Waterloo Region's population expected to reach approximately 729,000 by 2031. This represents an increase of around 38 percent from the 2009 population, necessitating careful planning to accommodate this growth sustainably.
- **Planned Community Structure:** The plan emphasizes a balanced approach to growth, directing a significant portion of new development towards existing built-up areas to optimize the use of land and existing infrastructure. This approach aims to create more compact, vibrant, and complete communities that support a mix of employment, housing, shopping, and services.
- **Urban and Township Growth:** The plan distinguishes between the Urban Area, which includes the primary urban areas of the cities of Cambridge, Kitchener, and Waterloo, and Township Urban Areas, which are the main urban areas within the townships of North Dumfries, Wellesley, Wilmot, and Woolwich. Both areas are intended to accommodate the majority of the region's growth, with policies in place to ensure developments contribute to complete communities and are supported by adequate infrastructure.
- **Environmental Protection and Sustainability:** The plan incorporates policies aimed at protecting the natural environment and promoting sustainability. This includes managing

water resources, conserving energy, and enhancing the region's natural and cultural heritage.

- **Infrastructure Development:** The plan addresses the need for strategic investment in physical and community infrastructure to support growth. This includes transportation systems planning, wastewater treatment, water supply management, and waste management, ensuring that infrastructure development is financially and environmentally sustainable.
- **Consultation and Implementation:** The plan underscores the importance of public consultation and collaboration with various stakeholders, including area municipalities, to achieve its goals. It also highlights the use of planning tools and resources for effective implementation.

OP Sections Relevant to Hespeler HCD Study

Chapter 2: Shaping Waterloo Region's Urban Communities

- **Planned Community Structure:** Emphasizes the main urban zones in Cambridge, Kitchener, Waterloo, and parts of Woolwich Township, targeting these areas for significant regional growth. The infrastructure includes municipal water, wastewater systems, and transit services. Hespeler, identified as a Built-Up and Greenfield Area on Map 3a, is designated for development, contributing to complete communities with mixed land uses and minimum density targets.
- **Re-Urbanization Target:** Mandates that at least 45% of new residential developments annually should occur within the Built-Up Area from 2015 onwards, promoting efficient land use and infrastructure reuse. Hespeler is part of this target area.
- **Urban Designated Greenfield Areas:** Designates new development areas within the Urban Area but outside the built boundary, targeting a mix of land uses to create complete communities with emphasis on walking, cycling, and transit use.
- **Special Policies for Urban Areas:** Tailored policies for unique areas like the Stockyards Industrial/Commercial Area, allowing specific developments such as Power Centres under certain conditions while ensuring compatibility with broader urban design objectives.

Chapter 3: Liveability in Waterloo Region

- **Range and Mix of Housing:** Focuses on providing a diverse range of housing options in terms of form, density, and affordability, including intensification in residential neighborhoods and incentives for affordable housing.
- **Cultural Heritage:** Utilizes legislation for conservation, maintains municipal registers for cultural heritage resources, and promotes the conservation and compatibility of cultural heritage with new developments. This section of the OP details the utilization of existing legislation for conservation, regional implementation guidelines, municipal registers for cultural heritage resources, region-wide heritage inventory maintenance, conservation of

cultural heritage landscapes, development and implementation of an Archaeology Master Plan, development application assessments near cultural heritage resources, the establishment of a heritage planning advisory committee, cultural heritage impact assessments, conservation promotion and research, as well as assistance in heritage resource documentation.

Chapter 7: The Greenlands Network

- **Greenlands Network:** Includes a comprehensive network of environmental features aiming to enhance the region's ecological integrity. Hespeler is part of a Significant Valley, contributing to the scenic and recreational value of the area.
- **Landscape Level Systems:** Identifies and conserves significant valleys and environmentally sensitive landscapes, with policies aimed at enhancing the character and cultural heritage of these areas.
- **Core Environmental Features:** Protects significant environmental assets, with strict guidelines limiting development and requiring Environmental Impact Statements for any allowed alterations.
- **Supporting Environmental Features and Stewardship:** Emphasizes the conservation of non-core features that contribute to ecological functions and biodiversity, integrating them into development planning to preserve ecological connectivity.

Official Plan Maps

The Region of Waterloo OP maps that are relevant to Hespeler include:

- Map 3A: Urban Area
- Map 4: Greenlands Network
- Map 5A: Regional Transit Network
- Map 5C: Regional Cycling Routes

3.1.4 City of Cambridge Official Plan (2018)

The City of Cambridge's 2018 Consolidated Official Plan is a strategic policy document that directs general land use within the city. It aims to support long-term growth and development, addressing community needs while conforming to the Region of Waterloo Official Plan and the Provincial Growth Plan for the Greater Golden Horseshoe. The plan covers various areas including housing, commercial, industrial, cultural heritage, natural heritage, agricultural, parks and open space, and transportation and infrastructure. It's a legal document periodically reviewed to meet the city's evolving needs and to align with higher-level policies. Public input is sought before any changes are finalized, with the amendment process outlined in the Ontario Planning Act.

Additionally, the City of Cambridge has adopted several master plans since 2008, focusing on areas such as arts and culture, cycling, communications, core areas, corporate sustainability, technology, and economic development. Each plan contains specific goals, strategies, and actions tailored to improve different facets of city life, from enhancing cultural life to guiding investments in cycling infrastructure, promoting sustainable practices, and fostering economic growth.

OP Sections Relevant to Hespeler HCD Study

Chapter 4: Cultural Heritage Resources

- **Section 4.1: Objectives:** These objectives support the conservation of the city's built heritage, coordinate heritage interests with various stakeholders, and promote heritage as a component of tourism and quality of life.
- **Section 4.2: Priorities for Cultural Heritage Resources:** This section prioritizes the conservation of cultural heritage resources, promoting the integration of these resources into new developments in a way that preserves their heritage value
- **Section 4.7: Designation of Heritage Conservation Districts:** This section outlines the process for designating areas as Heritage Conservation Districts, including the preparation of a study to identify the character, significance, and boundaries of the area. It also describes the contents of a Heritage Conservation District Plan, which includes objectives, heritage value statements, descriptions of properties, policy statements for managing change, and procedures for alterations and demolitions within the district.
- **Section 4.8: Cultural Heritage Landscapes:** Although this section primarily addresses larger landscapes, it's relevant to Heritage Conservation Districts as it involves the identification, conservation, and designation of significant landscapes, which may include or overlap with Heritage Conservation Districts
- **Section 4.9: Heritage Character Areas:** This section introduces the concept of Heritage Character Areas as geographical areas of heritage significance. It mentions that policies for recognizing these areas will be developed and incorporated into the Plan
- **Section 4.10: Cultural Heritage Impact Assessment:** This section requires a Cultural Heritage Impact Assessment for developments that could affect designated properties, cultural heritage landscapes, or non-designated resources of cultural heritage value.

Official Plan maps

The City of Cambridge OP maps that are most relevant to Hespeler include:

- Map 5: Hespeler Village
- Map 6: Regeneration Areas
- Map 7A: Major Transportation Facilities and Hydro Corridors
- Map 7B: Regional Transit Network
- Map 8: Provincially Identified Former Waste Disposal Sites

- Map 9: Regional Environmental Features
- Map 10: Floodplains
- Map 11: Preston, Hespeler and Groff Mill Creek Two-Zone Floodplain Policy Areas
- Map 13: Sub-watersheds and Drainage Areas
- Map 15: Source Water Protection Areas

3.1.5 City of Cambridge Zoning By-Law (2012)

The City of Cambridge Zoning By-Law outlines the comprehensive zoning regulations within the City of Cambridge, including definitions, classifications, and general and specific zoning rules that govern land use and development. It is structured into various sections and appendices, each addressing different aspects of zoning and planning within the city. The document is designed to guide developers, property owners, and city planners in understanding and complying with the zoning requirements to ensure orderly and sustainable urban development.

Zoning Maps

The zoning by-law maps that are relevant to Hespeler include:

- Map Z6: Special Regulations in the Hespeler Village
- Map Z9: Regeneration and Transition Areas

3.1.6 City of Cambridge Property Standards By-Law No. 181-04 (2004)

By-law No. 181-04, enacted by the Corporation of the City of Cambridge, serves as a comprehensive framework for the maintenance, safety, and occupancy standards of properties within Cambridge, replacing the previous By-law 38-04. It aligns with the city's Official Plan and adheres to the Building Code Act, S.O. 1992, c.23, to ensure properties meet specific standards for human habitation and use.

This by-law is an important regulatory document for the City of Cambridge, aiming to enhance the quality of life, safety, and aesthetic appeal of the community by ensuring properties are well-maintained, safe, and suitable for occupancy.

3.2 Master Plans, Conservation Plans and Strategic Plans

3.2.1 City of Cambridge: Core Areas Community Improvement Plan (2022)

The Core Areas Community Improvement Plan (CIP) presents a comprehensive strategy for revitalizing the core areas of Cambridge. The document outlines the rationale, legal framework, and historical context for the current CIP, building upon past initiatives and lessons learned to foster community improvement and sustainable development.

Legislative Framework

This section details the legal foundations for the CIP, anchored in the Municipal Act and the Planning Act, which enable the city to undertake such planning and development efforts.

Previous Plans, Programs, and Initiatives

A review of past strategies highlights what has been effective and what hasn't, setting a context for the new plan. It notes the evolution of CIPs since the 1980s and various financial incentives aimed at stimulating private investment, such as the Design Guide Program and Building Revitalization Program.

Supporting Policies

The CIP aligns with provincial, regional, and local policies to ensure a cohesive approach to community improvement, touching on land development regulations, growth management, and the city's strategic objectives towards "People, Place, and Prosperity."

Community Improvement Project Areas

Focusing on Cambridge's three core areas (Hespeler Village, Preston Towne Centre, Galt City Centre), this section delineates the designated zones for the CIP, emphasizing mixed-use development, accessibility, and the promotion of cultural and tourist activities.

Goals and Objectives

The document sets forth ambitious goals, such as creating safe and vibrant areas, supporting local businesses, preserving cultural heritage, and promoting affordable housing. The objectives include enhancing residential and commercial spaces, facilitating redevelopment, improving infrastructure and aesthetics, and offering financial incentives for private investment.

Programs

Detailed provisions for grants and loans are outlined to support eligible projects that contribute to the CIP's goals, such as developing new residential or commercial units, renovating existing spaces, and preserving heritage properties.

Other Strategies

Additional supportive measures include relief from fees and charges, partnerships with the private sector, capital improvements for public spaces, promotion of arts and culture, and strategic property acquisition and disposition to bolster redevelopment efforts.

3.2.2 Cambridge Connected Strategic Plan (2024-2026)

Introduction

The City of Cambridge's Strategic Plan for 2024-2026, titled "Cambridge Connected," outlines a comprehensive framework for guiding the city's development and ensuring it remains a vibrant, inclusive, and prosperous community. The plan emphasizes sustainability, leadership, collaboration, transparency, and engagement across all strategic actions.

Key Updates

The City of Cambridge Strategic Plan for 2024-2026 reflects significant updates from its 2016-2019 version. The newer plan emphasizes sustainability, collaboration, transparency, and engagement more robustly, highlighted through the newly added public value statement. The vision has expanded to articulate a unified, inclusive community with a stronger focus on safety and accessibility. Strategic goals are refined under themes of People, Place, and Prosperity, with a clearer emphasis on community belonging, economic resilience, and proactive climate action. Notably, the plan introduces detailed strategic actions and a performance measurement framework to better track progress and ensure accountability, showing a deeper commitment to aligning city initiatives with the community's needs and feedback.

Vision & Public Value Statement

The vision for Cambridge is to celebrate the uniqueness of its founding communities while being a unified city. The plan envisions a community where residents and visitors enjoy safe, clean, caring, sustainable, inclusive, and accessible neighborhoods. Cambridge aims to provide a wide variety of lifestyle and housing options, access to social supports, transportation options, and ample cultural and recreational opportunities.

The plan stresses a commitment to principles of sustainability, engagement, leadership, collaboration, and transparency, ensuring service excellence and promoting pride of place.

Strategic Goals

The strategic goals are categorized under three main themes:

1. People

- Foster a community with heart, ensuring that everyone feels they belong and are cared for equitably.
- Enhance equity and inclusion efforts to accommodate all community members and address their needs effectively.

2. Place

- Focus on placemaking, creating inviting destinations that capitalize on the city's natural and built heritage.
- Prioritize planning for growth to accommodate a changing and diverse population while preserving green spaces.

3. Prosperity

- Build economic resilience by creating strong cores in downtown areas and supporting local businesses.
- Improve transportation options and infrastructure to facilitate connectivity and active transportation choices.

Strategic Actions

The plan outlines specific actions to achieve the objectives, including:

- Activating community spaces and hubs.
- Enhancing accessibility and inclusivity in service delivery.
- Supporting small businesses and economic initiatives.
- Addressing climate change and preparing for emergencies through proactive and innovative strategies.

Measuring Our Progress

A new component focuses on monitoring and evaluating the plan's effectiveness through ongoing business plan development, application of performance metrics, and transparent reporting on priorities.

3.2.3 Cambridge Heritage Master Plan (2008)

The Cambridge Heritage Master Plan serves as both a visionary and policy framework aimed at conserving and celebrating Cambridge's heritage resources. It articulates the community's shared values as manifested in buildings, landscapes, and cultural practices, set against the historical backdrop of the Grand River's pivotal role in shaping the area's settlement and industrial growth.

Key aspects of the plan include:

- **Diverse Heritage Resources:** The plan emphasizes the significance of built heritage, cultural heritage landscapes, and archaeological sites, proposing strategies for their preservation and integration into the city's future.
- **Strategic Initiatives:** Recommendations focus on building community support, providing heritage "products," establishing an implementation framework, and fostering cooperation among stakeholders.
- **Principles and Priorities:** The plan sets forth principles such as focusing on character areas and promoting heritage-friendly development. Priority actions include enhancing the heritage resource inventory and incorporating the plan's recommendations into official policies.

Hespeler & the Heritage Master Plan

Specifically, in Hespeler, the plan highlights:

- **Industrial Heritage:** Hespeler's growth was significantly influenced by its industrial roots, with key industrialists adopting a “paternalistic” approach towards the community, which is reflected in the preservation of many important buildings.
- **Community Fabric:** The strong sense of local pride among Hespeler residents is attributed to the shared history of industrial employment, notably at Dominion Woollens and Worsteds, which shaped the community's cohesion.
- **Socio-Cultural Evolution:** The integration of newcomers, particularly during and after WWII, contributed to the development of modern-day Cambridge, with the Newfoundland Club being a testament to this enduring influence.
- **Architectural and Urban Character:** Hespeler's heritage character is marked by a mix of land uses reflecting its industrial past and the community's evolution, with the downtown core showcasing a modest collection of mid-late 19th-century buildings.

  The Cambridge Heritage Master Plan envisions a future where the city reclaims its natural and rural landscapes, embraces its historical narratives, and enhances the quality of life through vibrant downtown cores and integrated new developments. Hespeler, with its

rich industrial heritage and strong community fabric, exemplifies the unique character and potential for heritage conservation within Cambridge.

3.2.4 The Grand Strategy for Managing the Grand River as a Canadian Heritage River (1994)

Developed in 1994, the Grand River Management Strategy outlines a visionary management philosophy that underscores the river's value and outlines goals and guidelines for sustainable heritage and recreational resource management, emphasizing shared responsibility and community engagement.

The strategy is built on the belief in the enduring value of the Grand River watershed's resources, highlighting the river's role as a barometer of civilization's impact on the natural environment. It identifies critical challenges such as improving water quality and fostering greater appreciation and protection of heritage and recreational resources. The governance model stresses stakeholder participation, clear communication, and effective conflict resolution.

The strategy sets forth goals to enhance knowledge, stewardship, and enjoyment of the watershed's resources, underpinned by values such as integrity and accountability. Actions include strengthening partnerships, encouraging community involvement, and enhancing the watershed's well-being through shared responsibility.

Canadian Heritage Rivers System: Grand River Nomination

The Grand River's nomination as a Canadian Heritage River underscores its significant natural, human heritage, and recreational values, illustrating the river's integral role in the cultural and ecological landscape of Southern Ontario. Key points include:

- **Purpose and Criteria:** The nomination aims to recognize the Grand River's outstanding contributions to Canada's natural and cultural heritage, ensuring its preservation and enjoyment for future generations. A river must exhibit significant natural, cultural, or recreational values to qualify for this designation.
- **Human Heritage and Recreational Values:** The Grand River, spanning 290 kilometers, is noted for its rich mosaic of cultural heritage, including its significance to Indigenous peoples, its 19th-century industrial architecture, and its association with prominent Canadian figures. The river offers extensive recreational opportunities, from water sports to trails and heritage appreciation, facilitated by a comprehensive protective framework led by the Grand River Conservation Authority.
- **Role in the Canadian Heritage Rivers System (CHRS):** The river's inclusion in the CHRS highlights its exceptional qualities within developed areas, its representation of Great

Lakes Lowlands ecology, its historical and current adaptive management of river flows, and its contributions to Canada's industrial and cultural development. Additionally, the nomination aims to enhance public awareness of the Indigenous peoples' historical and ongoing relationship with the river.

In the context of Hespeler Village and the current HCD Study, it is important to note that the Speed River is a tributary and is therefore an integral part of the overall Grand River System.

The Grand River: CHRS 10 Year Monitoring Report (2014)

This report assesses the developments and initiatives from 2004 to 2014 aimed at preserving and enhancing the Grand River's status as a Canadian Heritage River, focusing on heritage conservation, recreational opportunities, and environmental stewardship. The report includes:

- **Management and Recreational Activities:** The report covers the managed system of dams and reservoirs operated by the Grand River Conservation Authority, highlighting the watershed's role in supporting a diverse range of recreational activities. It emphasizes the rich cultural heritage and the various opportunities for community engagement and education about the river's significance.
- **Heritage River Surveys:** Conducted in 2012 and 2014, these surveys aimed to assess changes in the river's human heritage and recreational features. Feedback from a wide array of stakeholders informed the ongoing management and preservation efforts.
- **Grand River Water Management Plan Update:** Initiated in 2008, this update focuses on sustainable water management, enhancing river health, and supporting the watershed's recreational and cultural uses in alignment with its heritage status. The plan sets water quality and flow targets to support recreational activities and the ecological and cultural integrity of the river.

3.3 Guidelines

3.3.1 Standards & Guidelines for the Conservation of Historic Places In Canada (2011)

The Standards and Guidelines for the Conservation of Historic Places in Canada (SGCHPC) serve as the first Canadian benchmark for heritage conservation practices. They provide comprehensive guidance from making informed decisions regarding the planning, intervention, and utilization of historic places, aiming to establish a consistent set of principles and guidelines across Canada. This document is especially important for ensuring sound conservation practices and is widely adopted by various levels of government for assessing conservation interventions on historic places.

The document underwent revisions for its second edition, which was issued by Parks Canada in 2011. These revisions aimed to address feedback in order to clarify the relationship between the standards and guidelines and statements of significance, enhance the explanation of the conservation decision-making process, provide a clearer interpretation of the 14 standards, add guidance for sustainability related interventions, and address new topics such as cultural landscapes and the conservation of modern materials. The guidelines also expanded to offer more comprehensive advice for archaeological sites and engineering works, among other areas.

The Standards and Guidelines emphasize a three-phase conservation decision making process: understanding the historic place through research and investigation, planning for its conservation while considering all factors affecting its future, and intervening in a manner that respects and protects the site's heritage value. The document outlines specific standards for general conservation practices, rehabilitation, and restoration, ensuring that any physical changes to Character-Defining Elements are minimized and compatible with the historic places overall character.

The Standards & HCDS

The Standards and Guidelines significantly support and reinforce the establishment of heritage conservation districts by providing A detailed framework for the conservation of cultural landscapes, including heritage districts. This document helps in understanding, planning, and intervening in historic places to maintain their heritage value, which is imperative for the conservation of HCDs. The guidelines offer practical advice and a consistent set of principles that can be applied to the diverse character and requirements of each CDs, whether they're residential, commercial, institutional, or a mix of these, often incorporating natural heritage features such as green spaces and waterways.

Municipalities across Ontario use the Standards and Guidelines as a reference point when reviewing heritage permit applications for alterations, demolitions, or new construction within HCDs. The document ensures that any changes respect the heritage values and character-defining elements of the district, maintaining the district's overall heritage integrity. This approach is visible in the detailed processes and requirements set out for permit applications within HCDs, which include providing comprehensive plans, drawings, and specifications that clearly show how the proposed changes align with heritage character of the area.

The Standards and Guidelines provide a foundational framework that supports the establishment, management, and conservation of heritage conservation districts, ensuring that the heritage and character of these districts are preserved for future generations.

3.3.2 Hespeler Village Streetscape Plan & Urban Design Guidelines (2013)

The Streetscape Plan and Urban Design Guidelines are tailored for Hespeler Village within Cambridge, anticipating significant demographic changes by 2031. This comprehensive approach integrates the area's rich industrial heritage with contemporary needs, aiming to enhance both the pedestrian experience and economic vitality.

Study Area Inventory & Analysis

The analysis highlights Cambridge's projected population growth, emphasizing its impact on the Hespeler Study Area. The area boasts a diverse mix of industrial history alongside modern retail, residential, and leisure activities.

Character Areas

The plan delineates three key character areas within Hespeler Village:

1. **Village Core Area:** This area stands as the compact heart of Hespeler, showcasing a blend of retail, commercial, and residential spaces along Queen Street East and is distinguished by historic facades that lend a unique identity.
2. **Milling Road Adaptive Reuse Area:** Milling Road reflects the industrial past, spotlighting opportunities for repurposing historic mill buildings along the Speed River.
3. **Queen Street West:** This area presents a less dense development pattern with varied uses, yet it lacks the cohesive character of the village core.

Nodes & Gateways

Active hubs like Forbes Park and Old Towne Hall Parkette are central to community events and need to be seamlessly integrated into the streetscape. The plan underscores the

importance of cohesive wayfinding and establishing defined gateways to highlight culturally significant areas.

Architectural Façade and Heritage Assets

The guidelines emphasize the preservation of Hespeler's Character-Defining Elements, including heritage buildings, public spaces, and natural assets like the Speed River. Specific historical buildings are acknowledged, alongside the need for a facade improvement program to enhance the village's aesthetic appeal.

Lighting Considerations

The plan identifies issues related to the height of light standards and fixture types, which contribute to light pollution. Recommendations include retrofitting existing fixtures with energy-efficient options to reduce costs and environmental impact.

Policy Review

The Streetscape Plan aligns with various policy frameworks, advocating for sustainable land use, growth within designated areas, and the promotion of mixed-use development. This involves a detailed review of Provincial, Regional, and Municipal policies, including the City of Cambridge Official Plan and Zoning By-Law.

“Complete Streets” Philosophy

The concept of "Complete Streets" is promoted, emphasizing the need for streets to accommodate all users safely and effectively. This includes considerations for pedestrians, cyclists, motorists, and transit riders, ensuring equitable access for all.

“SWOT” Analysis

The analysis reveals:

- **Strengths:** The natural beauty of Forbes Park and the compact development conducive to a pedestrian-friendly environment.
- **Weaknesses:** Challenges related to the constrained right of way on Queen Street and the maintenance of public infrastructure.
- **Opportunities:** Enhancing the area's cultural and heritage appeal and improving connectivity.
- **Threats:** Traffic congestion and the lack of a unified streetscape character.

Streetscape Concept

The concept outlines strategies for enhancing connectivity, developing a cohesive streetscape, and preserving the area's heritage. Recommendations extend to material

selection, pedestrian safety enhancements, and the incorporation of cultural and recreational opportunities.

Traffic & Pedestrian Circulation

The plan proposes maintaining efficient traffic flow along Queen Street while significantly improving pedestrian access and safety. This includes better connections from surrounding neighborhoods to the urban core.

Redevelopment Opportunities

Opportunities for redevelopment are discussed in the context of mixed-use development, heritage preservation, and public space enhancement. This encompasses areas within the Urban Core, along Queen Street, and the Milling Road/River Front.

Design Guidelines

Detailed guidelines are provided for managing heritage properties and facade improvements, with specific attention to the Milling Road area. The aim is to maintain the industrial character while allowing for modern architectural elements that complement the historic context.

Implementation Phasing

The plan's implementation is phased, beginning with Queen Street and expanding to include Adam Street, Guelph Avenue, and other key areas. It also outlines options for developing public squares and revitalizing Milling Road to enhance public engagement and activity.

3.3.3 Milling Road Streetscape Plan & Urban Design Guidelines (2021)

This document outlines a comprehensive approach for the redevelopment of Milling Road in Hespeler Village. Initiated in January 2020, the plan builds upon the 2013 Hespeler Streetscape Plan & Urban Design Guidelines, focusing on creating a unique and pedestrian-friendly destination while enhancing the historical character of the area.

The location of Milling Road along the Speed River and its proximity to various residential, commercial, and industrial properties offer a unique opportunity to create a distinctive sense of place, drawing inspiration from successful models such as Toronto’s Distillery District.

The document provides an inventory and analysis of the current conditions, including the architectural and landscape character, land use, and existing amenities. Key features such as Jacob's Landing Park, Mill Run Trail, and the industrial heritage of the area are highlighted. The analysis also addresses challenges related to pedestrian and vehicular circulation, parking, and the condition of the city-owned building at 30 Milling Rd.

The guidelines emphasize streetscape improvements on city-owned land and potential partnership opportunities for development on adjacent parcels. Specific design guidelines are divided into built form, streetscape design, park design, and phasing and costing. Key recommendations include:

- Future developments should complement the traditional industrial facade of the area, with renovations encouraging public use and flexibility. Preservation and adaptive reuse of existing structures are emphasized, particularly the city owned building at 30 Milling Rd.
- The plan suggests modifications to traffic circulation to prioritize pedestrian movement and enhance the streetscape with planting, seating, lighting, and other amenities.
- Enhancements to Jacob's Landing and connections to the Mill Run Trail are proposed to increase utilization and accessibility of green spaces.
- The document outlines a phased approach for implementation, considering practical and financial feasibility.

3.3.4 Hespeler Village River Activation Master Plan Phase III (2003)

The River Activation Master Plan was a comprehensive initiative aimed at revitalizing the Hespeler Village Core Area centered around the Hespeler Mill Pond and Speed River. The master plan seeks to transform the Hespeler Mill Pond and Speed River into a focal point for community revitalization, emphasizing the protection and enhancement of the area's historical significance.

However, it should be noted that the Plan never became formalized and the committee in charge of its oversight dissolved many years ago. For this reason, and for the purpose of this HCD Study, the Plan is used as a guiding document only and is understood to not be an official policy document.

Master Plan Concepts

Two primary concepts were proposed:

- **Concept A:** Focuses on environmental enhancements such as dredging the Mill Pond, creating wildlife habitats, improving trail connections, and establishing recreational areas.
- **Concept B:** Combines economic development with environmental improvements, including the adaptive reuse of industrial buildings, public open spaces, and extensive trail/boardwalk systems.

The final plan integrates aspects from both concepts, aiming to strengthen the downtown core, provide public open spaces, and enhance the urban landscape through mixed-use developments and environmental conservation efforts.

Project Phasing Strategy

The implementation strategy outlines a phased approach over a ten-year period, emphasizing linkages with other initiatives, the retention of the Mill Pond dam, and the enhancement of public spaces and infrastructure. Noting, as mentioned above, that the Plan unfortunately never became formalized, thus the 10-year plan was only partially executed.

"New Urban Identity" Implementation

This strategy envisions transforming the industrial lands west of Guelph Ave into a vibrant urban area, expanding the Hespeler Village Core Area, and making it eligible for financial incentives under the City of Cambridge's revitalization program. Concerns were raised about preserving the historical industrial buildings in the southern portion of the area.

Factors for Further Study

The Plan highlights the need for a proactive landscape development strategy focusing on environmental rehabilitation, including the creation of new wetland habitats and the improvement of water quality in the Mill Pond.

3.3.5 Galt Core Area – Building Height Guidelines (2022)

The Building Height Guidelines for the Galt Core Area, provide a detailed framework aimed at guiding future developments in Cambridge's downtown. The guidelines are designed to balance the need for urban intensification with the preservation of the area's unique heritage and character. The guidelines cover various aspects of urban development, including building heights, design principles, public realm contributions, and the impact on the city's skyline.

The guidelines were developed in response to the anticipated growth and the need for intensified development within the Galt Core Area, particularly with the proposed extension of the LRT line and provincially mandated intensification targets. The study emphasizes the importance of enhancing the pedestrian-focused public realm, revitalizing heritage structures, and ensuring a vibrant downtown through the strategic placement of taller buildings and the careful consideration of building massing, height, and siting.

Urban Design Principles

A set of urban design principles underpins the guidelines, focusing on the compatibility of new developments with the existing urban context, the protection of view corridors, the enhancement of the public realm, and the sensitivity towards heritage structures. Key principles include:

- **Compatibility with Urban Context:** Ensuring new developments harmonize with adjacent buildings in terms of massing and height.
- **Protection of View Corridors:** Buildings along Main Street should maintain a consistent scale, with taller elements set back to preserve east-west views.
- **Enhancement of the Public Realm:** The base of buildings should contribute positively to the pedestrian experience, with considerations for setbacks and ground-floor uses.

- **Minimization of Visual Impact:** Taller buildings should be positioned to reduce their visual impact on existing neighborhoods and contribute aesthetically to the city's skyline.

Building Heights and Guidelines

The guidelines propose a conceptual height plan that restricts taller buildings along Main Street and its immediate adjacencies, promoting increased building heights further from the street to preserve the character of the riverfront and heritage areas. The plan acknowledges the trend towards taller developments and aims to integrate these within the urban fabric without compromising the area's heritage assets.

The guidelines were grouped into the following three categories:

- **Mid-Rise Buildings:** The guidelines recommend a base portion of 2 to 3 stories, consistent with adjacent structures, with upper portions stepped back to maintain a clear relationship with neighboring massings. Ground-floor setbacks are advised for commercial activity or landscaped transitional spaces, enhancing the streetscape and pedestrian comfort.
- **Tall Buildings:** Tall buildings should feature a set back tower from the base to ensure a slender profile and minimize wind and shadow impacts. The design of the building base is crucial, with an emphasis on high-quality materials, transparency, and active ground-floor uses to enhance the pedestrian realm.
- **Parking Structures:** Parking integrated into the upper floors of buildings should be attractively screened and contribute to the overall building appearance. Stand-alone parking structures, if necessary, must also be of high quality and visually engaging.

3.4 Other Planning Studies

3.4.1 Environmental Assessment for Hespeler Pedestrian Bridge (2023)

As part of the City of Cambridge's Cycling Master Plan established in 2020, an Environmental Assessment (EA) was conducted for the proposed construction of a pedestrian bridge and associated trail across the Speed River in Hespeler. The bridge aims to connect the existing Mill Run Trail on the north side of the river with a new trail proposed along Queen St W on the south side, enhancing access to Hessler's core and linking to future public facilities.

The EA, completed under the Ontario Environmental Assessment Act, aimed to confirm the projects need, identify and evaluate the best location and design for the pedestrian bridge and trail, and assess potential environmental impacts along with mitigation measures. Key aspects covered in the EA include technical considerations such as trail connection length, structural requirements, implementation, and utilities. Other considerations include social and economic factors such as public safety, accessibility, economic development, cultural environment assessments including archaeological and heritage resources, as well as natural environment concerns focusing on flooding hazards and climate change factors.

Notable issues raised include unauthorized use of a nearby railroad bridge, safety concerns, and considerations regarding local heritage properties, indigenous cultural significance, and environmental sensitivities. The proposed trail alignment and bridge location involve A3 metre wide trail starting from queen St. West and Winston Blvd. designed to minimize environmental disturbance, including plans for boardwalk sections and tree preservation.

Public consultations demonstrated overall support for the bridge, with survey results indicating strong favourability towards the proposed location and design, primarily for hiking in cycling uses. The document also highlights ongoing considerations for integrating the project within the broader context of regional transportation and Environmental Conservation efforts.

It should also be noted, however, that during the Community Stakeholder Group meetings for this HCD Study phase that community members were not in agreement with this determination and felt that the location of the bridge was not conducive to the realities of how people in the community wish to connect to and access both sides of the river. Particularly that the proposed location was too far west of the downtown core and would not prevent people from using the rail bridge as an alternative crossing.

3.4.2 City of Cambridge Growth & Intensification Study (2017)

The City of Cambridge's Growth & Intensification Study, as presented in a stakeholder session on June 26th, 2017, was conducted by a collaborative effort from Dillon Consulting Limited, Watson & Associates Economists, Curtis Planning Inc., and Tim Welch Consulting Inc. The study focuses on the Hespeler Village and Queen Street West Node, covering a broad spectrum of planning contexts, issues, opportunities, and a forward-looking vision for the area.

Planning Context

The Study Area encompasses 3 primary components:

- **Hespeler Village Community Core Area:** Identified as the historic centre of the area, it plays a significant role in the overall character and cultural heritage of the community.
- **Queen St. West Community Node:** This is a commercial zone situated adjacent to the highway, offering a different character and utility compared to the community core area.
- **Regeneration Area:** Spanning 146 hectares (360 acres), this area serves as a connective link to community nodes with the core, holding significant potential for redevelopment and growth.

A notable part of the planning context is the inclusion of certain areas within the regulated floodplain by the Grand River Conservation Authority (GRCA), which adds a layer of complexity to any development considerations.

Issues and Opportunities

Hustler Village presents a historically rich community with an appealing pedestrian realm comma cultural assets comma and a public space conducive to community events and activities. The Main Street, characterized by 3-4 storey mixed-use buildings, and its proximity to the Speed River, highlight the areas attractiveness and the budding interest in development, especially near the riverfront.

However, the presence of extensive industrial uses along the riverfront, covering nearly 30% of the Study Area, poses challenge to public accessibility and may necessitate environmental cleanup for redevelopment.

On the other hand, the Queen Street West Node, offers a contrasting setting with its highway commercial “big-box” layout with the area being recognized for its potential for intensification, being adjacent to Highway 401.

Vision

The vision for Hespeler Village and the Queen Street West Node is based on 4 key priorities:

- **Preservation of Historic Character:** Maintaining the historical essence of the hustler village community core ensuring that development respects and integrates the area's rich heritage.
- **Leveraging Community Assets and Natural Features:** the plan aims to capitalize on the unique assets and natural beauty of the area, enhancing its appeal and livability.
- **Strategic Intensification and Redevelopment:** Focus is placed on directing growth towards underutilized sites, particularly those near the Speed River and the highway, to optimize land use and foster economic vitality.
- **Enhanced Access to the Riverfront:** A key objective is to improve public access to the riverfront, making it an integral part of the community's recreational and aesthetic landscape.

3.4.3 Growth Management Strategy Land Inventory and Capacity Analysis (2009)

The document outlines a comprehensive approach to managing growth within the city. This strategy involves assessing the city's land inventory, identifying opportunities for intensification within the existing urban boundary, examining residential greenfield areas, evaluating employment lands, and offering conclusions and recommendations.

Hespeler Core

The following structured approach aims to provide a clearer understanding of the potential and challenges for intensification within this key area of Cambridge:

- **Location and Composition:** The Hespeler Core is strategically located around the intersection of Guelph Avenue and Queen Street West, extending along the Queen Street corridor. This area predominantly features commercial uses with some industrial uses to the west of Guelph Avenue, surrounded by residential zones primarily consisting of single-family detached houses.
- **Intensification Opportunities:** The analysis identifies nineteen sites covering approximately 14 hectares within the Hespeler Core that hold significant potential for intensification. These include:
    - **Riverfront Sites:** A large concentration of potential development sites exists along the Queen Street corridor, particularly on the north side of Queen Street, fronting the river.

  - **Other Potential Sites:** Additional opportunities for intensification are identified in areas currently underutilized or serving as surface parking lots.
- **Environmental Concerns:** Flood plain restrictions and the presence of potential brownfield sites among the industrial areas could limit development opportunities.
- **Compatibility with Existing Built Form:** The existing built environment within the core area necessitates that any new development be compatible in scale and massing, which may constrain opportunities for high-density development.
- **Suitable Built Forms:** Given the area's characteristics and challenges, the most appropriate forms of development include townhouses, stacked townhouses, and possibly some apartments.

4 Public Engagement

4.1 Introduction

Public engagement plays a crucial role in the establishment and successful conservation of heritage districts. Involving the community in decision-making processes fosters a sense of ownership and ensures that the conservation efforts align with local values and aspirations. This collaborative approach is instrumental in ensuring that the strategies and measures put in place for conservation resonate deeply with the local community's values, history, and plans, thereby enhancing the likelihood of their success and sustainability. Successful implementation of a district will ultimately depend on wide-spread public support for district designation based on a clear understanding of the objectives for designation and appreciation of the proposed HCD plan, policies, and guidelines.

During the Study Phase, the Consultant Team and the City implemented a diverse array of consultation and engagement strategies to maximize opportunities for inclusive and diverse community participation. This component was critical, and the comprehensive insights and inputs from various stakeholders within the community was a critical factor in the evaluation of the HCD Study Area.

A range of consultation sessions and activities have been held throughout the study and are the public engagement opportunities are summarized in the following sections.

4.2 Public Engagement Centre

4.2.1 Community Consultation #1 – 30 October 2023

Location: Hespeler Legion Branch 272

The first Public Consultation Centre (PIC 1) for the Hespeler Conservation District Study was held on Monday, October 30, 2023, from 7:00 PM to 9:30 PM at the Hespeler Legion located at 26 Schofield St. The event saw a commendable turnout of approximately 50 community members, alongside municipal representatives and the Consultant Team from TRACE architectures. The City of Cambridge was represented by two Planners, Jeremy Parsons, Senior Planner for Heritage, and Joan Jylanne, Manager of Policy Planning. Additionally, three City Councillors from Wards 2, 5, and 8 were in attendance, underscoring the importance of this initiative.

Presentation Overview & Highlights

The evening included various interactive and informative materials:

- Four poster boards showcasing the Study Area, with a preliminary analysis of the Core and Expanded Boundaries.
- An opportunity for attendees to leave comments on the poster boards using Post-it notes.
- A comprehensive PowerPoint presentation delivered by TRACE architectures.
- Facilities for attendee feedback, including a Comment Box, a Sign-in Sheet, and a Sign-up Sheet for the HCD Study Community Focus Group.

The presentation covered topics such as:

- The fundamentals of heritage legislation in Ontario.
- The capabilities and limitations of Heritage Conservation Districts (HCDs).
- The proven benefits of HCDs for homeowners, business owners, and the community.
- The current phase of the Study, expected to conclude in 2024, followed by Council decisions on developing a full HCD Plan & Guidelines and the potential designation under Part V of the *Ontario Heritage Act*.

Adjusted Agenda

To accommodate the extensive inquiries, the meeting agenda was slightly modified. It featured a presentation by the Consultant Team, a robust Q&A session, and an informal period for personal interactions with the Consultants and municipal representatives. This setup allowed for in-depth discussions, viewing of map boards, submission of comments, and Community Focus Group sign-ups.

Community Feedback

Discussions and individual conversations yielded valuable insights, notably:

- Concerns over the impact of Provincial density targets on established neighborhoods.
- Calls for stricter recommendations within Heritage Conservation Districts.
- Alarming loss of heritage buildings in Hespeler, exacerbated by large-scale developments.
- Advocacy for broader HCD study boundaries to include more areas.
- Suggestions to integrate the Hespeler Village River Activation Master Plan (circa 2005) into current considerations.
- Strong opposition to specific developments and the loss of significant properties and facilities.
- Queries about HCD Plans' role in protecting heritage buildings from natural and developmental threats.
- Recommendations to draw lessons from successful HCD implementations for compatible development.
- Traffic concerns linked to inadequate road infrastructure to support increased development.

Cultural and Community Engagement

The unique culture and traditions of the community were also celebrated, with mentions of:

- Lary Turner's Tales.
- Themed Weekend Tours.
- The iconic "Hespeler Girls" Calendar.
- Vibrant community initiatives and annual events.

Mapping Exercise

With the assistance from the City, the Consultant Team presented three enlarged versions of the Study Area, illustrating sample zones of interest, intended to foster conversation. These areas presented the overall Study Area, a Core Area, and an Extended Area. Participants were invited to add notes and comments to the maps.

Figure 32 Satellite image with Hespeler with Study Area denoted in salmon and core zone denoted in blue. *TRACE architectures*.

Figure 33 Satellite image with Hespeler with Study Area denoted in salmon and core zone denoted in yellow. *TRACE architectures*.

4.3 Community Focus Group

As part of the HCD Study, the City of Cambridge assembled a Community Focus Group (Community Focus Group) as part of the requirements outlined in the Hespeler Heritage Conservation District (HCD) Project RFQ. Committee membership was eligible to Hespeler residents on a volunteer basis, with Council members being permitted to attend but encouraged to avoid direct participation in order to ensure more resident involvement. The intent of the Committee was to act as a voice for the local community, without formal voting procedures. The Focus Group met three times during the Study Phase. Should Council decide that the project move into the second Plan & Guidelines Phase, these meetings will recommence in Summer 2024. (For more information, please refer to the Terms of Reference for the Focus Group on the project website: https://www.engagewr.ca/hespeler-heritage-conservation-district-study-and-plan)

A Community Focus Group in the context of a Heritage Conservation District (HCD) study serves several key purposes aimed at guiding, overseeing, and facilitating the successful completion of the study. Functions included:

- **Guidance and Consultation:** The Community Focus Group provides leadership and sets the direction for the HCD study, ensuring that it aligns with broader conservation goals, community interests, and legislative requirements.
- **Stakeholder Representation:** The committee often includes representatives from various stakeholder groups, including local government officials, community members, heritage experts, and sometimes property owners within the proposed district. This diverse membership ensures that multiple perspectives are considered, promoting a holistic approach to heritage conservation.
- **Decision-Making and Problem Solving:** Community Focus Groups help inform key decisions throughout the study, from initial planning stages to final recommendations for district designation. This includes decisions on the boundaries of the proposed district, criteria for heritage designation, conservation strategies, and guidelines for future development within the district. Challenges and conflicts are common in the planning and execution of HCD studies, especially when balancing heritage conservation with development interests. The Community Focus Group plays an important role in addressing these challenges and finding solutions that respect heritage values while accommodating growth and change.
- **Coordination and Communication:** The committee facilitates coordination between different parties involved in the study, including consultants, local experts, and municipal staff. They also ensure effective communication among stakeholders, keeping the community informed and engaged throughout the process.

- **Advocacy and Support:** Members of the Community Focus Group often act as advocates for the HCD, promoting its benefits to the community and garnering support for its implementation.

4.3.1 Meeting #1 – 10 January 2024

Presentation Overview

Meeting Agenda

The agenda for the January 10, 2024, meeting includes a brief introduction, presentation of Study Area and survey results, discussion on the downtown Queen Street core, breakout groups focusing on 3 case studies, summary, and next steps.

Study Area

The initial Study Area covers much of downtown Hespeler, encompassing commercial, industrial, and residential areas, with approximately 542 properties considered for potential inclusion in the future Heritage Conservation District (HCD).

Heritage Conservation District Study – Phase 1

This phase involves examining the character and appearance of the area, recommending boundaries, objectives, and changes to the Official Plan and municipal bylaws. It focuses on areas with cohesive, harmonious streetscapes and significant historical associations.

The study process includes historical research, field studies, public participation, evaluation of cultural heritage resources, and delineation of HCD boundaries, with findings and recommendations presented to the Council.

Public Participation and Survey Results

The presentation details the public engagement process, including a presentation to the Municipal Heritage Advisory Committee, a Public Information Centre, an online survey, and community focus group meetings. The survey, completed by both residents and non-residents, provided insights into the community's views on areas of cultural heritage value.

Selected answers and comments from the survey are shared, indicating strong feelings about various locations within Hespeler and emphasizing the significance of the downtown core. See Section 4.4 Online Engagement / Survey for an overview of the survey results.

Key Buildings and Spaces

Specific buildings and spaces noted in the survey include Queen Street's commercial and residential areas, the Fashion History Museum, churches, row housing on Spring Street, the former American Standard Building, and several other significant locations.

Character of the Downtown Core

One of the goals of this presentation was to identify the key elements that comprised the character of Hespeler's downtown core. These were sorted into Intangible and Built Heritage examples, including:

- Intangible heritage examples include local traditions and events such as Lary Turner's Tales, weekend tours by individuals dressed as Jacob Hespeler, the "Hespeler Girls" calendar, the Old Boys Reunion, Hespeler's reputation as a "Beehive of Activity," the close-knit community dubbed "Company of Neighbours," and holiday celebrations like Christmas treats for kids at the Old Town Hall and the local Santa Claus Parade.
- Built heritage examples focus on the small yet well-preserved commercial center, especially the Queen Street block between Tannery and Cooper streets. Also noted are repurposed industrial buildings such as the original Hespeler Mill, the American Standard Building, the Hespeler Furniture Co., the Jardine Enamelware, and the Karch Foundry. The presentation observes that beyond the core commercial area, the streetscape transitions to residential use, particularly after the Cooper Street Node to the east and Adam Street to the west.

These examples were derived from community feedback, particularly from discussions at a Public Information Centre held on October 30th. The slide also prompts discussion on the downtown core's perceived boundaries, the coexistence of industrial, commercial, and residential zones, and how these elements contribute to the character and perception of downtown Hespeler.

Another goal of this discussion was to determine what the community felt were the "extents" of the downtown core, with discussion focused on Queen Street East (Commercial and Residential) versus Queen Street West (Commercial, Residential, and Industrial).

Case Studies

The presentation discussed three case studies involving key properties in the area, focusing on aspects like scale, materials, and the modern response to heritage buildings. The presentation encouraged discussion on the positives and negatives of recent developments, their impact on the downtown core, and the potential role of an HCD in addressing concerns related to these developments.

The three case studies were:

- Hespeler Library / Idea Exchange (5 Tannery St E)
- American Standard / Riverbank Lofts (19 Guelph Ave & 49 Queen St E)
- Queen Street Apartments (2-10 Queen St W)

Committee feedback

River Activation Plan and Development Projects

- The 20-year-old River Activation Plan's concepts were generally seen as positive, with the group acknowledging that the goals have mostly stood up over time.
- There was a discussion around the failure to purchase land for recreational spaces, which has now been sold to possible developers, affecting the Parks Master Plan and the envisioned wildlife sanctuary.
- The concept of intensification in the core area was supported, with the need for new developments to bring vitality without compromising heritage character.

Heritage Conservation and Adaptive Reuse

- Opinions varied on heritage conservation, with some attendees emphasizing that "heritage has to be beautiful" and questioning the role of added height in protecting heritage.
- Adaptive reuse was preferred over the demolition of heritage buildings, but there were concerns about new constructions not respecting the heritage character.

Case Studies

- **Library:** The redevelopment concept was critiqued for obscuring the original building with glass that wasn't as translucent as expected, suggesting alternative approaches like building on top of the existing structure could have been explored.
- **Riverbank Lofts:** Few complaints were directed at the building itself, but there were remarks about the lack of walkability and the excessive allocation for parking over public or amenity space.
- **New Build on Queen:** Mixed feelings were expressed about the approved height, with some desiring a taller structure. There were doubts about the feasibility of reusing the existing building and comments on the attractiveness of the wood and stone in the renders. Concerns were raised about the gardens being smaller than depicted in the renderings.

Downtown and HCD Boundary & Zones

- The current Official Plan (OP) boundary for the downtown core area was seen as acceptable, with distinctions made between Queen St E (more residential with natural heritage) and Queen St W (commercial/residential mix).
- There was a question about whether HCD zones need to be physically contiguous and whether the river itself should be included in the boundary, highlighting the river's central role in Hespeler's heritage and community identity.

4.3.2 Meeting #2 – 14 February 2024

Presentation Overview

Meeting Agenda

The February meeting focused on three main topics:

- Natural Landscapes
- Village Gateways
- Heritage Conservation Districts

Landscapes and Public Open Spaces

Emphasis was placed on the importance of including public spaces like sidewalks, roads, parks, rivers, and shorelines in heritage conservation efforts. These spaces not only provide contexts for buildings but are also intrinsic to the community's original planning.

Hespeler's Natural Landscapes and Value

The natural landscapes of Hespeler, are integral to the area's character and heritage. Notable features include the Speed River, Little Riverside Park, the Railroad Bridge over Speed, Jacob's Landing, Forbes Park, and the Mill Pond. These landscapes are not only historically significant but also offer recreational opportunities and aesthetic value to the community. The discussion raised concerns about the future value of these landscapes as the town faces potential development pressures, pointing to the importance of maintaining these areas for recreational and communal use. The intertwining of natural heritage with the urban environment was noted as a unique opportunity, offering residents a blend of historical and natural beauty.

Mill Pond

The Mill Pond was highlighted as a significant natural feature within Hespeler, noted for its strategic opening to the Speed River, which provides a substantial advantage for the community. This aspect emphasizes the pond's role not just as a water body but as a vital part of the area's recreational and aesthetic landscape, enhancing the connection between the town's residents and its natural heritage.

Chilligo Conservation Area

Managed by the Grand River Conservation Authority, this area is noted for its deciduous forests, meadows, marshlands, and Ellis Creek, demonstrating the significance of natural heritage in the heart of Hespeler.

The Speed River

Discussion on the river's historical industrial use and its present potential as a recreational and leisure asset, underscoring opportunities for improving quality of life and attracting new residents.

Village Gateways

Examination of Hespeler's gateways from historical and contemporary perspectives, focusing on physical features that define the district's boundaries and offer significant vistas. Insights into Queen Street East, Cooper Street, Queen Street West, and Guelph Avenue as part of the district's gateways, providing specific viewpoints and historical contexts.

Committee Feedback

Community Responsibility for Safeguarding Landscape Value

- Attendees universally agreed on the community's pivotal role in determining the value of natural landscapes, asserting that while consultants could provide expertise, the final valuation should reflect community sentiment.
- There was a consensus that landscapes should be appreciated for their current value rather than speculative future worth, acknowledging their dynamic nature, including changes due to seasonality and natural progression.

Conservation vs Densification

- The conversation revealed a tension between accommodating growth and preserving Hespeler's natural beauty. Participants stressed the need for strategies to manage densification without compromising the area's core values.
- The challenge of densification while preserving Hespeler's character extended to discussions on gateways. Stakeholders stressed the importance of maintaining the town's core values and natural beauty in the face of growth, emphasizing strategic management to avoid compromising the area's heritage.

River Access, Public Access, and Protected Views

- Public access to the river and protecting views were highlighted as critical issues. The discussion pointed towards a shared desire to ensure that development does not obstruct public vistas or access to natural amenities, especially around the heart of the town and significant areas like the Mill Pond and Speed River.
- The importance of maintaining public access and protecting views, especially near gateways, resonated with participants. There was a collective push to ensure that new developments around entry points into Hespeler do not hinder access to natural spaces or obstruct key views, particularly those of the river and Mill Pond.

Mill Pond and Speed River

- The Mill Pond's enhancement of local paths was praised, with some suggesting collaboration with the Grand River Conservation Authority to safeguard its surroundings. Others highlighted the calming effect of natural riverbanks and advocated for protective measures against development encroachment.
- A few participants voiced concerns about increasing density along the waterfront, fearing it could diminish residents' enjoyment and views, particularly behind certain properties. The idea of height restrictions and careful density planning in these areas was suggested to preserve the scenic and recreational value.

Ecological Considerations and Historical Studies

- Queries were raised about the ecological impact of potential development, with a strong call to consider previous studies like the Hespeler Village Activation Plan, which contains pertinent recommendations on Open Space Management.
- The lack of enforcement and the relevance of past plans were points of contention. Some participants felt previous studies had been overlooked, suggesting that key recommendations, particularly those related to ecology and environment, be integrated into current discussions.

Views on Natural Spaces

- Discussions around the Mill Pond emphasized not just the visual aspects but the full sensory experience it offers, including the sounds and smells of nature, which many felt were integral to the community's character. There was a shared interest in maintaining public access and the natural ambiance that attracts families and outdoor enthusiasts.
- The debate extended to the broader Speed River area, where participants expressed a desire to see derelict industrial buildings repurposed or integrated into the natural landscape, balancing heritage conservation with ecological restoration.

Specific Feedback on Village Gateways

- Participants pointed out specific gateway areas needing attention, such as Guelph Ave and the approach from the 401, highlighting the opportunity to enhance these entry points to reflect Hespeler’s unique character.
- Concerns were voiced about traffic and safety near gateways, especially where heavy traffic might deter comfortable access to key intersections and entry points into the town, thus affecting the pedestrian experience.
- The potential for gateway features in site plan approvals for developments was discussed, with a focus on integrating these features to enhance the sense of arrival in Hespeler and to contribute positively to the town's aesthetic and heritage value.
- The idea of enhancing natural and extended green spaces within and around gateway areas was suggested, including the enhancement of existing laneways and paths that could serve as green links between streets and natural areas.

- While there was a general consensus on the need to enhance village gateways, views on how to achieve this varied. Some participants focused on historical preservation and the enhancement of natural elements, while others suggested modern interventions could be integrated sensitively to mark entry points into Hespeler.
- The concept of a pedestrian bridge and other infrastructure improvements was floated as a means to improve connectivity and the overall aesthetic of gateway areas, with inquiries about the status of environmental assessments and potential implementations.

4.3.3 Meeting #3 – 13 March 2024

Presentation Overview

Meeting Agenda

- The agenda includes discussions on the Hespeler River Activation Master Plan, Conservation Area/Pedestrian Bridge Environmental Assessment (EA), SW/SE Study Area, and Heritage Conservation Districts, focusing on their significance, uniqueness, and history.

Hespeler River Activation Master Plan

- Central to the master plan is the Hespeler Mill Pond and Speed River, aiming to enhance the village core's social, environmental, and economic aspects while preserving its existing attributes. The plan incorporates feedback from numerous committee meetings and emphasizes improving water quality in the Mill Pond.
- The draft master plan concept aims to strengthen the downtown core, introduce urban aesthetic improvements, revitalize existing buildings, and create a wildlife sanctuary along with an interpretive boardwalk system.
- The goal is to expand the core area, offer financial incentives for development, and establish a "New Urban Identity" through redevelopment and new uses, balancing historical preservation with modern needs.
- Refer to Section 3: Policy Framework for a more detailed overview of this document.

Pedestrian Bridge and Trail Projects

- A new pedestrian bridge and trail system identified in the City's Cycling Master Plan aims to improve connectivity and encourage recreational activities, with considerations for environmental, social, economic, and cultural impacts.
- The Hespeler Bridge EA has been completed and the City is hoping to move into the Bridge design starting in 2024 and carry into next year.
- The City is currently addressing constraining issues that, once resolved, the City would be looking to have the 60% design completed and then continue in the process with a Public Consultation and final design submission.

Heritage Conservation Districts

- The discussion emphasized identifying the most cohesive collection of heritage resources that tell Hespeler's story and contribute to its character. The focus was on preserving architectural details, landscapes, and historical buildings that reflect the village's industrial history and community spirit.
- Notable highlights of Hespeler's heritage resources include:
  - Hespeler's well-preserved street layouts, lotting patterns, and architectural diversity.
  - The role of the Speed River as a natural feature pivotal to the village's development and quality of life.
  - The industrial heritage, particularly the Dominion Woollens/Silknit/Forbes textile building, is noted for its significant impact on the village's identity and cultural history.
  - The community's pride in their heritage and the collective spirit.

Committee Feedback

River Activation Plan

- Recognition that the environment has naturally evolved to what was once a visionary idea of a wildlife sanctuary, indicating a correct direction in past planning.
- There is a consensus on the necessity for the downtown core's intensification, highlighted by the positive reception of new spaces like apartments and coffee shops that bring vibrancy while being mindful of heritage preservation.

Pedestrian Bridge Concerns

- Doubts were raised about the pedestrian bridge's effectiveness in enhancing the downtown core due to its perceived distant location.
- The bridge's potential to divert traffic from the historically used railroad bridge was questioned, with suggestions that its placement should consider practical routes for residents, especially students.

Heritage Preservation and Adaptive Reuse

- There's a tension between preserving Hespeler's heritage through adaptive reuse and accommodating new developments.
- The community stresses the importance of retaining the character and architectural integrity in any new construction, with adaptive reuse being favored over demolishing historic structures.
- Concerns were voiced over specific developments perceived as undermining heritage preservation efforts.

Conservation and Natural Heritage

- The community values the natural heritage areas, expressing a desire for remedial work and enhanced accessibility for recreational use.

- The richness in biodiversity, evidenced by bird watching reports, underscores the importance of these areas.
- Suggestions for interpretive elements to enrich visitors' understanding of Hespeler's natural and historical landscape were well-received.

Character and Identity of Hespeler

- The community cherishes Hespeler's historical and visual identity, emphasizing the need to maintain its small-town ambiance amidst development pressures.
- The river's centrality to Hespeler's identity and development was highlighted, with calls to focus on enhancing riverfront access and for residents and visitors.
- The conversation also touched on allowing food-based commercial ventures to enhance Hespeler's appeal as a destination while preserving open spaces and low-rise building profiles to protect the village's character.

Development Concerns

- There are significant concerns about potential overdevelopment, particularly in sensitive areas like Chilligo and along the riverfront, where there's fear of natural heritage being compromised.
- The community is sensitive to development activities that may not align with the Heritage Conservation District's objectives, advocating for a careful review of new projects to ensure they harmonize with Hespeler's heritage and natural setting.

4.4 Online Engagement / Survey

4.4.1 Overview

The City of Cambridge created a project website for the Hespeler Heritage Conservation District Study via the Engage Cambridge website:

https://www.engagewr.ca/hespeler-heritage-conservation-district-study-and-plan

241 respondents took part in the City of Cambridge's Hespeler HCD Survey which ran to 1 February 2024.

4.4.2 Results

Residency

Living in Hespeler

- **Residents:** Out of the total respondents, a significant majority (205) confirmed living in Hespeler, indicating a strong local engagement in the survey.
- **Non-residents:** A smaller segment (36) indicated they do not live in Hespeler, suggesting some interest or stake in the area from those outside the community.

Living in the HCD Study Area

- **Inside HCD:** 77 respondents live within the designated HCD Study Area, highlighting a direct interest in the heritage conservation discussions.
- **Outside HCD:** 161 respondents live outside the HCD Study Area, reflecting wider community interest and potential impacts of the HCD designation beyond its immediate boundaries.

Awareness of HCD & Implications

Funding for Property Alterations

- Only 73 respondents are aware of the potential for funding eligibility for external property alterations, suggesting a gap in communication or awareness regarding the benefits of the HCD designation.
- A larger group (168) is unaware of these funding opportunities, indicating a need for targeted outreach to ensure property owners understand the financial support available for heritage conservation efforts.

Heritage Permit Requirements

- 173 respondents are aware that major external alterations in an HCD may require heritage permit approval, indicating a fair level of understanding of the regulatory implications of the HCD designation.
- 68 respondents indicated they were not aware of the permit requirements, underscoring the importance of educational initiatives to ensure compliance and conservation goals are met.

Cultural Heritage Value & Important Features

Key Areas of Cultural Heritage Value

- **Forbes Park and Queen Street:** These areas are most frequently recognized for their cultural heritage value, highlighting their significance within the community.
- **Library, Churches, and Guelph Avenue:** Other areas like the Library, Churches, and Guelph Avenue also hold considerable heritage value for the respondents, pointing to a diverse appreciation of Hespeler's historical landscape.

Important Features of Downtown Hespeler

- **Natural Heritage Features:** The Speed River and Hespeler Mill Pond are overwhelmingly valued, with 224 mentions, emphasizing the community's connection to its natural heritage.
- **Historic Buildings and Commercial Core:** The former Town Hall building, Library, commercial core, Forbes Park, and the former Post Office are also highly valued, indicating a strong appreciation for Hespeler's historic architecture and public spaces.

Community Engagement and Education

Information Dissemination and Outreach

- **Unaware of Funding:** 146 respondents are not aware of funding opportunities for property alterations, suggesting a gap in communication. This indicates a crucial need for targeted outreach programs to inform property owners about available support.

Opportunities for Public Involvement

- **Feedback Provided:** 83 respondents provided additional comments or feedback, demonstrating a vested interest in the heritage conservation process and a potential pool of engaged citizens for future initiatives.

Heritage Conservation Priorities & Challenges

Emphasis on Natural vs Built Environment

- **Natural Features Valued:** The Speed River and Hespeler Mill Pond were highlighted by 191 respondents, showing a strong community preference for preserving natural heritage alongside 164 mentions for the commercial core and historic buildings.

Strategic Conservation Planning

- **Areas of Cultural Heritage Value: Forbes** Park and Queen Street each received 17 mentions as key areas of cultural heritage value, suggesting these as focal points for preservation efforts.

Regulatory Awareness and Compliance

- **Awareness of Permit Requirements:** 173 of respondents are aware of the heritage permit requirements, indicating a foundational understanding within the community but also highlighting the need for further education to reach the 63 respondents who are unaware.

Balancing Development and Conservation

- Feedback on this aspect can be derived from the general comments section, where respondents may express concerns or views on development versus conservation, providing a qualitative dataset for analysis.

Future Visions & Aspirations

Community Vision for Hespeler's Heritage

- The 83 pieces of feedback provided can be analyzed for common themes, revealing the community's collective vision for Hespeler's heritage conservation and development.

Enhancing Heritage Tourism and Education

- The value placed on natural and historic features suggests potential for heritage tourism. The high appreciation for areas like Forbes Park and historic buildings could serve as anchors for developing educational and tourism-related initiatives.

Additional Comments & Feedback

- **General Feedback:** 83 respondents took the opportunity to provide additional comments or feedback, indicating a proactive engagement and interest in shaping the future of Hespeler's heritage conservation efforts.

4.5 Municipal Heritage Advisory Committee (MHAC)

The following meetings took place virtually with the Municipal Heritage Advisory Committee (MHAC) for the City of Cambridge.

4.5.1 Meeting #1 – 19 October 2023

Presentation Overview

The consultant team gave a presentation that introduced the Consultant Team and updated the MHAC on the work completed to date. The presentation also included information about Heritage Conservation Districts and objectives and benefits of the Study.

The Consultant Team presented the methodology and overview of the results of the Study Area Field Study, which included an initial site visit in June 2023, and a three-day comprehensive Field Survey in August 2023. The Survey included a full documentation of the Study Area boundary, photography and property detailing of over 500 properties. The survey also included context photography and landscape survey. Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, including landscapes, landmarks, and significant views that define the Study Area to determine if the area should be conserved as a heritage conservation district. Property information and photographs have been compiled into a database.

During this presentation, the Consultant Team also presented the MHAC with a series of initial area maps, drawn from the preliminary results of the Field Survey. These maps explored various configurations of boundaries and areas of heritage concentration.

Due to the nature of the meeting, MHAC did not provide the consultant team with feedback immediately after the presentation. Limited feedback was provided, however the Consultant Team was made aware that the Committee was satisfied with the Field Survey and the volume of properties surveyed, in addition to supporting the work done thus far.

4.5.2 Meeting #2 – 18 April 2024

Below is a summary of the questions and answers from the second Municipal Heritage Advisory Committee meeting held on 18 April 2024:

Number of Properties Meeting Heritage Criteria

- Q: How many of the 211 contributing properties meet at least two of the outlined heritage criteria?
- A: Approximately 175 properties meet the minimum criteria. These numbers may be subject to adjustment.

Clarification on the Heritage Criteria

- Q: What are the criteria for these properties?
- A: The criteria are adopted directly from the Ontario Heritage Act.

Listing Status of Properties

- Q: How many of the 175 properties are listed?
- A: 67 properties are listed within the study area. It was noted that Category 2 consists of both Listed and Significantly contributing properties, while Category 3 contains "Somewhat" contributing properties.

Concerns About Incomplete Documentation

- Q: Concerns were raised about missing appendices and maps lacking street names. The specific address 1695 Franklin Blvd is not shown; what is its status?
- A: The property at 1695 Franklin Blvd is just outside of the study area. Part IV designations, which give properties a base level of protection, extend beyond the study boundary.

Property in the Context Of Apartment Buildings

- Q: When considering apartment buildings, is each unit counted as one property or is the entire building considered one property?
- A: The classification is based on the legal definition or property parcel.

Additionally, the Committee voted unanimously to recommend that the Council endorse the proposed Heritage Conservation District (HCD) boundary and the conclusions of the HCD Study Report, praising the comprehensiveness of the study. City staff also expressed positive feedback on the proceedings.

4.6 Grand River Conservation Authority (GRCA)

The discussion during the GRCA meeting on the Hespeler HCD Study which took place on 10 April 2024, focused primarily on the conservation and regulatory management of the Chilligo Conservation Area. Key topics included maintaining the area as a passive conservation space, which is characterized by minimal active human intervention and lacks staff for regular patrolling. The area falls under strict regulatory protection, encompassing wetlands, creeks, floodplains, and the Speed River, all of which require adherence to specific legislative protections like a 15-meter buffer around protected zones under the Conservation Authorities Act. Any potential developments or changes within the conservation area would necessitate extensive permitting processes, thorough hazard analyses, and compliance with a two-zone flood policy, emphasizing the meeting's overarching theme of careful environmental stewardship. Key takeaways from the meeting are as follows:

Chilligo Conservation Area Regulations and Protections

- The area is largely unstaffed and categorized under passive conservation, meaning minimal active human intervention.
- It is regulated under the Conservation Authorities Act, with specific protections, such as a 15-meter buffer around protected areas.
- Current maps need updating to include missing right-of-way and there are no plans to introduce new trails, to avoid further environmental impact and liability risks.

Infrastructure and Maintenance Concerns

- The city of Cambridge owns part of the property and a major sanitary line runs under one of the trails, with plans to decommission one of the paths to consolidate maintenance.
- There is an interest in maintaining certain informal trails and possibly upgrading others to better facilitate access and maintenance.

Friends of Chilligo

- Friends of Chilligo, established in 2007 due to damage from offroad vehicle use, are primarily interested in protecting existing historic and natural trails.
- They generally oppose new trail constructions but are open to discussing expansions if these would respect the conservation area’s integrity.

Future Plans and Agreements

- There is a maintenance agreement between the City and GRCA expiring next year (2025), which will be revisited, including terms related to trails and bridges.

- Any new infrastructure, like bridges or the proposed new bridge near the dam, requires permits and careful consideration of environmental impact.

Heritage Conservation District (HCD) Considerations

- The HCD Study is not limited to built heritage alone; it encompasses both built and natural heritage. This comprehensive approach ensures that the conservation and enhancement efforts address all aspects of the area's historical and ecological significance.
- Suggestions were made during the meeting about possible modifications within the HCD, such as removing existing structures like workshops and parking lots to better align with heritage conservation goals.
- There was a specific caution raised about the potential impact of new trails on the HCD. Encouraging new trails could be problematic, necessitating careful policy considerations to avoid unintended consequences on the natural and historical aspects of the area.

5 Heritage Character Analysis

5.1 Context

Hespeler is located on the Speed River, tributary of the Grand River, in southwestern Ontario. The small-town character of Hespeler is seen through its lower-scale buildings, extensive greenspace, mature trees, parks, natural areas, and views to the Speed River. A unique element of Hespeler's visual quality is the presence of institutional, industrial, residential, and natural landscape, all within the central core Study Area.

Architecturally, Vernacular, Georgian, Edwardian, and Victorian-era architecture are the predominant styles in Hespeler, often as interpreted by the builder. Hespeler has by far the greatest concentration of older intact industrial buildings in the greater municipality of Cambridge, including a few that are still in industrial use. As Hespeler was once home to several textile mills and factories, remnants of this industrial heritage can still be seen in the form of old mill buildings and warehouses. These structures often feature sturdy brick construction with large windows and heavy timber framing.

Like many southern Ontario towns, Hespeler has an historic downtown core characterized by Victorian and Edwardian commercial architecture. These buildings were constructed primarily in the late 19th and early 20th centuries during the town's industrial boom. The civic centre of Hespeler on Tannery Street East has a collection of institutional and public buildings, including the Hespeler Public Library, the historic Fire Hall, and Old Town Hall (Hespeler Heritage Centre). The former Post Office/Fashion History Museum, as well as architecturally significant places of worship on Cooper Street and Queen Street East, contribute significantly to the Hespeler streetscape and skyline.

The residential architecture in Hespeler ranges from historic Vernacular, Georgian, neo-Gothic, Victorian, and Edwardian homes, to more modern styles. In the older parts of town, one will find charming single-family homes with features like gabled roofs, bay windows, dormers, and front porches, reflecting the village's history of growth and development over time. Some early residential homes remain on Queen Street West, including the Bergey Log Cabin, ca.1830.

Due to the steep slopes of the river valley at that location, Hespeler's core developed in a very compact fashion, with residential, commercial, institutional, and industrial land uses crowded together on the hillsides and in the narrow valley. The hills and topography result in many interesting views and vistas along the streets, particularly from the higher residential areas north and south of the Speed River 'valley.'

While the original Village has remained relatively intact, Hespeler has seen some modern development in recent years, predominantly on the outskirts of the central core area. There

have also been significant changes in the downtown area. This includes contemporary residential subdivisions, high-rise apartments, retrofit of heritage buildings, commercial developments, and institutional buildings constructed in a variety of architectural styles. Presently, Hespeler is a mixed-use destination, combining a strong industrial past with parks, trail connections, retail, institutional, residential, and leisure activities found within its boundaries.

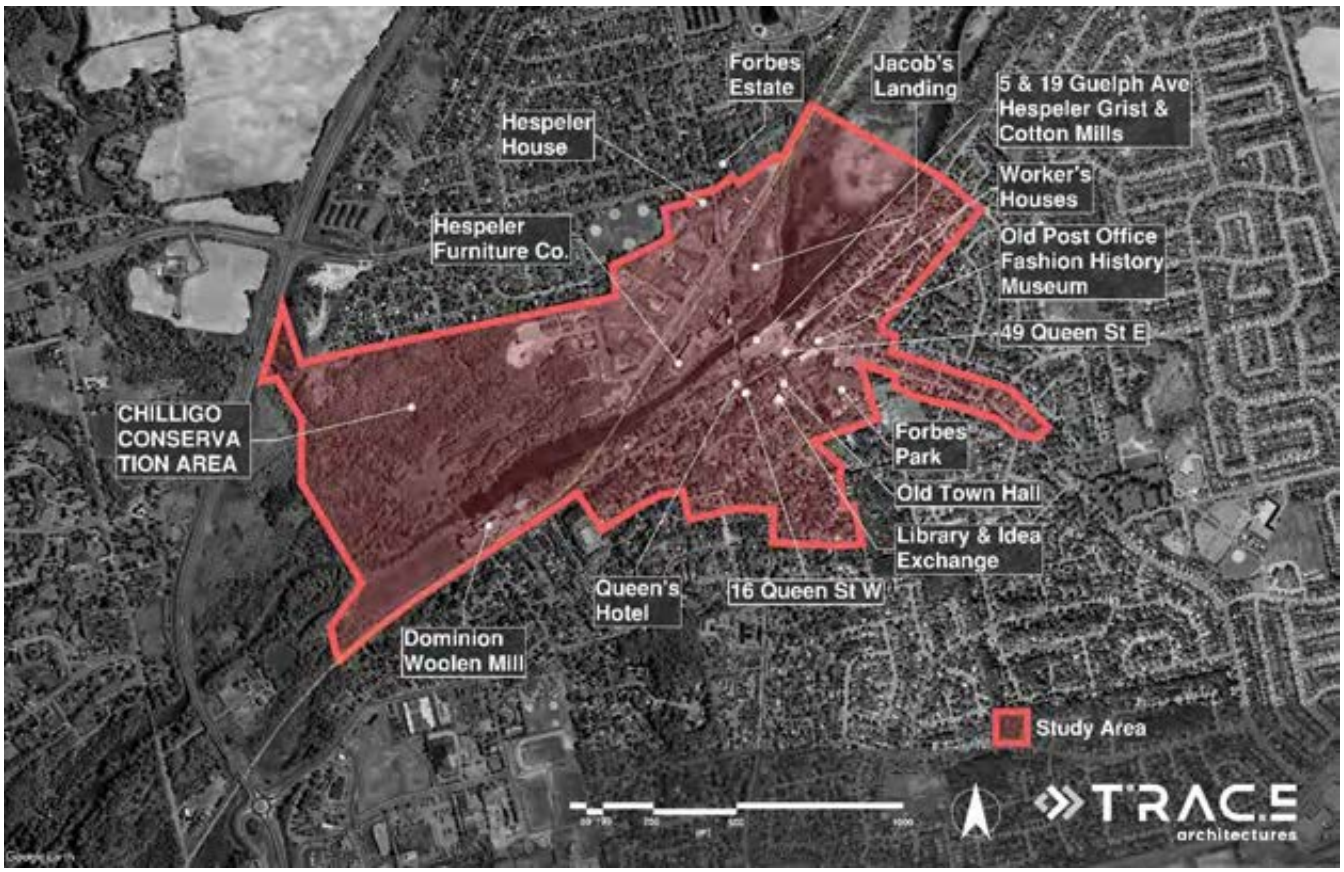


Figure 34 The Map above presents an aerial image of Hespeler and identifies several key historic areas within the Study Area, which is delineated in red. *TRACE architectures*.

5.2 Landscape and Public Open Areas

Landscapes often play heritage value roles as important as those of buildings and provide settings for the built heritage. These spaces are often features of the original plan or survey of a settled community, and may include a combination of natural features, built structures, and intangible elements, that together contribute to their cultural value.

The greater Cambridge area hosts a rich diversity of natural heritage features, due to its location at the intersection of several major environmental systems integral to the Cultural Heritage of the place. Hespeler has a significant natural environment that is the focus and geographic centre upon which the Hespeler community has been established (please refer to the *River Activation Plan*).

The Hespeler Core Area is uniquely situated adjacent to natural areas and the Speed River. Its proximity to the River, the numerous connections to parks (Forbes Park, Little Riverside Park, and Mill Pond), and trail connections, provide the opportunity to promote active transportation. Residents and visitors alike avail themselves of Hespeler's trails, parks, and access to the River for leisure and recreation.

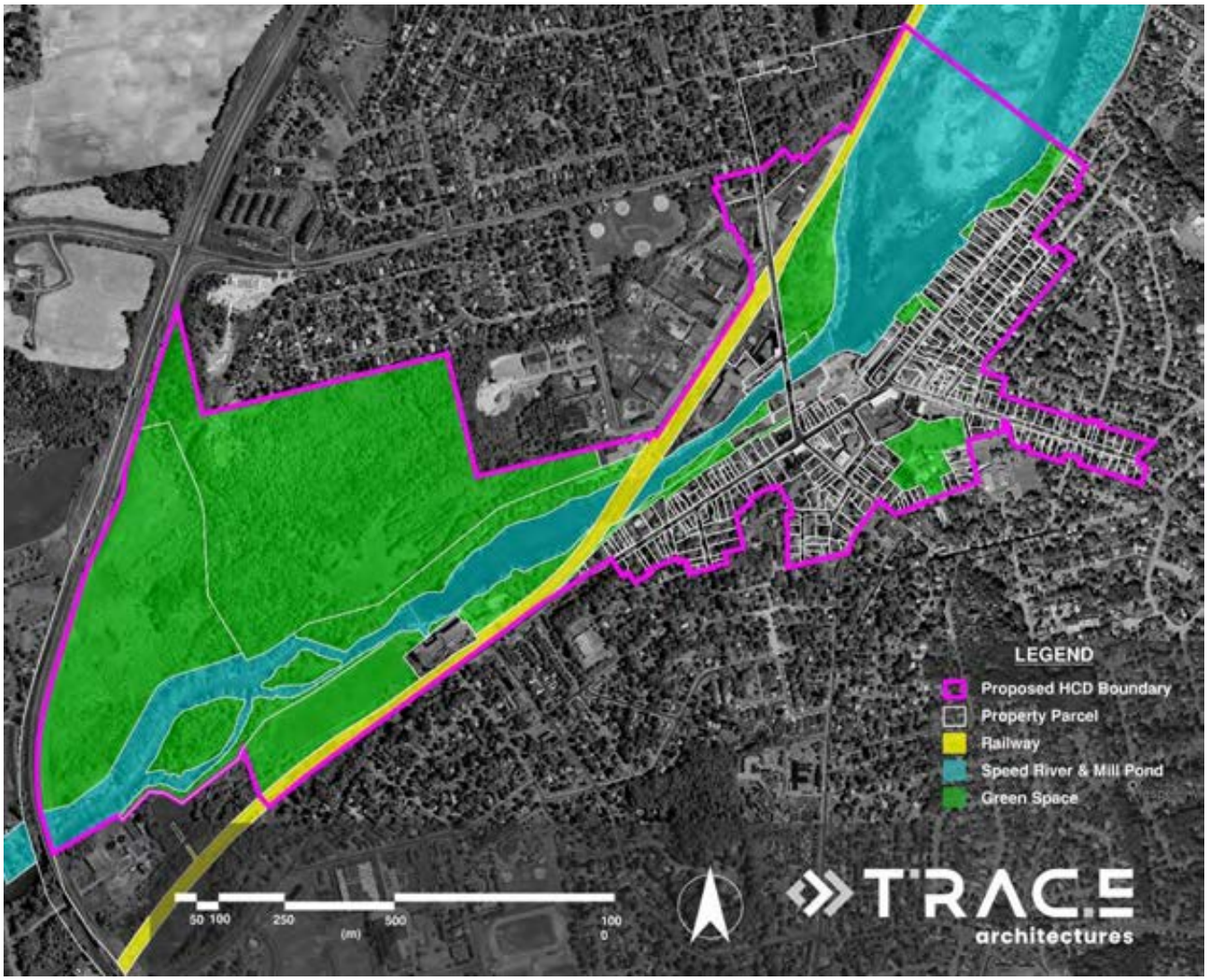


Figure 35 Map of Hespeler with the greenspaces identified in green. These are both natural green spaces and park space. The Speed River in denoted in blue and the rail line in yellow. *TRACE architectures.*

Speed River & Mill Pond

The Speed River, a major tributary of the Grand River, transects the Study Area. Historically, the Grand River basin was of critical importance to Indigenous Nations and was the focus for traditional land use activities, such as fishing and hunting. It was also used as a travel and trade route. The River played a significant role in the development of Hespeler, providing waterpower for mills and factories during the industrial era. Today, the Speed River area is popular for recreational activities such as walking, cycling, kayaking, and fishing. The Hespeler section of the Speed River is particularly scenic, with tree-lined banks and picturesque views.

Figure 36 Mill Pond on the Speed River looking north from Little Riverside Park. *TRACE architectures*.

Jacob's Landing

Jacob's Landing is a 2.7-hectare Park divided by Guelph Avenue. The portion of park included in the Study Area is situated west of Guelph Avenue and on the south side of Milling Road. With riverfront access, Jacob's Landing features a canoe/boat launch, fishing opportunities, and views across the river.

Figure 37 Jacob's Landing Park, looking eastward. *TRACE architectures*.

Little Riverside Park

A small quiet park with benches, accessible via Queen Street East and Spring Street. There is a canoe/kayak/board launch. This park has excellent views of the Mill Pond, Queen Street East, and along the River eastward.

Figure 38 Little Riverside Park, looking west. *TRACE architectures.*

Ellacott Lookout

In this natural area in Cambridge, you can find the Ellacott Lookout, which provides a view of the Mill Pond. A gazebo provides a lookout, and a stone staircase takes you down to river level.

Figure 39 Benches at Ellacott Lookout. *TRACE architectures*.

Forbes Park

This 1.4-hectare park is located in the core of Hespeler's downtown area. The Park was created following the donation of land by George Duthie Forbes in 1915. The existing bandstand structure was constructed ca.1924, when the Women's Institute commissioned its construction to honour Hespeler soldiers who died in the First World War. The bandstand was originally built in Little Riverside Park in 1919, but after it was destroyed by fire, new plans moved it to Forbes Park.

Figure 40 Forbes Park. *TRACE architectures.*

Historically, Forbes Park has been a space of public gathering, and is presently home to the annual Hespeler Village Music Festival, which takes place each July. Forbes Park is designated under Part IV of the *Ontario Heritage Act*.

The Chilligo Conservation Area

The Chilligo Conservation Area is located next to the Speed River in Cambridge. The area includes forest, meadows, and marshlands. The Mill Run Trail runs through Chilligo Conservation Area and ends in Riverside Park.

Figure 41 Chilligo Conservation Area Trail. TRACE architectures.

Figure 42 View of former Forbes/Dominion Woolens/Silk Knit Textile Mill and National Historic Site and Silk Knit Dam from Chilligo Conservation Area. *TRACE architectures*.

Mill Run Trail

The Mill Run Trail is a 6.5 km woodland natural stone dust trail connecting Hespeler and Preston. It runs along the Speed River, crossing through the Chilligo Conservation Area, and terminates at Riverside Park. Much of the trail sits on the original 1895 rail bed of the “Galt, Preston, and Hespeler Street Electric Railway”.

Figure 43 Mill Run Trail (accessed via Sheffield, looking west). *TRACE architectures*.

5.3 Village Structure

Hespeler, located within the amalgamated City of Cambridge, has a distinct structure influenced by its historical and industrial development, which is reflected in its urban planning. Mills and church steeples define the skyline, and the prevailing three storey height of the commercial and industrial buildings lining Queen Street, creates a narrow street-like effect. At the heart of Hespeler is its downtown core, which developed around the intersection of Queen Street West (Regional Road 46) and Guelph Avenue (Regional Road 24). This area serves as the commercial and central hub of the village.

The downtown area of Hespeler is characterized by its historic buildings, many of which date back to the 19th and early 20th centuries. These buildings feature a variety of architectural styles, with stone and brick construction, and distinctive storefronts. Some of these historic buildings have been preserved and repurposed, while others still serve their original functions.

Perhaps the key feature of Hespeler is the Speed River. The riverfront area offers scenic views and recreational opportunities, with parks, trails, and green spaces lining the water's edge. Additionally, Hespeler is surrounded by natural and park landscapes. The community boasts several riverside parks and open spaces that contribute to Hespeler's livability and sense of community. These areas are outlined in the previous section.

5.3.1 Streetscape Character In Hespeler

Heritage Conservation Districts (HCDs) conserve areas of interest such as residential, commercial, combination of residential/commercial, institutional, rural, and "main street," and they often incorporate natural heritage features such as green open space, trees, parkland, and waterways. Whole neighbourhoods, streetscapes, or areas, may be significant. These areas are noteworthy not only because of the buildings, but also because of the streetscape features – trees, open spaces, patterns of historical development, vistas, and even typography – collectively forming a distinct and integrated character that can be conserved through heritage conservation district designation.

Hespeler's streetscape character is varied and tells the story of its evolution from settlement to industrial hub, commercial core, civic buildings, and residential neighbourhoods. The following streetscapes provide examples of the varied landscape in Hespeler. Queen Street East and West form the main axis of the town running east-west and run parallel to the Speed River. There are a number of access points to Hespeler Village from Hespeler Road and other adjacent areas, namely: Queen Street from the west, Guelph Avenue from the north, Queen Street from the east, and Cooper Street from the southwest. One unique challenge for Hespeler Village is that Highway 401 separates this area from the rest of Cambridge and the

core area has been by-passed by Hespeler Road. This challenge could be a positive feature, as it feels more like an “isolated historic village” and could perhaps be better preserved, yet still functional for contemporary uses, because of this fact.

Queen Street Corridor

The Queen Street Corridor in the Study Area is a mixed industrial, commercial, and residential area, anchored in the West by Hespeler’s largest, and longest serving Textile Mill, and in the East by the residential area around the Ellacott Lookout. The area features a combination of architectural styles, including a wide range of house types.

This mixed variety of building style and type is very pronounced on Queen Street West, with early residential mixed with industrial, and several modern commercial additions. Most of the early commercial and residential properties were built in the two decades between 1840 and 1910, and reflect the dominant architectural styles of those periods - High Victorian Gothic, Queen Anne, and Edwardian Classicism – as interpreted by the working-class owners. Moving eastward on Queen Street West, the street remains residential, with some notable modern changes such as gas stations and banks. Numerous significant properties line the street, such as “The Castle,” Charles Karch house, at 120 Queen Street West, as well as 39 Queen Street West (c.1840) Samuel Bergey House, and 41 Queen Street West (early 1830s) log home built by Michael Bergey, likely Hespeler's first residence.

The street leads into the Commercial Core of Hespeler, predominantly traditional vernacular commercial, including the striking red brick of the former Queen’s Hotel (1891), presently Ernie’s Roadhouse. The street also has an assortment of other contemporary structures, including a large new apartment complex on the corner of Adam Street. This intersection divides Hespeler east and west.

Figure 44 Intersection at Adam and Guelph, looking eastward. This intersection divides Hespeler east and west. *TRACE architectures*.

Hespeler's compact commercial core has a variety of retail, restaurants, and other commercial uses located near each other. This means that it is easy and convenient to walk to many different types of destinations within a relatively short period of time.

Figure 45 48 Queen Street East. *TRACE architectures*.

Figure 46 Queen Street East streetscape, looking west. *TRACE architectures*.

Figure 47 7 Queen Street East. *TRACE architectures*.

Figure 48 Queen Street East streetscape looking east toward Cooper Street intersection. Riverbank Loft apartment complex is on the left. *TRACE architectures.*

The spectrum of residential housing off Queen Street East is large. The historic worker's housing built by Jacob Hespeler ca.1862, known as the Riverside Terrace on Spring Street, is tucked behind the Anglican Church and the recent apartment dwelling included as part of the Riverbank Loft development. The connection to the River and the parkland remains through a path to Little Riverside Park.

Figure 49 Spring Street (off Queen Street East). Looking west toward the Riverside Terrace homes and the Riverbank Loft apartment complex. *TRACE architectures*.

Figure 50 Riverside Park, looking west, along the backyards of the residential properties along Queen Street East. *TRACE architectures*

Heading east, the predominantly religious and civic buildings serve as iconic markers of Hespeler's streetscape, particularly at the corner of Queen East and Cooper Street. The three church steeples of St. Andrews's, St Mary's, and the former St. James Lutheran Church, now the Dayalbagh Radhasoami Satsang ghur, are historic and visible markers when entering the Town of Hespeler from all directions, and at various viewpoints along the Speed River.

Figure 51 Streetscape view westward from 111 Queen Street East. *TRACE architectures*.

Figure 52 179 Queen Street East (near Panabaker). Views to the River between houses from Queen Street East are common on the north side of the street. *TRACE architectures*.

Figure 53 212 Queen Street East. Limestone Italianate 2-storey house structure built for veterinarian and Hespeler Councillor, John C. Green. 1865-1875. *TRACE architectures*.

Figure 54 Queen Street East, at Panakaber. Looking west. *TRACE architectures*.

Figure 55 Queen Street East at Renwick Street, view from Ellacott Lookout. *TRACE architectures*.

Institutional Core

Figure 56 View of Old Town Hall, Tannery Street East. *TRACE architectures*.

Figure 57 View of Cenotaph and Old Town Hall (now the Heritage House Museum) from Queen Street East walkway. *TRACE architectures*.

Figure 58 View of Cenotaph. *TRACE architectures*.

Figure 59 Forbes Park gateway off Tannery Street East. *TRACE architectures*.

Figure 60 View of Library (Idea Exchange) from Franklin Avenue. Old Town Hall visible in the background, to the right. The historic building is enclosed by the new glass facade. *TRACE architectures*.

Guelph Avenue

Guelph Avenue is a mixed residential and former industrial neighbourhood developed in the late 19th and early 20th centuries primarily to house the prosperous middle class and, in several cases, the owners of the major local industries. The overall neighbourhood has a wide variety of housing ages and styles, from the mid-19th century to the mid-late 20th century, and a variety of materials, including limestone rubblestone, plaster, clapboard, and brick. It is characterized by large houses on large lots. The north end of the Study Area, on Guelph Avenue, is characterized by large residential properties and developments, and a heavy tree canopy. Much of the land east of Guelph Avenue was owned by the Forbes family, owners of the largest mill in Hespeler. This land is now part of a residential subdivision on the lands of the former Forbes Estate. The Forbes Estate is protected by a separate heritage designation under Part IV of the OHA.

Figure 61 Former Forbes Estate, 171 Guelph Avenue. Built in 1912, Beaux-Arts, 2½-storeys, yellow brick with stone *details*, Ionic columns on full-width 2-storey porch, flared hipped roof with dormers, and porte-cochere. *TRACE architectures*.

Figure 62 Former Jacob Hespeler House and Coombs Orphanage, 152 Guelph Avenue, built 1858. *TRACE architectures*.

Figure 63 151 Guelph Avenue. Kribs-Barber House, red glazed brick, bowed verandah, and 2-storey balcony. *TRACE architectures*.

Moving south down Guelph Avenue, the area quickly becomes a combination of mixed industrial and greenspace. The east side of the street maintains a strong tree canopy, with mixed former industrial, such as the Four Fathers Brewery. The western side of Guelph Avenue is industrial, particularly as it crosses Sheffield and the train tracks.

Figure 64 Four Fathers Brew Pub, 125 Guelph Avenue. *TRACE architectures*.

Figure 65 Guelph Avenue looking east on train tracks. *TRACE architectures*.

Figure 66 Guelph Avenue looking south. *TRACE architectures*.

The approach to the Speed River/Mill Pond presents a natural gateway to Hespeler, with the bridge over the river, the properties on the east and west riverfront, and access points to the Mill Run Trail and Jacob's Landing park space. On the eastern flank at 5 and 19 Guelph Ave, Jacob Hespeler's Grist and Cotton Mills/Stamped and Enamelled Ware Ltd./American Standard (1847-61, 1870, 1881), is the oldest industrial building standing, although re-purposed as an apartment complex, the Riverbank Lofts. The western view, the former industrial with Milling Road complexes in the background.

Figure 67 Looking south Guelph Avenue. Sparrow Brewing & Roasting Co. located on west side of the street. *TRACE architectures*.

Figure 68 Mill Pond and the Riverbank Lofts. Sections of this complex are the Jacob Hespeler's Grist and Cotton Mills, which would later become Stamped and Enamelled Ware Ltd./American Standard. *TRACE architectures*.

Figure 69 Bridge on Guelph Avenue, looking south toward the Queen Street East and West intersection. Former Hespeler Mill (now Riverbank Lofts) on left. *TRACE architectures*.

Figure 70 Looking west from Guelph Avenue Bridge at Speed River with a view of former industrial buildings along the river's edge. *TRACE architectures*.

Milling Road

The Milling Road Area comprises industrial buildings owned by both private ownership and by the City of Cambridge. Historically, it is Hespeler's industrial centre, containing many of the factories that drove the economy of Hespeler, and is concentrated south of the residential sections of Guelph Avenue. Milling Road is not a long street and contains relatively few buildings; however, most are of pre-WWII vintage. These industrial buildings are set close to the road, with limited curb and sidewalk, typical of industrial spaces that also often had loading docks. Sections along the southern side of the street have been landscaped and lead to the eastern side of Jacob's Landing park space.

Figure 71 View along north side of Milling Road and the former Hespeler Furniture Company red brick factory. *TRACE architectures*.

Figure 72 North side of Milling Road. *TRACE architectures.*

Across Milling Road and sitting on the bank of the Speed River is an industrial building currently owned by the City of Cambridge. It is utilized for storage for maintenance vehicles and replacement parts for City infrastructure.

Residential Neighbourhoods in Hespeler

Residential neighbourhoods in Hespeler include a wide range of house types and streetscapes. These areas grew both organically, or as planned housing projects, such as neighbourhoods where mill owners encouraged workers financially to build their own homes. As a result, neighbourhoods in Hespeler often include homes of varied architectural styles, as well as different construction dates. The older residential homes in Hespeler were built as early as the 1830s, such as the Bergey Log Home.

Figure 73 41 Queen Street West. Log home built by Michael Bergey (ca. 1830), likely Hespeler's first residence. (Now covered with board and half-timbers). *TRACE architectures*.

Between the 1860s and 1900s, residential neighbourhoods started to take shape, such as Cooper Street, where residents built heavily mortared rubblestone homes with Georgian and Victorian influences. Earlier versions such as 66 Cooper Street (1870) are more Georgian in style, whereas later versions such as 60 Cooper (1890) street incorporate Victorian elements, such as wood porches and verandahs with ‘gingerbread’ trim details.

Figure 74 66 Cooper Street ca. 1870s. *TRACE architectures*.

Figure 75 60 Cooper Street ca. 1890s. *TRACE architectures*.

Several of Hespeler's Industrial leaders established estate-like properties as the community's industrialization started to take shape during this time period.

Figure 76 22 Harvey Street ca. 1890. *TRACE architectures.*

The older properties are often interspersed residential homes built between 1890 and 1915. and reflect the dominant architectural styles of that period, High Victorian Gothic, Edwardian Classicism, and Italianate influences. These included properties like arched windows, as well as the use of yellow or buff brick such as 22 Harvey Street (1890s). Later styles would incorporate a variety of other design influence, red brick and picturesque vernacular style such as the "Big Cottage" residence at 132 Walker (see image 86).

In addition to stately brick homes, there are a variety of late 19th and early 20th century homes built in a range of architectural styles and exterior building materials local materials, such as wood, that range between 1.5 and 2-storeys. While some of these residences have been reclad with modern materials, such as vinyl siding, and additions added, they contribute to the varied and eclectic landscape of most residential streets in Hespeler. Both vernacular and contemporary residences typically have gable roofs and siding.

Figure 77 1 Forbes Street. *TRACE architectures*.

Figure 78 40 Keffer Street. *TRACE architectures*.

Figure 79 35 Cooper Street. *TRACE architectures*.

The incremental growth of Hespeler is evidenced by a range of architectural styles in the residential areas, from the early stone construction to 1960s bungalows, and many in between.

The overall skewed street grid, caused by the steep hillside topography, provides interesting views toward the Speed River, the downtown, and the Industrial core.

Figure 80 Franklin Avenue and Shamrock intersection. *TRACE architectures*.

Figure 81 Intersection at Courtney and Harvey, looking north downhill toward Queen Street West. *TRACE architectures*.

Figure 82 St. Matthew's Cathedral, Ecclesiastical Gothic Revival style, yellow brick, originally St. James Anglican, Harvey Street. *TRACE architectures*.

Figure 83 Intersection at Shamrock and Keffer Street. *TRACE architectures*.

Figure 84 55 Keffer Street. *TRACE architectures*.

Figure 85 Tannery Street West. *TRACE architectures*.

Walker Street

Walker Street contains several turn-of-the-century urban residential developments as well as a variety of fine architectural styles. There are deeper setbacks on many properties, larger lots, and mature tree canopy and sidewalks on both sides.

Figure 86 Brick residence on Walker Street with deep hill setback, ca. 1914. *TRACE architectures*.

Figure 87 167 Walker Street Residence. *TRACE architectures*.

Cooper Street

As one of the original entranceways or gateways to Hespeler, Cooper Street contains numerous traditional homes on large properties, some of which back onto Forbes Park. Arriving from the south and proceeding north, Cooper Street bends slightly at the top of the hill, providing an excellent perspective of the downtown. The incremental growth of the town is evidenced by a range of architectural styles, from the mid 1800s to modern bungalows. Architecturally, there is a mix of High Victorian, Gothic, and Georgian influences. There are many notable heritage properties on Cooper Street and a significant number built between 1850 and 1870.

Homes are set back from the road and demonstrate a mix of limestone, brick, and siding, with gable and hipped roofs. Sidewalks line both sides of the street through the Study Area. Most of Cooper Street is lined with mature trees. While there is less tree canopy as Cooper Street approaches Queen Street East, there is significant greenery on the eastern side of the street, where homes are set further back.

Figure 88 Cooper Street, looking north toward Queen Street East. Photo taken from west side of the street. *TRACE architectures.*

Figure 89 Cooper Street, looking north toward Queen Street East. Photo taken from east side of the street. *TRACE architectures*.

Cambridge has little remaining farmland and very few agricultural buildings left within its municipal boundaries. What few agricultural buildings remain include former farmhouses and mills, now incorporated into the urban fabric. The large trees in the southern portion of Cooper Street provide a reminder of previous farm paths and laneways. This is also evident in the larger farmhouse-style properties.

Figure 90 125 Cooper Street. Italianate-Georgian house, 2-storey, granite rubblestone, Welsh arches over windows, built in 1884. *TRACE architectures.*

As Cooper Street winds closer to Queen Street East, the Forbes Park entrance is a significant landmark on the western side of the street. This park was named in honour of the Forbes family, who donated the land for public use. Finally, the street culminates into one of the most iconic streetscapes in Hespeler, at the intersection of Queen Street West and the three iconic church and civic buildings, particularly St. Andrews, St. Mary's, and the Old Post Office/Fashion History Museum.

Figure 91 Looking north toward Queen Street East from Cooper. St. Mary's Church on the left, steeple from St. Andrew's in background, with the Old Post Office on the right, or east side. *TRACE architectures*.

It is important to note that starting in 2025 the city is looking to completely reconstruct a 1.1 km stretch of Cooper Street, after replacing underground infrastructure. This segment includes Cooper Street, Phin Avenue, Queen Street East, and Chapel Street, all the way to the storm water outlet at the Speed River.

A painted bicycle lane will also be incorporated into this project between Richmond and Hammet Street as part of the proposed Bike-way network outlined in the 2020 City's Cycling Master Plan.

5.4 Periods of Construction/Development

Author's Note: This section briefly covers periods of construction, as reflected in the increase of built fabric in the Town of Hespeler. These historical periods are also addressed in Section 2 of this document.

5.4.1 Early to mid 19th Century: Colonial Settlement and Early Industrialisation

Early bankside trails that became formalized into roadways and road improvements figure prominently in the early development of the region. The land on which the town of Hespeler grew was part of the Six Nations Land Grant, deeded by the British Government in 1784. This original tract of Six Nations lands was purchased by land speculator Richard Beasley, and subsequently, this area came to the attention of a group of Pennsylvania Mennonites wishing to establish a new agricultural community.

By the 1830s, this group had built the community named Bergeytown, flanking the Speed River. By 1835, the settlement had grown, at which time the name was changed to New Hope. The first general store in New Hope was established in 1840 by John Gingerich at the corner of Adam and Queen Streets. This small settlement grew to become the core of Hespeler, largely due to the efforts of industrialist and businessman Jacob Hespeler, who purchased 145 acres along the banks of the Speed River in 1845. Records from 1846 indicate a population of only one hundred inhabitants, a grist and a sawmill, a tannery, a tavern, one store, one pail factory, two blacksmiths, two tailors, and two shoemakers.

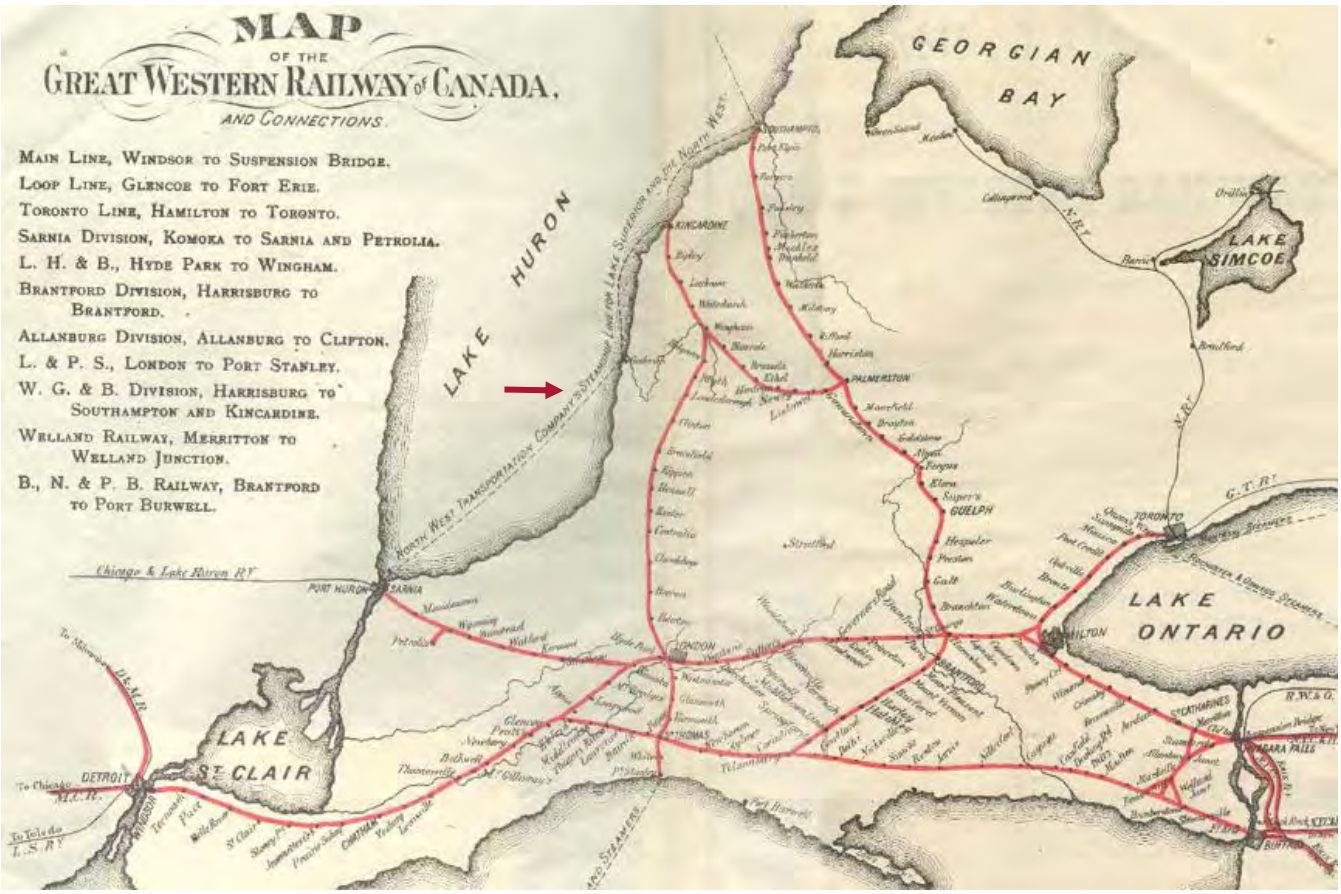


Figure 92 Great Western Railway Map 1879 (this map is representative of the railway's greatest extent). Red arrow added by *TRACE* architectures indicates the Hespeler stop. https://www.trha.ca/trha/history/railways/great-western-railway-of-canada/

The town grew quickly with the industrial development, augmented by the introduction of the Great Western Railway Line into the village in 1859. This period saw the construction of key industrial buildings and worker housing to accommodate the growing workforce. In 1869, the population had multiplied to 1200 and the community contained several large manufacturers, including a knitting mill and a woolens factory.

5.4.2 Late 19th Century to Early 20th: Expansion and Urban Growth

Spurred on by the arrival of the railway and the industrial push, Hespeler continued to grow rapidly, in both population and geographic coverage. A vibrant commercial core developed at the intersection of Queen Street and Guelph Avenue, and the town had grown in all directions from its concentrated hub around the original core. Construction activities included the development of residential neighborhoods, commercial buildings, schools, churches, and civic amenities to support the growing population and industrial workforce. The distinctive architecture of many heritage buildings in Hespeler reflects the construction styles prevalent during this period. Continued growth allowed Hespeler to be incorporated as a town in

January 1901. A wide variety of vernacular worker's buildings were punctuated by the few large houses of the mill owners and managers.

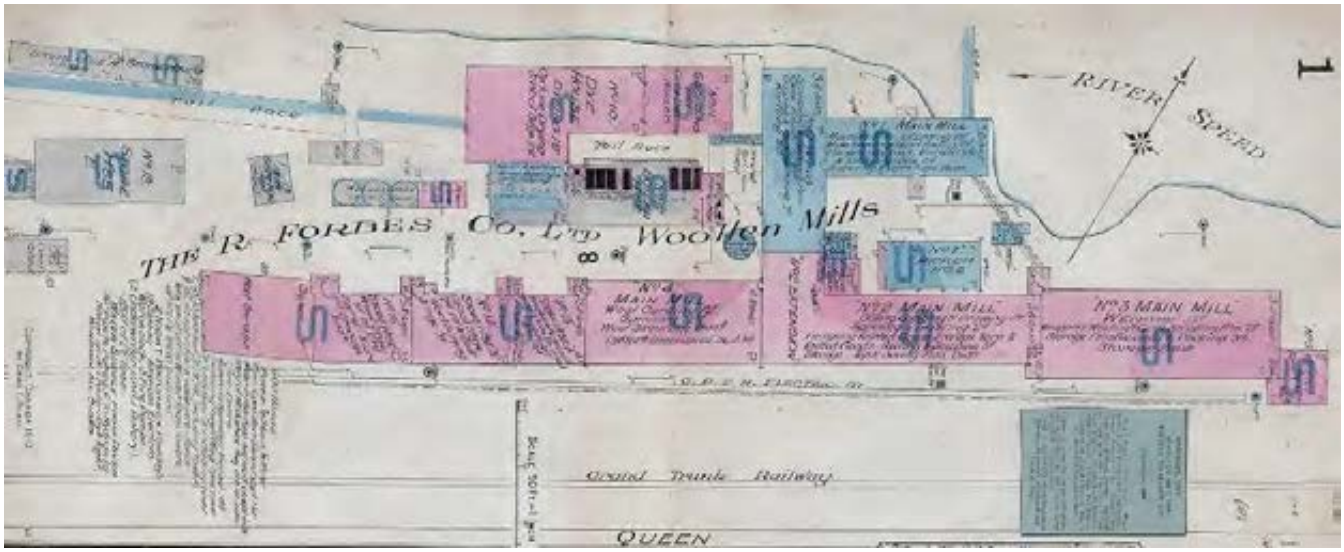


Figure 93 The Expansive Size of the R. Forbes Woolen Mills on the western Edge of Hespeler. *Fire Insurance Maps (1910).*

Hespeler's industrial base expanded significantly over the following years. In addition to the expansive Forbes Mill, this included the growth of an Industrial Sector north of the Speed River, and the establishment of the Hall, Zryd Foundry Limited, the Hespeler Machinery Company, The Universal Lighting Rod Company, and the Hespeler Hockey Stick Company, to name a few. By 1911 the electric railway system between Preston and Galt had reached Hespeler as well as Berlin (later called Kitchener) and Waterloo.

Figure 94 Exterior view of plant. A.B. Jardine + Co. Ltd., Hespeler (1914-1918). Industries off Guelph Avenue. *LAC ID 3371084*.

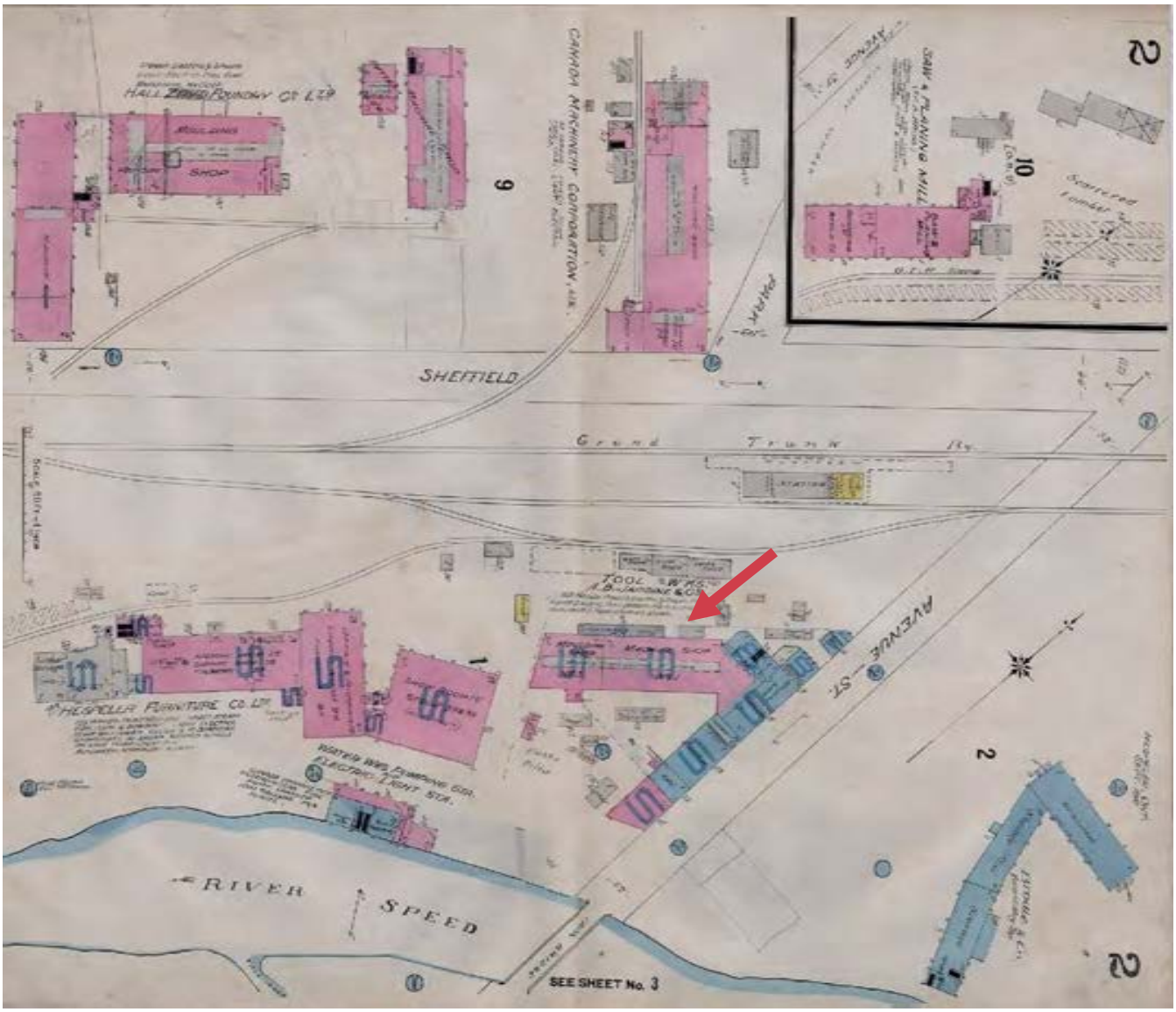


Figure 95 Development of an Industrial and Manufacturing Sector north of the Speed River. Arrow indicates location of the Jardine + Co. Plant in the image above. *Fire Insurance Maps (1910).*

Figure 96 A composite of the Fire Insurance Maps from 1910 superimposed on the present satellite image of Hespeler. The Study Area is defined in red. This map indicates the growth patterns of Hespeler. It also indicates that the Town Plan has remained relatively unchanged in the core. *TRACE architectures*.

Wartime/Mill Recruitment

The War years represented an interesting period in Hespeler, as Dominion Woollens & Worsted Co. Ltd, who had purchased the Forbes Mill in 1928, was awarded large contracts from the Department of Supply & Services to manufacture cloth for military uniforms. At this time, despite the growth over the last one hundred years, housing in Hespeler was in very short supply during the period when the Second World War began.

The solution for the company, was to purchase housing for their employees. Dominion Woollens & Worsted Co. Ltd. first purchased the former Lester Weaver house, across Queen St. West, which was renamed “Gordon Hall” and renovated to house 70 young women, who were employed on the night shift. The Company finally purchased three additional residences to house workers. At this time, the textile mills in Hespeler were among the largest in the word.

Figure 97 Gordon Hall, located across from the mill, on the south side of Queen Street West. *Hespeler Heritage Centre*.

Demographically, a major shift was also happening, as companies were looking to immigration to fulfill the demand. They actively recruited labourers from further afield, initially from Scotland and, during WWII, from Newfoundland and Labrador. Women from northern Ontario were also brought in to replace men taken for the war effort, and many of these women were provided lodging in specially built company dormitories. In this way, the mills provided a social setting that extended beyond working hours and helped the newcomers blend with the existing population.

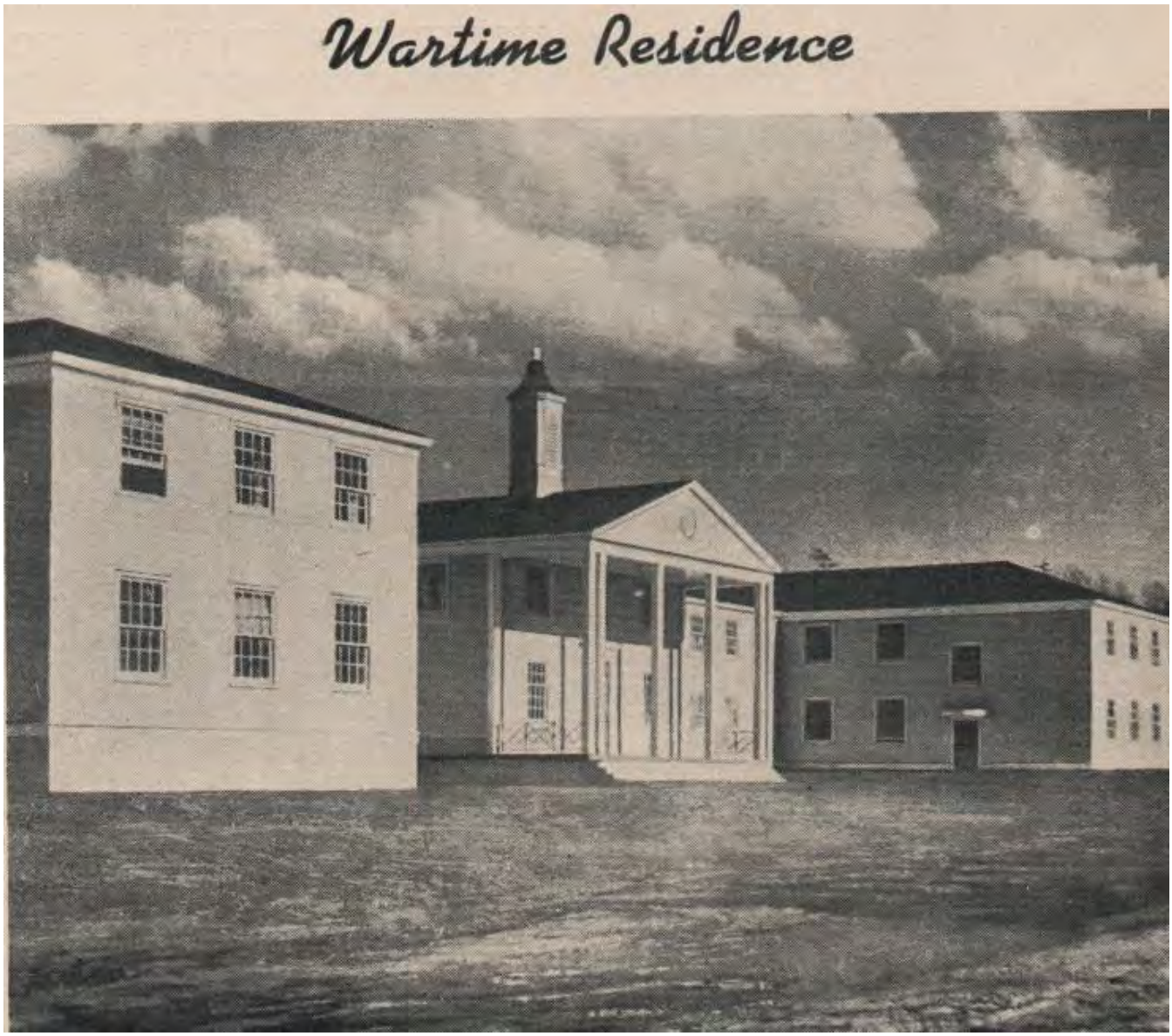


Figure 98 Dominion Woolens purchased land on Cedar St. (now Winston Blvd.) and constructed a large dormitory-style building named "Whitehall" (later renamed "Winston Hall") that could house 145 young women to work in the factory. *Hespeler Heritage Centre*.

5.4.3 Post-World War II Era (1940s to 1960s)

As in other parts of southern Ontario, Hespeler witnessed post-World War II suburbanization and residential development. Construction during this period focused on the expansion of suburban neighborhoods, the construction of single-family homes, and the development of amenities such as schools, parks, and shopping centres, to accommodate returning veterans and their families. During the 1920s, Highway 8 was illuminated and properly paved. Somewhat later during the 1950s and 1960s, Highways 24 and 401 were constructed and paved, fostering greater suburban growth and industrial activity in the vicinity of Preston and Hespeler.

The textile industry still pursued housing development during the war years, including the creation of new housing subdivisions to sell to employees. Dominion Woolens housing developments were constructed on Woodsdale, Cedar, Oak, Weaver, Millvue, Walnut, Edward, and Beech Streets. Between 1949 and December 1955, the company was faced with stiff competition from imported textiles and their workforce shrank considerably.

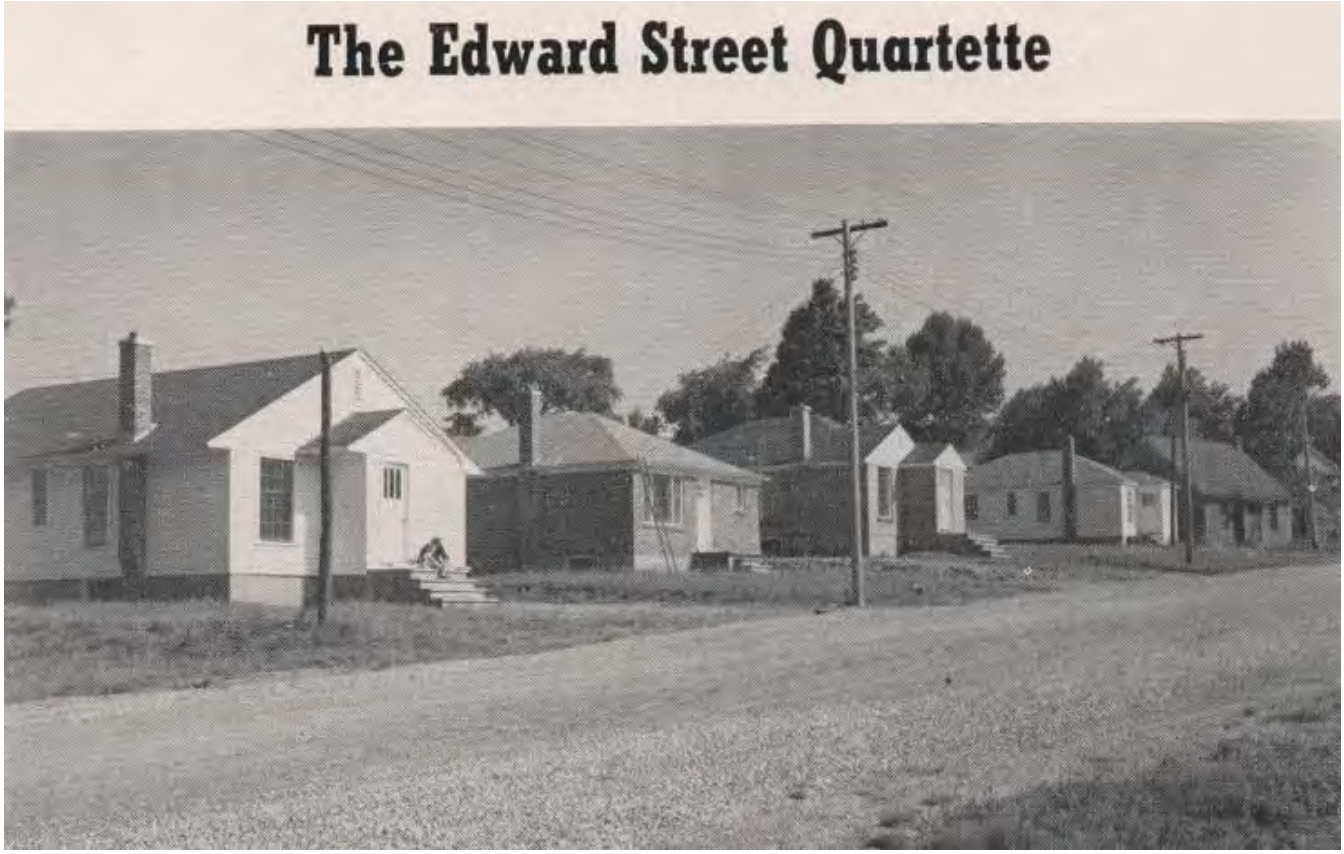


Figure 99 Edward Street Housing Development. *Hespeler Heritage Centre*.

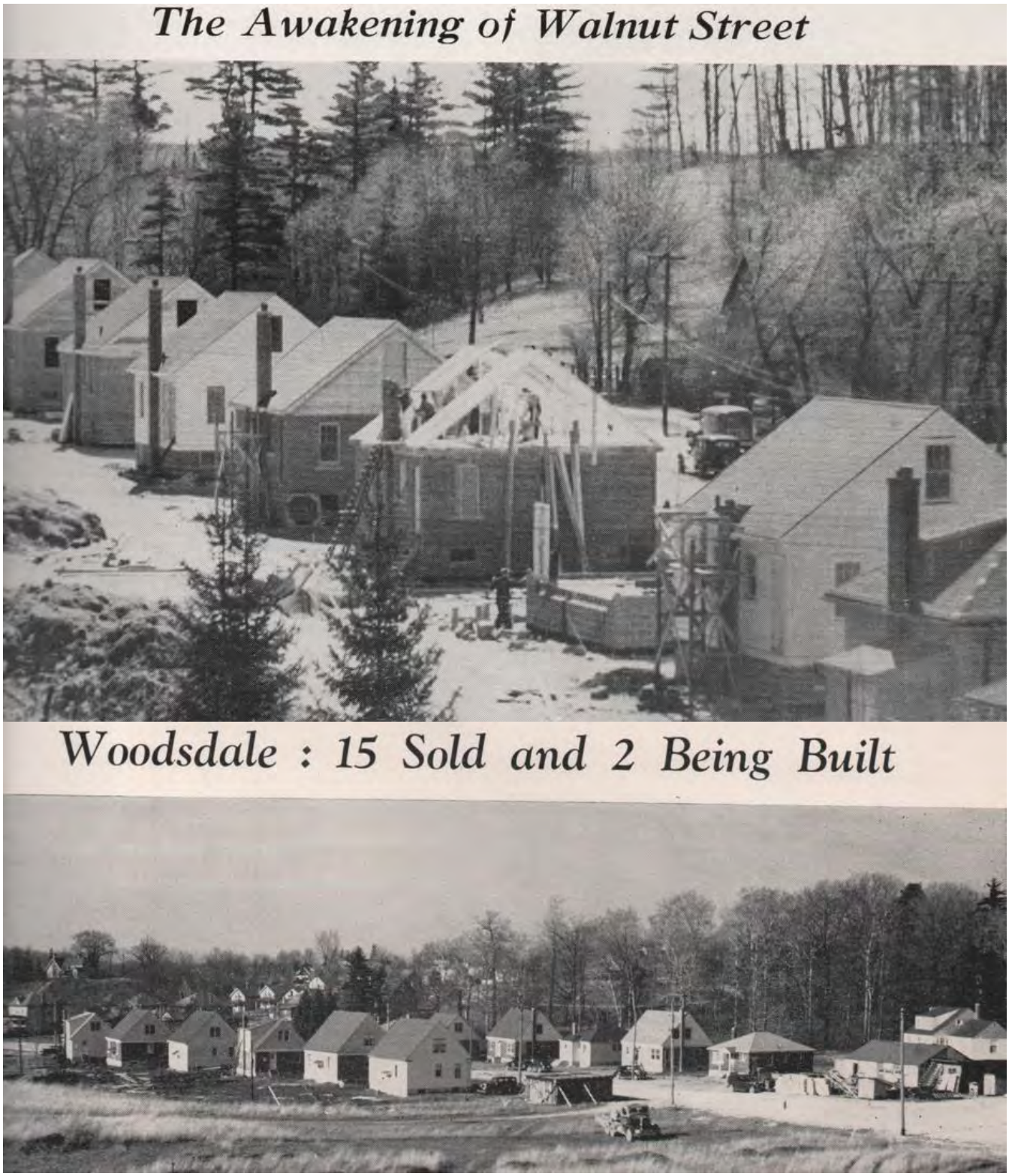


Figure 100 Walnut Street Development. *Hespeler Heritage Centre*.

On November 17, 1960, the four-lane Highway 401 to Highway 8 at Preston was officially opened, connecting what was then Waterloo County with Toronto. One unique challenge for Hespeler Village is that Highway 401 separates this area from the rest of Cambridge, as the core area was by-passed by Hespeler Road. This has aided in historic preservation.

Figure 101 Aerial photo of Hespeler (1945), with Study Area and Hespeler Road location outlined in red. *TRACE architectures*.

Figure 102 Aerial photo of Hespeler (1955), with Study Area and Hespeler Road location outlined in red. *TRACE architectures*.

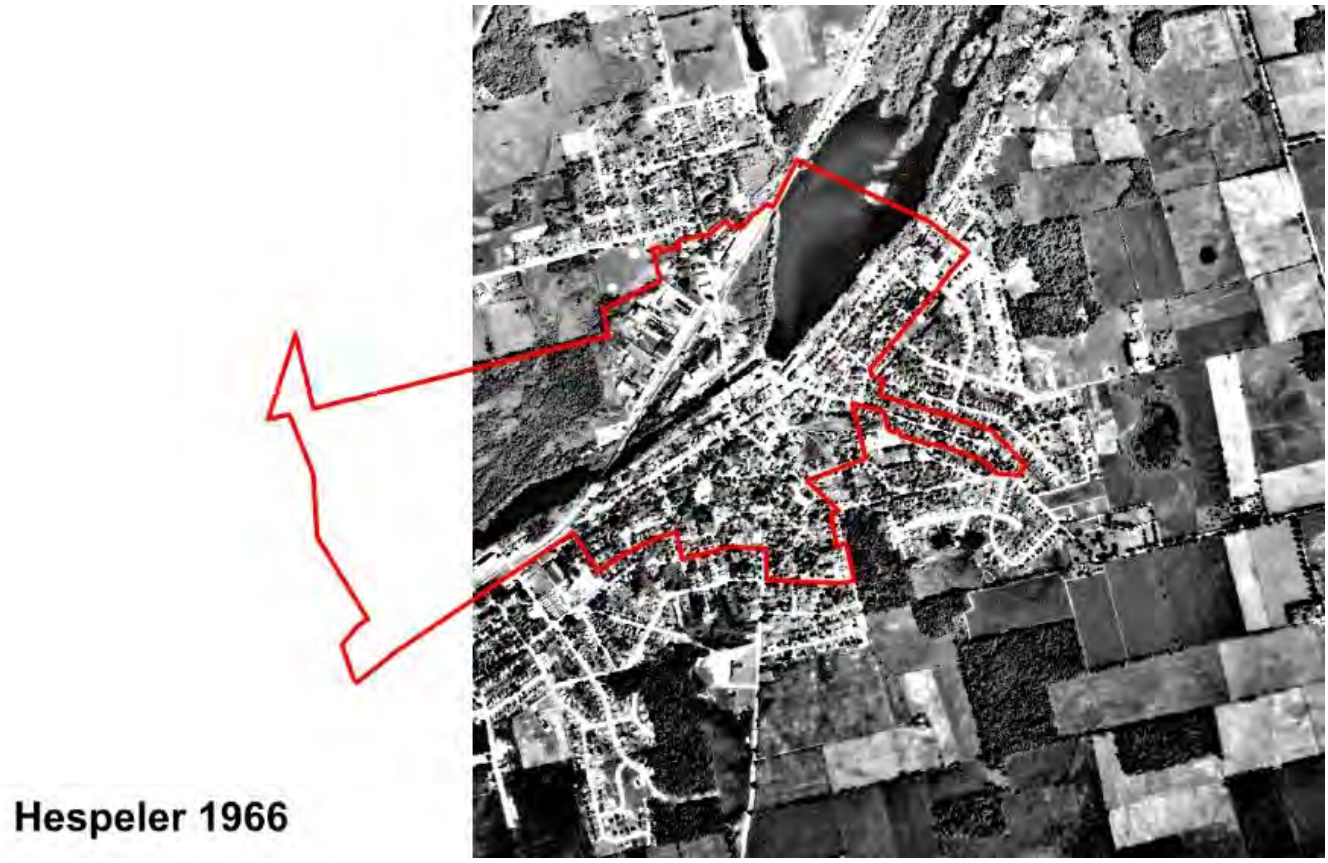


Figure 103 Aerial Photo of Hespeler (1966), showing escalating suburban growth (original image is cut-off to the west). Study Area outlined in red. *TRACE architectures*.

5.4.4 Industrial Decline and Redevelopment (1970s to Present)

Hespeler, along with other manufacturing towns in the region, and across the province, faced challenges due to industrial decline in the latter half of the 20th century. Many industrial facilities closed or relocated, leading to economic restructuring and shifts in land use. Construction efforts during this period included adaptive reuse of former industrial buildings, brownfield redevelopment, and efforts to diversify the local economy through commercial and residential projects. During World War II, Hespeler mills supplied Canada with most of its wool for uniforms. Other textile companies also opened in the early 1900s and continued to be successful until the late 1940s, when they began to decline. Dominion Woolens, for example, was facing bankruptcy by 1959 and was sold to Silknit, which eventually closed the plant in 1984. Other industry was still quite successful, and by 1969, Hespeler's population had grown to 6,000.

After the peak of local employment was reached in the mid-20th century, local industries declined, and the village is now sustained largely as a bedroom community for regional urban

centres. In 1973, Hespeler amalgamated with Preston and Galt, to form the new city of Cambridge.

Figure 104 2006 aerial photo of Hespeler. Major suburbanization, but relatively little change in the core. Study Area outlined in red. *TRACE architectures*.

5.5 Architectural Styles

A range of architectural styles are present in the Study Area, reflecting the various periods of construction. A concentration of Georgian, Renaissance Revival, and Edwardian Classical style buildings are located within the commercial area in the centre of the Study Area, which corresponds with the 19th century dates of construction in that area. Several of the buildings in the Study Area have been documented as designed and/or built by notable residents, foundational in the history of Hespeler, such as Micheal Bergey, Jacob Hespeler, Charles Karch, and George Duthie Forbes, to name a few.

5.5.1 Hespeler Vernacular Architecture

Ontario vernacular architecture refers to the variety of building styles and construction methods that emerged over time in the province's rural and small-town communities. It embodies the practical responses of settlers and later generations to the local climate, available materials, cultural influences, and functional needs. Across the province, vernacular architectural styles tend to reflect the unique characteristics of a region. In Hespeler, this is typically a compact form, 1 ½ or 2-storeys high with a rectangular or 'L'-shaped floor plan, gable roof, and often a porch, and can be seen in single-family homes, churches, and commercial buildings.

Figure 105 127 Queen Street West. *TRACE architectures*.

Vernacular Architecture also borrows from a variety of other styles and can have significant ornamentation and unique features. However, vernacular structures often exhibit simple, functional designs adapted to local needs and environmental conditions.

Figure 106 7 Shamrock Street. *TRACE architectures.*

Efforts to preserve and interpret Ontario's vernacular architecture have grown in recent decades, driven by a recognition of its cultural significance and historic value. Heritage conservation initiatives seek to protect vernacular buildings from demolition and degradation, while also promoting an appreciation of their architectural and cultural heritage.

Figure 107 88 Cooper Street. *TRACE architectures*.

5.5.2 Georgian (1784-1860)

This period coincides with the time when Upper Canada was being settled by British immigrants, and Georgian architecture was popular in Britain during this era. Georgian architecture in Upper Canada reflected the architectural tastes and styles brought over by British settlers. Key characteristics of Georgian architecture include symmetry; brick construction; classical influences such as columns, pediments, and pilasters; multi-pane windows, arranged in a grid pattern and symmetrical floorplans.

Figure 108 12 Adam Street. *TRACE architectures.*

In Hespeler, Pennsylvanian Mennonite influences are embedded in some residential buildings. After the American Revolution, many Mennonites left southern Pennsylvania for inexpensive land in southwestern Ontario. The influence of the German farmhouse style is evident in the hilly landscape of Hespeler, where many properties follow the Georgian form; however, do not follow all the British characteristics. Mennonite architecture in Pennsylvania and surrounding areas is characterized by simplicity, functionality, and adherence to traditional building methods. Mennonite homes typically feature modest designs with practical layouts, often constructed using locally available materials such as stone, brick, or timber. The architecture tends to reflect the Mennonite values of simplicity and humility, with minimal ornamentation and decoration.

Row, or terrace houses, were introduced into Ontario in anticipation of fulfilling the need for higher density housing with of the growth of industry. One of the best examples of this is Jacob Hespeler's Workers Row Houses on Spring Street, built ca.1862. These houses were built by Jacob Hespeler and are named the Riverside Terrace. They housed workers who worked in his Mill, located next to the homes. They are made of heavily mortared limestone rubblestone and are influenced by Georgian style. Hespeler's first Town Hall stands at the top of this row of houses in section 61-63. This section of the row is built of tooled ashlar limestone.

Figure 109 Section of 61-79 Spring Street - Workers Row Houses on Spring Street ca.1862. These houses were built by Jacob Hespeler and are named the Riverside Terrace. *TRACE architectures*.

5.5.3 Gothic Revival (1750 – 1900)

Since a great many of the early settlers in Ontario were from the United Kingdom, it is not surprising that their buildings often contain details found in English Gothic and neo-medieval architecture. Many elements of stone buildings in England are translated into wood on cottages and smaller residences in Ontario Gothic Revival buildings. The overall effect is eclectic and usually ornate. This style, characterized by its pointed arched windows, steeply pitched roofs, and ornate decorative elements, was popularized during the Victorian Era and reflected a romanticized interest in medieval architecture. Gothic Revival architecture played a significant role in shaping the built environment of southwestern Ontario. While the neo-Gothic Cottage is probably the most pervasive Ontario residential style prior to 1950, Gothic Revival Architecture found a strong foothold in ecclesiastical buildings and institutional buildings, such as schools, libraries, and public buildings.

Figure 110 97 Queen Street East. Smiley House, stone, formerly blacksmith's shop. Limestone-rubblestone vernacular Gothic Revival Home. *TRACE architectures*.

The three gable Gothic style was prevalent throughout southern Ontario. The yellow brick produced in western Ontario gives the towns a distinctive style. Red and orange brick was shipped in from the east.

Figure 111 120 Queen Street West. This Victorian Gothic building is known as "The Castle", and was built by Charles Karch, owner of the Old Karch Foundry, ca.1870. *TRACE architectures*.

5.5.4 Victorian (1840-1900)

In Ontario, a Victorian style building can be seen as any building built between 1840 and 1900 that does not fit into any of the aforementioned categories. It encompasses a large group of buildings constructed of brick, stone, and timber, using an eclectic mixture of Classical and Gothic motifs. 19th century urban centres are packed with lovely residences and small commercial buildings made with bay windows, stained glass, ornamental string courses, and elegant entrances. Victorian homes are prevalent throughout southwestern Ontario, especially in cities and towns that experienced significant growth during the 19th century. Victorian architecture encompasses a range of styles that were popular during the reign of Queen Victoria (1837-1901) in Britain, and these styles were often adapted and interpreted by architects and builders in Ontario.

Figure 112 150 Walker Street has Victorian and Queen Anne influences. *TRACE architectures*.

Victorian homes in southwestern Ontario can be found in various architectural styles, including Italianate, Second Empire, Queen Anne, Gothic Revival, and others. Each style has its own distinctive features, such as ornate detailing, asymmetrical façades, steeply pitched roofs, and decorative elements like bay windows, brackets, and intricate woodwork. These homes were typically constructed using locally available materials, including brick, stone, and wood. Brick was a common choice for urban homes, while stone was more prevalent in rural areas. Wood was often used for decorative elements such as trim, gingerbread detailing, and ornate porch columns.

Figure 113 122 Walker Street. *TRACE architectures*.

5.5.5 Second Empire

Second Empire architecture had a notable presence in Ontario during the 19th century, particularly from the 1860s to the 1880s. This style, characterized by its mansard roof, dormer windows, and ornate detailing, influences many residential and commercial buildings in Ontario from this period. Commercial buildings often featured tall, narrow façades with decorative elements such as pilasters, cornices, and arched windows.

Figure 114 18-22 Queen Street W. Known as Och's Block, constructed of limestone and yellow brick. *TRACE architectures*.

Second Empire elements were sometimes combined with other architectural styles such as Italianate or neo-Gothic; or adapted to suit local preferences and climates. This produced a more North American version of the style.

Figure 115 Streetscape view of Queen Street East, looking west. *TRACE architectures*.

5.5.6 Beaux-Arts

The Beaux-Arts architectural style had a notable presence in Ontario, particularly during the late 19th and early 20th centuries. This style, originating in France, was characterized by grandiosity, classical symmetry, and ornate detailing. It became popular in North America during the late 19th century and was often associated with public buildings, institutions, and monuments. Beaux-Arts architecture found expression in government buildings, particularly those associated with civic pride and authority.

Figure 116 The Old Town Hall Building, 11 Tannery Street East. Officially the second Town Hall in Hespeler (the original was on Spring Street). Like the nearby Library and Fire Station, the Old Town Hall expresses the Beaux-Arts style and has a commanding presence. *TRACE architectures*.

Another example is the Forbes Estate, one of the most impressive homes in Hespeler. The house was built with yellow brick in the Beaux-Arts style with a flat-topped ornate portico. A two-storey porch with classical detailing, such as ionic-composite double-height columns, displays the family's social standing.

Figure 117 The main house at the Forbes Estate, 171 Guelph Avenue. *Waterloo Region Record*.

5.5.7 Art Deco

Art Deco architecture made its mark in southwestern Ontario during the early to mid-20th century and is characterized by its geometric shapes, streamlined forms, and decorative motifs, which became popular during the interwar period, particularly in downtown cores. Art Deco influenced the design of public buildings and civic structures in southwestern Ontario, including libraries, courthouses, and municipal buildings. These buildings often feature streamlined forms, decorative friezes, and stylized motifs that convey a sense of modernity and progress.

Figure 118 74 Queen Street East, the former Post Office, presently the Fashion History Museum, built in 1928. This building is the most prominent feature looking eastward down Queen Street. Although not an Art Deco building, it has some early Art Deco influence. *TRACE architectures*.

5.5.8 Industrial/Functional (1840s-1960s)

While not a specific architectural style per-se, it is important to note that the industrial and functional buildings in Hespeler are an important part of the historic architectural fabric. The region of Hespeler has a significant number of original industrial buildings, some of which still serve an industrial purpose. Architecturally, these buildings are an example of purpose-built architecture. Industrial buildings with heritage character in Ontario reflect the province's rich industrial history, encompassing a wide range of structures that played vital roles in various sectors such as manufacturing, transportation, and resource extraction. In addition to traditional building types, the most outstanding examples of "new purpose" buildings were the industrial and railway facilities and their related hotels and out-buildings.

Figure 119 211 Queen Street West. Lens Mills/Dominion Woollens and Worsted Ltd. ca.1864. *TRACE architectures*.

They often feature sturdy brick or stone construction, expansive open floor plans, and large windows for natural light. These buildings also include warehouses, characterized by their utilitarian design, with large open spaces, loading docks, and tall ceilings. Excellent examples of this are seen in former textile mills, such as those in Hespeler.

Figure 120 25 Milling Road. Hespeler Furniture Co. Founded in 1901, the Hespeler Furniture Factory was operational until the 1970s. This famous location was one of the largest of its kind. *TRACE architectures*.

5.6 Materials

The dominant cladding materials used in the traditional architecture of the Town of Hespeler are yellow brick and limestone, likely sourced in the region, as well as plaster and wood siding. There is the use of aluminum and vinyl siding as well, particularly in more recent residential areas. Painted metal and asphalt shingles are the most common roofing materials, although there are a number of houses which have pressed metal or tile roofs. Porches, “gingerbread” trim, balustrades, and other features and detailing are typically constructed of wood. The post-war buildings use more contemporary materials including hard-fired brick, stone veneer, vinyl and metal siding, and exterior insulated stucco. Reddish brick from other areas of Ontario is also fairly common.

Locally Manufactured Building Materials Include:

Yellow Brick

In southwest Ontario, particularly in regions such as Windsor, London, and the surrounding areas, yellow brick, also called buff brick, is commonly used in construction. These bricks share many characteristics with those found in other parts of southern Ontario, including their yellowish hue and durability. The colouration of the brick can vary from light to dark, depending on the mineral content of the clay, and the temperature at which the bricks are fired. Historically, the denser clay of yellow bricks has been favored for its ability to better withstand harsh weather conditions, including frost and moisture, making the bricks suitable for use in the Canadian climate.

In addition to their durability, yellow bricks are prized for their aesthetic appeal, lending a warm, lighter, and more inviting look to buildings. There are a significant number of built heritage resources in Hespeler that showcase the use of yellow brick.

Limestone

The use of limestone in southwest Ontario dates back centuries and has played a crucial role in shaping the region's architectural heritage, infrastructure, and economy.

Limestone was one of the primary building materials used by early settlers in southwest Ontario. This was thanks to the region's abundant limestone that provided a durable material for constructing homes, barns, churches, and other structures. Also, immigration from places such as Scotland, brought many masons familiar with the material.

Historic buildings, such as churches, courthouses, and government buildings, often highlight intricate limestone detailing, including carvings, columns, and façades. These structures reflect the craftsmanship and architectural styles of their respective periods and serve as cultural and historical landmarks in the region.

Wood

The most common building material in early use in the region was wood, due to its availability, its use for both structure and cladding, and the abilities in carpentry that were reasonably common. Opportunity to paint it a range of different colours also appealed to early homeowners. Wood was also the dominant material for decorative elements such as cornices, brackets, dormers, and porches.

6 Evaluation, Boundary, and Statement of Significance

6.1 Evaluation of Significance and Determination of Cultural Heritage Value

The initial Study Area for the HCD Study, as directed by the City of Cambridge, encompasses much of the downtown area of Hespeler, including approximately 524 properties. It includes the commercial precinct anchored on Queen Street, the industrial area located along the Speed River, and residential areas south and north of Queen Street. While the City expected that this area would be scoped further by the consultants, the generous size of the initial Study Area provided the consultant team with a broad territory to consider for potential inclusion within a future HCD, if proposed.

The Study Area encompasses a unique community, notable for its mix of commercial, industrial, and residential land uses, its important cultural and civic institutions, its distinctive architecture, and its relationship to the Speed River and Mill Pond. The Study Area is characterized by a concentration of 19th and early 20th century structures, notably large industrial buildings. The area is also defined by a number of major civic and residential properties designated under Part IV of the *Ontario Heritage Act*.

Of the 524 properties reviewed, 67 are Listed under Section 27, Part IV of the *Ontario Heritage Act* on the City of Cambridge Municipal Heritage Register and 16 have been designated under Section 29, Part IV of the OHA. The former Forbes Textile Mill is also a National Historic Site of Canada under the Historic Sites and Monuments Act. The inventory and historical research conducted for this HCD Study have shown that there are additional properties that may also have individual cultural heritage value or interest.

The significance of an HCD often extends beyond its built heritage, structures, streets, landscape, and other physical and spatial elements, to include important vistas and views between and towards buildings and spaces in the district.

The quality and interest of a district may also depend on the diversity of the lifestyle and the traditions of the people who live and work there. (*Ontario Heritage Toolkit*, 2006)

Defining Heritage Character

Evaluation of cultural heritage value of a prospective Heritage Conservation District (HCD) is guided primarily by *O.Reg. 9/06 (as amended by O.Reg. 569/22)* as well as the *Ontario Provincial Policy Statement (PPS)* of 2020. It is also supported by the guidelines included in the *Ontario Heritage Toolkit's Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act (2006)*. The evaluation of heritage attributes for an HCD will usually involve an aggregate of buildings, streets, and open spaces that, as a group, form a collective asset for the community. The purpose of a HCD Study is to assess the significance of the whole ensemble of buildings and landscapes – of place - not just individual properties. HCDs aim to maintain the unique character and ambiance of a particular neighborhood, district, or community. This includes conserving the architectural style, streetscapes, and overall visual identity that contribute to its historical or cultural value or interest.
By conserving heritage resources, HCDs help foster a sense of place and identity within communities. They contribute to local pride and serve as reminders of the area's history and evolution over time. The evaluation is not an arbitrary process.

In the *Ontario Provincial Policy Statement* of 2020, heritage resources are defined within the broader context of cultural heritage. Heritage resources include, but are not limited to, cultural heritage landscapes, archaeological resources, built heritage resources, and cultural heritage resources identified under the *Ontario Heritage Act*. Built heritage resources may include buildings, structures, monuments, engineering works, gardens, and cemeteries. Heritage attributes of a resource may include materials, forms, location, spatial configurations, uses, cultural associations, meanings, and traditions, and may be tangible or intangible.

This definition encompasses various aspects of cultural heritage that are considered significant and worthy of preservation within the planning and development framework of Ontario. It recognizes not only physical structures and landscapes but also intangible aspects such as cultural associations and traditions.

Built Heritage Resources are generally located on property that may be designated under Parts IV (individual property) or V (district) of the *Ontario Heritage Act*, or that may be included on local, provincial, federal, and/or international registers.

Cultural Heritage Landscapes are defined as geographical areas that may have been modified by human activity and identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

As described in the *Ontario Heritage Tool Kit (2006),* general character of Heritage Conservation Districts may include the following four characteristics, each of which is found in the subject Hespeler Study Area as a whole:

- A concentration of heritage buildings, sites, structures, designed landscapes, and natural landscapes that are linked by aesthetic, historical, and socio-cultural contexts or use;
- A framework of structured elements including major natural features such as topography, landform, landscapes, water courses, and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches, and edges;
- A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place; and
- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

6.2 Property Inventory

Ultimately, the integrity of the District depends on the management of all the individual parts of which it is comprised. Therefore, each property within the Study Area is individually evaluated for its potential significance and contribution to the values of the Study Area.

Properties are evaluated based on the following criteria described in the *Ontario Heritage Toolkit*:

Design or Physical Values:

- Is a representative, unique or early example of architectural style, type, expression, material, or construction method; or
- Displays a high degree of craftsmanship or artistic merit; or
- Demonstrates a high degree of technical or scientific achievement.

Associative or Historical Values:

- Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community; or
- Yields or has potential to yield important information about the community or culture; or
- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual or Environmental Values:

- Is important in defining, maintaining, or supporting the character of an area; or
- Is physically, functionally visually, or historically linked to its surroundings; or
- Is a *landmark* or well-known site. Properties displaying a high degree of integrity score higher than those which have been heavily altered.

Bill 23 Changes to Prescribed Criteria to Designate Heritage Conservation Districts

Ontario Bill 23 (in effect since January 1, 2023) prescribed additional criteria that a municipality must meet in order to designate an area as a Heritage Conservation District.

These changes require criteria in O. Reg. 9/06 under Part V of the *Ontario Heritage Act* to be used in the heritage evaluation of an HCD to determine if an HCD Study Area merits designation. At least 25% of the properties within this HCD Study Area must satisfy two or more of the nine criteria. This change is reflected in the updated Ontario Heritage Act, Section 41(1). The nine criteria are:

i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material, or construction method;

ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit;

iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement;

iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture;

vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community;

vii. The properties have contextual value because they define, maintain, or support the character of the district;

viii. The properties have contextual value because they are physically, functionally, visually, or historically linked to each other; and

ix. The properties have contextual value because they are defined by, planned around, or are themselves a landmark.

To measure the 25% threshold, steps were required in the evaluation process, the following process was completed during the Field Study (Section 6.3):

- The consultant team completed individual property heritage evaluations of the 524 properties within the Study Area using the criteria for determining the cultural heritage value or interest of individual properties of O. Reg. 9/06 (section 1) under Part IV of the Ontario Heritage Act;
- Each individual property evaluation was entered into a database in order to provide an analytical platform. This was used to calculate percentages; and
- A proposed boundary was established based on contributing properties in the Study Area, as well as natural and landscape features, public space or other unique features. In order to measure the 25% threshold in the proposed HCD boundary, the percentage of contributing properties was measured, and presented in map form.

6.3 Field Survey & Evaluation

As required by Section 40(a) of the *Ontario Heritage Act*, the Hespeler HCD Study included the completion of a built form and landscape survey of the Study Area. The survey serves as an evaluative record used to collect information about the historical and physical characteristics of the Study Area. The field survey in a HCD study involves a systematic approach to documenting and evaluating the historic fabric of the district. Built form and landscape survey activities were conducted in the Summer of 2023. An initial site visit was conducted in June 2023, involving a walk-through of the Study Area, photography, and visits to the Hespeler Heritage Centre and the City of Cambridge Archives.

This was followed by a three-day Field Survey Visit conducted in August 2023 and included a full survey of the Study Area boundary, photography, and property detailing of over 500 properties. The survey also included context photography and landscape survey.

This was followed by a return site visit in October, 2023.

The overall objective of the Field Surveys was to:

- Examine the character and appearance of the area that is the subject of the study, including buildings, structures, and other features of the area, including landscapes, landmarks, and significant views that define the Study Area, to help determine if the area should be conserved as a heritage conservation district; and
- Property information and photographs have been compiled into a database, to facilitate the evaluation of over 500 individual properties.

Due to the geographic size of the Study Area, and volume of properties, the Consultant Team established five survey zones, to better understand the development patterns and architectural characteristics of each. The Consultant Team labelled these as Character Areas; however, they do not represent independent sections of the potential HCD; rather, they represented an initial organization method of a significant volume of properties.

6.3.1 Evaluation Results

For the Field Study Evaluation, the consultant team considered the criteria under 41(1) of the *Act* and used this to determine four possible levels of contribution to the overall heritage value of the Study Area:

Category 1: Designated Property

These properties are critical to maintaining the values of the place and require the highest level of protection.

Category 2: Listed or Strongly Contributing Property

These properties significantly contribute to values of the place.

Category 3: Somewhat Contributing Property

These properties make a minor contribution to the values of the place. All properties which back onto the Speed River or which have mature trees score a minimum of Category 3, regardless of their architectural contributions.

Category 4: Non-Contributing Property

These properties do not contribute to the values of the place.

These criteria are evolving, and were re-evaluated throughout the Study Phase, especially as more information was received. Presently, in the **Study Area**, the breakdown is as follows:

Category 1: 16 Designated Properties

Category 2: 89 Listed or Strongly Contributing Properties

Category 3: 199 Somewhat Contributing Properties

Category 4: 220 Non-Contributing Properties

190, or 36%, of properties in the **Study Area** meet at least two of the nine criteria according to the updated requirements under O. Reg. 9/06 affecting Part V of the *Ontario Heritage Act*. Therefore, the Study Area overall merits a potential designation.

6.4 Recommended Heritage Conservation District Boundary and Analysis

6.4.1 Determining the Boundary

Boundary delineation is a critical task during the HCD Study Phase; some Study Areas have obvious character and a clear set of boundaries; others are more difficult to define. Determining the appropriate boundary for the proposed HCD requires careful consideration of the heritage character as well as the extent of cultural heritage resources within different parts of the Study Area. The Ontario Heritage Tool Kit outlines criteria for determining a boundary. They include:

- Historic factors;
- Visual factors;
- Physical features; and
- Legal or planning factors.

Boundaries should be drawn to include not only buildings and structures of interest but also the entire property on which they are located. Vacant land, infill sites, public open space, and contemporary buildings may also be included within the district to ensure that their future development is in keeping with the character of the area. Buildings and structures of less obvious historical or architectural merit, but that also contribute to the scale or scenic amenity of the area, may also be included (Ontario Heritage Toolkit, 2006).

6.4.2 Recommended Boundary

Hespeler has a long history which pre-dates colonial settler-contact with Indigenous peoples, who had a long-term migratory relationship with this region and within this river basin. The growth of the settlement along the river allowed for a significant industrial boost and the development of a thriving commercial centre and diverse residential neighbourhoods. The Study Area contains a significant number of properties which reveal broad architectural, cultural, social, and economic patterns of the region's history. The concentration of heritage resources creates a compelling and unique sense of place that is distinct from other communities, including those within greater Cambridge. There is a wealth of high-value heritage residential, industrial, commercial and institutional buildings, waterscapes, and natural and man-made landscapes, that are an integral part of the identity of Hespeler.

Based on this analysis of Hespeler, its surroundings, historic development, physical attributes, social and cultural character, and the inventory and evaluations of individual

properties, this Study identifies a large portion of the Study Area which merits designation as a Heritage Conservation District. The proposed HCD comprises 309 individual properties and the Chilligo Conservation Area. As of the current evaluation, 250 individual properties and the Chilligo Conservation Area contribute to the heritage character of the area as per the requirements of the OHA and the 9 criteria listed above in Section 6.2. Of these contributing properties:

224 properties in the recommended boundary meet 2 or more criteria.

41 properties meet at least 1 criterion.

44 properties do not meet at least 1 criterion.

A list of property addresses is included in the Appendix.

224, or 72%, of properties in the **Recommended HCD Boundary** meet at least two of the nine criteria according to the updated requirements under O. Reg. 9/06 affecting Part V of the *Ontario Heritage Act*. Therefore, the Study Area overall merits a potential designation

Please note that this boundary, the properties included, and their degree of contribution will continue to be evaluated over the course of the possible next step (Plan & Guidelines) Phase, and this list is subject to minor modification.

Based upon the findings of this HCD Study, the authors recommend that the City of Cambridge proceed to the next stage in the process for the potential designation of the Hespeler Heritage Conservation District under Part V of the *Ontario Heritage Act*. The community meetings and questionnaire revealed that residents have a strong connection to the place and strongly value the ambiance and character of the place. This is particularly seen in the town's relationship with the Speed River and its natural landscape. Specific buildings, historic features, historic sites, and the Commercial Core are also valued by residents. A recurring message heard throughout the public engagement process is that "as large of an area as possible" should be included within the HCD.

Full Size Maps are available in the Appendix. A list of property addresses included in this suggested boundary is also included in the Appendix.

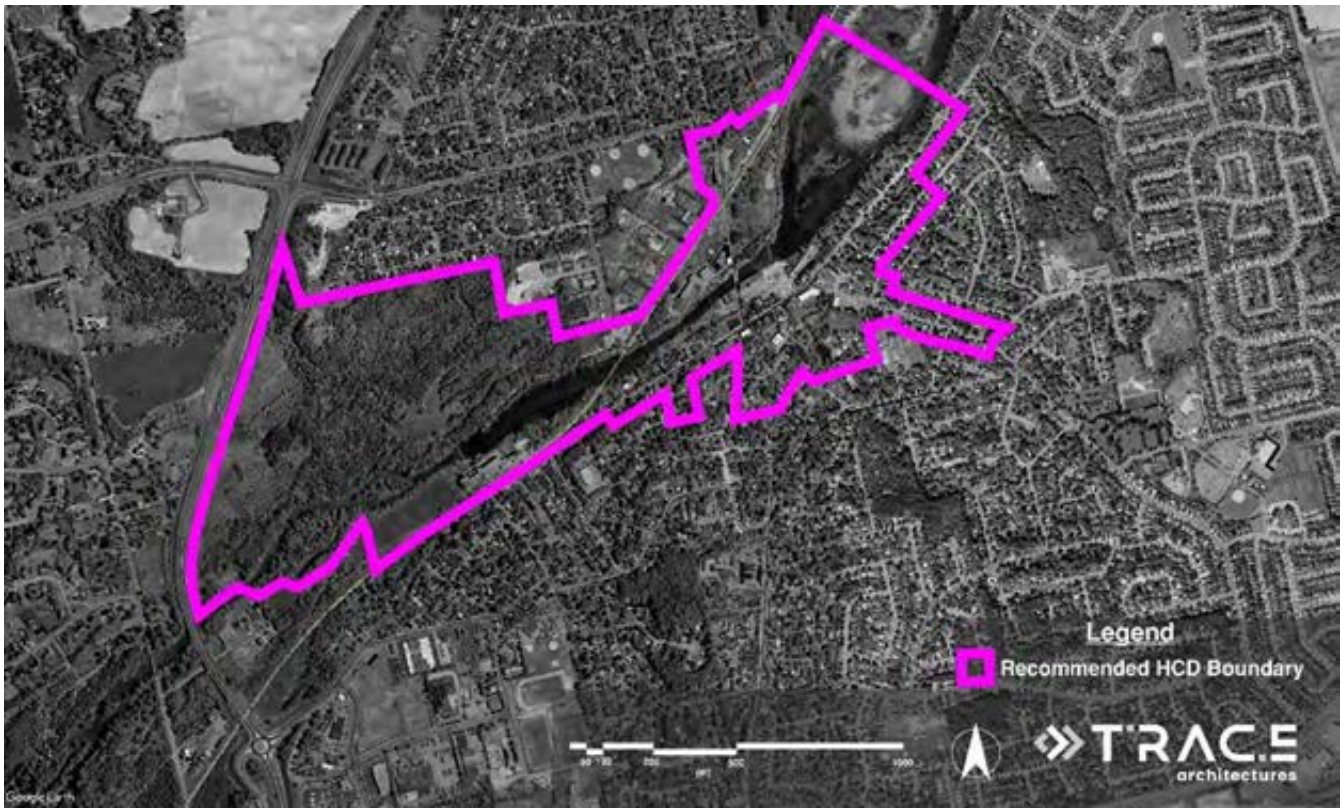


Figure 121 Recommended HCD Boundary. *TRACE architectures*.

Figure 122 Recommended HCD Boundary contrasted with the original Study Area. *TRACE architectures*.

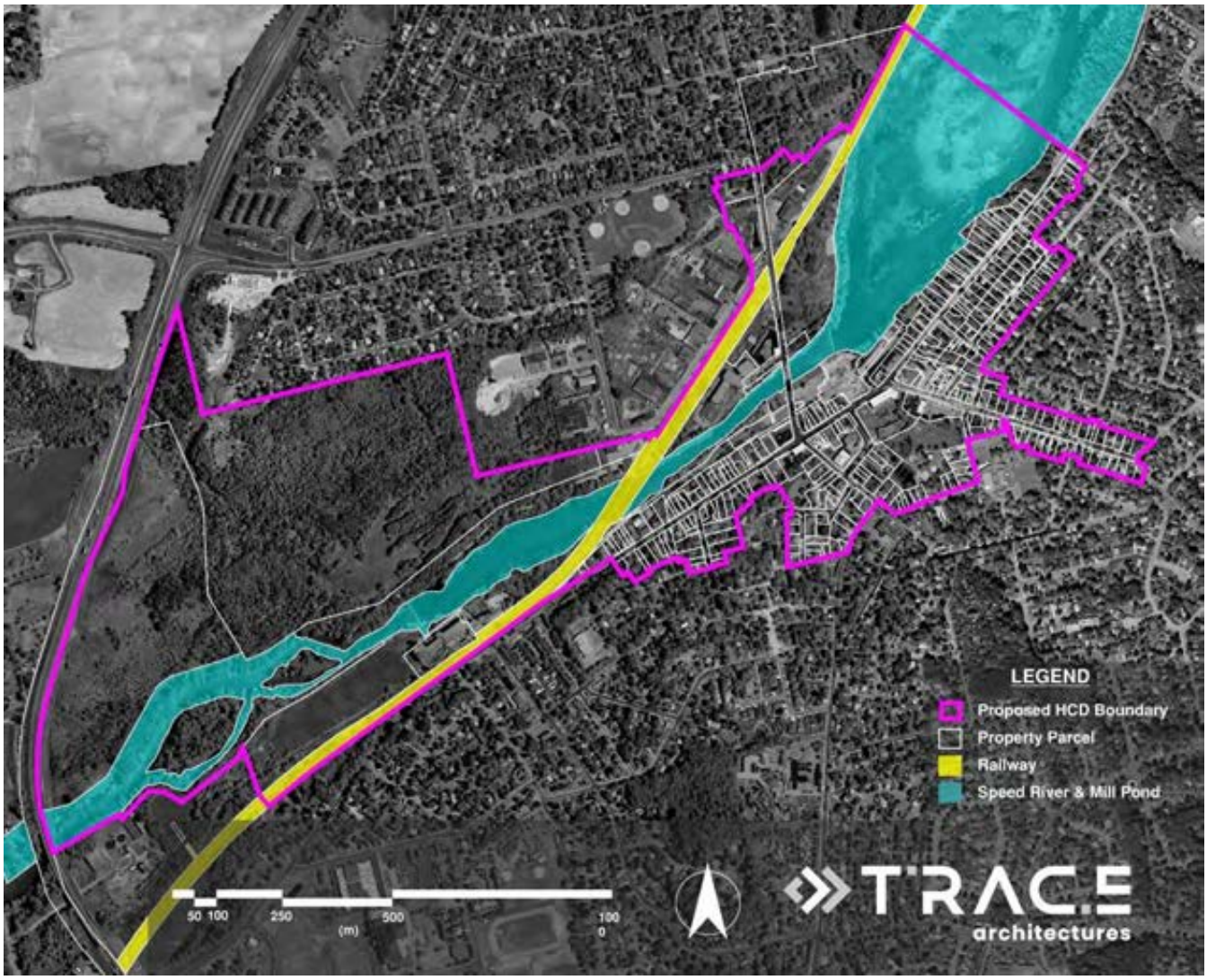


Figure 123 Recommended HCD Boundary noted in pink, including property parcels. The Speed River is noted in blue, and the train tracks are noted in yellow. A larger version of this map is included in the Appendix. *TRACE architectures*.

The proposed district boundary is centred on the river and surrounding historic natural, commercial, industrial, institutional, and residential cores of Hespeler. While this is a substantial area, the intent of protecting key views, streetscapes, and first impressions when entering Hespeler, and protecting the existing sense of place that is predominant, and rooted in the relationship to the River, are the key determinants.

This recommended boundary contains the area with the greatest concentration of heritage resources and where substantial future development pressure can be anticipated. Through careful management of change, the heritage value can be conserved while incorporating sensitive new development and/or reusing/repurposing existing properties, based upon the Plan & Guidelines to follow.

6.4.3 Recommended Boundary Rationale

The HCD Study has determined where the greatest concentrations of cultural heritage resources are found within Hespeler and has focused the inventory and evaluation process on those areas. While the Consultant Team has included a significant geographic area in the proposed HCD boundary, that is the opportunity to provide optimal protection for, and management of, the physical and historical context for the historic district. It includes commercial, institutional, industrial, and residential areas that are important in Hespeler's evolution. It also focused extensively on highlighting the historic significance of the Speed River waterfront.

The rationale for recommended designation can be summarized as follows:

- The recommended Hespeler Heritage Conservation District has a significant heritage character as found in its built heritage resources, cultural landscapes, natural land and waterscapes, and associations with important people and events in the history of the area;
- The recommended district area contains the critical varied elements that Hespeler still possesses, to maintain the "small town by the river" sense of place;
- If these elements are not safe-guarded in some way, Hespeler will no doubt lose that sense of place due to development pressures over time;
- The area has potential for intensification and redevelopment that could affect the cultural heritage resources; the HCD Plan will help the community guide appropriate development that is compatible with the heritage values of the HCD;
- The property inventory and evaluation of the study area have shown that these heritage resources merit conservation, while meeting updated designation criteria in O. Reg. 9/06 under Part V of the Ontario Heritage Act, and over 25% of the properties within this HCD Study Area satisfy two or more of the nine criteria under the Act;
- The area displays evidence of the major stages of Hespeler's evolution;
- There appears to be public support for HCD designation, based on the community engagement process undertaken; and
- District designation has proven to be one of the best policy tools available to Ontario municipalities for meeting many conservation goals and objectives.

This recommended area includes significant sections of Queen Street East, Queen Street West, Cooper Street, Guelph Avenue, Milling Road, as well as some sections of Tannery Street West, Keffer Street, Harvey Road, Shamrock Street, Franklin Avenue, Forbes Street, and Kribs Street. The area includes all of the institutional properties on Tannery Street East and in Forbes Park. This area also includes portions of the Speed River, its shoreline, and the Chilligo Conservation Area.

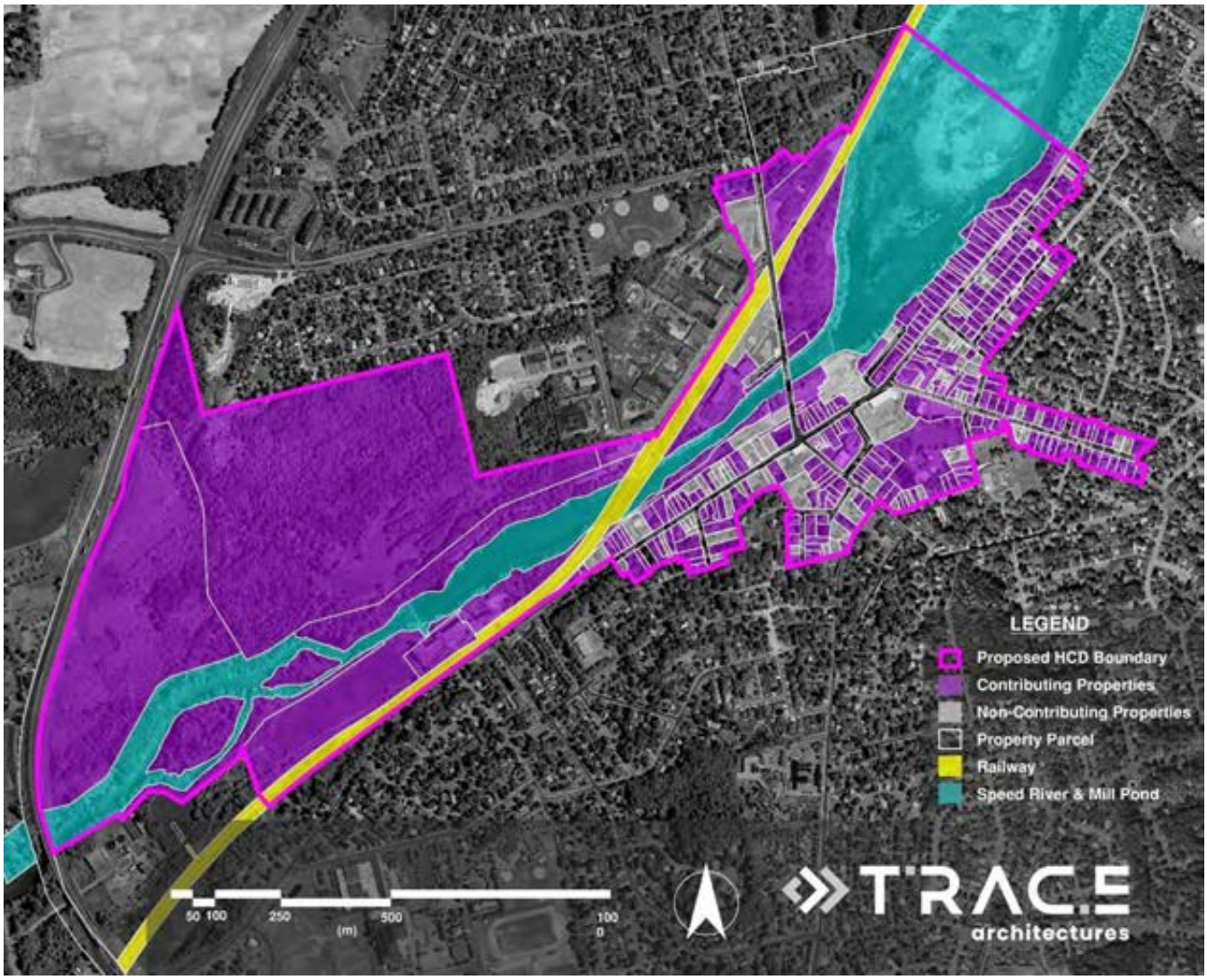


Figure 124 This Map presents the proposed HCD boundary and identifies contributing properties. This map will be updated throughout the HCD Plan Phase, as appropriate. *TRACE architectures.*

While there are a number of properties within the recommended area that do not appear to contribute to the heritage character of the rest of the streetscapes and village, their general scale and character often do in fact help set a visual continuity for the place. Any properties of heritage value within these areas can also be conserved through individual designation, as well as being included in a District.

The recommended boundary of an HCD still allows the municipality scope for extending the District in a later phase, if desired. In the meantime, it should be kept in mind that properties abutting an HCD District boundary have some degree of municipal regulation. This regulatory power is granted under the umbrella planning policies set by the Province in the *Provincial Policy Statement (PPS)*. Section 2.6 of the PPS deals with cultural heritage resources and requires *adjacent* properties to be developed in ways that are compatible with the heritage character of the properties next to it, within the HCD.

It is also recommended that the City of Cambridge expedite designation of recognized properties on the register that fall outside this suggested boundary, in advance of January 1, 2025, due to the changes to the OHA under Bill 23.

6.5 Preliminary Statement of District Significance

6.5.1 Draft Statement of Cultural Heritage Value

The draft Statement of Cultural Heritage Value summarizes the heritage value/interest and attributes of the recommended HCD Area. The Statement also played a key role in determining the boundary for the potential HCD and is the basis for the evaluation of the level of contribution of individual properties found within the Study Area. Upon acceptance of the HCD Study, this Statement may need to be refined in the next phase as part of developing the Heritage Conservation District Plan & Guidelines.

Statement of Cultural Heritage Value or Interest Under OHA Part IV

Description of Hespeler Ontario

Hespeler is located on the Speed River, within the City of Cambridge, in the Region of Waterloo. Downtown Hespeler contains the commercial and industrial heart of the village, which was established when the area was settled as a mill village in the mid 1800s. This gave life here to the early industrial development, and subsequently, a truly mixed village of multiple industries, residential enclaves, a commercial High Street (Queen Street), as well as significant institutional and recreational attributes. This organic development pattern is clearly defined and supports an inspiring and unique mixed village character. It derives its charm from:

-the interesting topography, the river and views to it, and

-the small-scale vitality of early North American villages that have survived the spectre of modern zoning and exponential growth, with its demolitions and siloed separation of uses.

The District includes commercial, residential, industrial, and institutional buildings located on the north and south sides of the Speed River. The street grid is also skewed by Hespeler's hilly topography, resulting in many interesting views and vistas throughout the elevated residential areas. The commercial core that developed on the south side of the Speed River is dominated by Queen Street (divided east and west by Adam Street and Guelph Avenue) and runs parallel to the Speed River. The small commercial core is a modest collection of retail and residential buildings from a range of periods, punctuated by more architecturally expressive institutional buildings such as churches, the former Post Office, the former Town Hall, and the Library. Spring Street includes workers' housing, built in the mid 19th century, for those who worked in the mills. Queen Street West is marked by early commercial buildings, such as the Queen's Hotel and the larger commercial blocks on the south side,

transitioning quickly to historic, vernacular residential properties. The former Forbes Textile Mill, a National Historic Site, anchors the suggested district's western boundary.

Residential streets offshoot from the main core – including many named after the industrial founders of Hespeler. The skewed street grid on the western side of Hespeler is marked by the steep hillside topography. As a result, the orientation of the streets offers views toward the Speed River 'valley', with mixed architectural styles and several early stone and wood homes built in the late 19th century. Eastern residential areas such as Cooper Street, present a southern gateway into the village, with larger stone homes and farmhouses, mixed with modest and modern housing, large lots, and a slope culminating in iconic religious and institutional buildings at the corner of Cooper and Queen Street East. Walker Street is another residential neighbourhood, with architecturally significant homes that once belonged to prominent members of the local community, such as merchants, executives, and artists.

North of the Speed River, up Guelph Avenue, includes the bulk of impressive surviving mills and factories, with the historic residential neighbourhoods set north of the industrial sector. Hespeler has by far the greatest concentration per capita of older industrial buildings in the Cambridge area, with many buildings still intact, and several still in industrial use. This industrial area is characterized by the factories that made Hespeler a prosperous centre.

Uphill from the industrial core, the residential section of Guelph Avenue contains the former homes of historically significant members of Hespeler's industrial elite, such as the Forbes Estate, Kribs-Barber House, and the original home of Jacob Hespeler. Set on a hill, overlooking the industrial area, these stately homes are built of ashlar limestone, red and yellow brick, and their grandeur displayed these families' influence and prominence in Hespeler.

The Speed River

Hespeler developed over time on both sides of the Speed River. The river runs through the center of town, and is characterized by two engineered dam structures, including the Speed River Dam, built by Jacob Hespeler in the mid 19th century, immediately to the east of Guelph Avenue, as well as the Silknit Dam, (adjacent to the former Forbes Textile Mill), built in 1906. The Mill Run trail follows along the northern shoreline, approximately 6.5 km along the Speed River, crosses through the Chilligo Conservation Area, and terminates at Riverside Park. The river features both natural and cultural elements and is divided east and west by the bridge on Guelph Avenue. The riverbanks on the east are mostly characterized by their natural appearance. The riverbed includes natural ledges, park space, substantial waterfront vegetation, and boat launches for watersports. The western section of river has a layering of industrial installations, including some stone and concrete retaining walls, former industrial buildings, a railroad bridge, in addition to some naturalized vegetation.

Cultural Heritage Value

The history of Indigenous peoples in the area now known as Cambridge, Ontario, is deeply rooted and spans thousands of years. The region had been inhabited by various Indigenous groups long before European settlers arrived. These groups include the Anishinaabe (Ojibwe, Odawa, and Potawatomi), Haudenosaunee (Iroquois), and Neutral peoples. Colonial settlement in Hespeler began along the shores of the Speed River in the mid 19th century. Today, the natural appearance of the river, in combination with its cultural edges and surviving industrial, commercial, institutional, and residential architecture, creates a compelling and unique sense of place.

The cultural heritage value of downtown Hespeler lies in its historical significance as an example of a 19th century mill town on the Speed River, its scale and strong sense of place, its association with community well-being, its aesthetic value as a picturesque townscape, and its river-based cultural landscape. These elements express a unique and distinct small-town character.

Hespeler's origins are directly linked to the river, beginning with the natural topography of a small-scale narrow river valley. This was then layered with construction of the first mills, the continued growth of the industrial sector, and the arrival of the railway in 1859, which expanded its market reach and resulted in prosperity of the textile and other industries. The prosperity brought the commercial, residential and institutional buildings, artifacts and customs to the village. Throughout its growth, Hespeler has maintained its small-town atmosphere, in part the result of a tightly composed urban form consisting of a commercial/industrial core surrounded by elevated residential areas.

The cultural heritage value is also reflected in the industrial buildings, bridges, and pathways oriented around the river, as well as in its public green spaces, including significant greenspace around the riverbed, and natural and man-made park space throughout the District. The open spaces of the river and the unique urban configuration, captured by the hilly topography of the town, afford significant views and vistas of key heritage attributes. Combined, these elements and their associated intangible activities, make it a healthy, vibrant, and liveable community. The river is an important cultural landscape corridor that offers a recreational setting and a backdrop to the adaptive reuse of industrial sites for residential, commercial, and recreational use.

Description of Heritage Attributes

- The geography of the river, which allowed for the siting of many industrial buildings to take advantage of the natural flow of the river, harness waterpower, and establish prosperous factories along the Speed River and supporting settlement and growth;
- The collection of 19th and early-20th century commercial architecture along Queen Street East and West, in stone, brick and wood-frame construction, and a small-scale rhythm of

individual storefronts with independent entrances, that reflects the commercial development of these streets during the late 19th century;

- Limited setbacks and sections of continuity along Queen Street West and East commercial buildings, characterized by the typical placement of commercial buildings at the lot-lines and the sidewalk frontage, of two- or three-storey heights, with flat, shed, and mansard roofs;
- Unique architecture of Queen Street East and West residential, featuring vernacular construction, mixed materials, projecting balconies, gothic style windows, limited setbacks, river access on the north side of the street, and large lots providing access to the river via rear yards, especially on Queen Street East;
- Landmark buildings in late-19th and early 20th century architectural styles in the commercial area, that reflect key civic and religious buildings;
- The collection of residential buildings built during the key periods of Hespeler's development between 1830 and 1930, reflecting its growth and prosperity, including examples of worker's cottages, Ontario Vernacular, Gothic-Revival, and Edwardian styles, as well as fine stone and yellow brick construction;
- Significant views of key heritage attributes from a distance, including views of the town's rooflines, steeples, and smoke stacks from streets descending into the District;
- The presence of open and green landscape spaces that permit public enjoyment of heritage resources and commemorations, including a network of pedestrian paths, riverfront parks, linear parks, and bridges oriented around the river;
- Residential neighbourhoods on Cooper and Walker Streets with mature tree canopy and a variety of architectural styles, deeper setbacks, larger lots, and large homes, gently sloping towards the commercial core downtown;
- Its hilly site precluded the laying out of extensive public open spaces in the downtown core, but over time, the natural setting, as well as former industrial sites, became venues for informal recreation;
- The presence of industrial infrastructure in the river, including the vehicle and railroad bridges, the dams, and the Mill Pond;
- Large-scale industrial buildings along the River's edge and surrounding area that serve as a tangible reminder of the origins of Hespeler's industrial foundations and prosperity; and
- A variety of social and cultural activities hosted in downtown Hespeler, which are facilitated by the commercial core and central gathering spaces of Forbes Park, that have served community-based initiatives, ceremonial and parade routes, as well as commemorative devices that integrate Hespeler's historical events with the everyday experience of place. Examples include the Santa Claus Parade and the Bee Hives on lamp posts, (the beehive came to represent the busyness of the Hesepeler community).

7 Implementation

The City of Cambridge has identified that central Hespeler, as a part of the municipality, merits consideration for designation as a Heritage Conservation District (HCD). The purpose of the Hespeler HCD Study was to provide an overall understanding of the area's history and heritage character, and to determine if an HCD would be an appropriate heritage planning tool for the area.

This Study is the first step in describing the area's heritage character and identifying the various heritage resources that comprise it. If Council approves the Study recommendations, the next step is to prepare a Heritage Conservation District Plan and Guidelines document containing the policies and guidelines required to properly manage conservation and development.

Through the Study Phase, which included professional evaluation of cultural heritage attributes, public consultation, and delineation of a boundary, the Consultant Team confirms:

A Hespeler HCD, under Part V of the Ontario Heritage Act, is the most appropriate way for the municipality to conserve the area's cultural heritage resources, and we recommend Council should authorize staff to proceed with preparation of a Heritage Conservation District Plan & Guidelines.

This study also concludes that areas outside of the recommended boundary contain individual properties of known or potential cultural heritage value, including several listed on the City of Cambridge Heritage Register. These should be protected through an alternative recognition, such as designation under Part IV of the Ontario Heritage Act.

7.1 Draft Statement of HCD Plan Goals and Objectives

HCDs provide for the conservation of cultural heritage resources policies and guidelines that will assist in the protection and enhancement of the cultural heritage value of a district. District designation enables City Council to manage and guide future change in the area. HCDs take many different forms and variations, depending on the location and its history. However, they form an integral part of Ontario's cultural heritage and contribute to an understanding and appreciation of the cultural identity of the place, and as a collection, the province.

In accordance with Subsection 40 (2) of the *Ontario Heritage Act*, the HCD Study considers the objectives around the recommended designation and the content of the future HCD Plan, should Council move forward with the adoption of an HCD. Therefore, the following objectives should be re-confirmed for continued relevance throughout the Plan Phase. This includes additional consultation with the public, completion of the landscape analysis and heritage evaluation, a formal statement of significance, and an updated boundary property inventory.

Based on the results of this HCD Study, the prospective HCD Plan for Hespeler should consider addressing the following objectives:

- Overall Heritage: Conserve and enhance the cultural heritage value and character-defining elements of the HCD, including built forms, street and landscape elements, and landmarks that contribute to Hespeler's sense of place;
- Natural Heritage: Maintain and enhance the natural landscape and public realm of Hespeler that contribute to the HCD, including, but not limited to, the Speed River, retention of park spaces, open green spaces, and public River access;
- Natural Heritage: Protect the existing natural features of the watercourses and encourage the creation of new trails or other amenities to promote accessible, public access and enjoyment of these natural resources;
- Built Heritage: Encourage the conservation, rehabilitation, adaptive reuse, and maintenance of contributing existing buildings that express the heritage character of the HCD, while providing guidelines on appropriate change to the buildings;
- Built Heritage: Develop alteration, infill, and new development guidelines with the primary goal of promoting compatible development on fallow or non-contributing properties, that appropriately manages and preserves the cultural heritage value of the area's history;

- Built Heritage: Ensure that new construction and development on vacant, underdeveloped lots and on large parcels responds to the character of contributing properties through their retention and the compatible design of new structures;
- Natural/Built Heritage: Encourage the revitalization of vacant and underdeveloped lots such as, but no limited to, former industrial properties along the waterfront, in an effort to safeguard the natural landscape and its associated cultural heritage value;
- Natural/Built Heritage: Reinforce and conserve the District's significant built forms, streetscapes, materiality, and character that reflect its historic commercial, civic, institutional, and industrial uses and cultural heritage values by:
  - Developing appropriate setbacks and step backs for new development;
  - Maintaining and establishing architectural details and consistent street walls where appropriate and which support accessible, vibrant, and walkable pedestrian environments;
  - Maintain, conserve, and enhance the historic residential character of the streets and neighbourhoods adjacent to the commercial core, particularly as exemplified in its intact historic streetscapes, through the use of harmonious materials, height limits, architectural details or other design measures, enhanced and protected tree canopy, and views to the river or park space;
  - Encourage the enhancement and conservation of natural "gateways" to downtown Hespeler, including the Guelph Avenue Bridge entry, the Queen Street West entry, Cooper Street entry, and Queen Street East entry; and
  - Promote the enhancement of the public realm, through the commemoration and interpretation programmes of historical themes, including, but not limited to the industries that have shaped Hespeler, such as the textile industry.
- Incorporate the policies and guidelines of the HCD Plan into the regulatory framework of the City of Cambridge, and other studies and programs to encourage the conservation and enhancement of the HCD;
- Establish a Heritage Permitting process to assist property owners with conservation, maintenance, and alteration efforts, as well as provide guidance for appropriate restoration, repair, and on-going maintenance of all buildings within the District; and
- Encourage active participation from residents, property owners, and businesses, in the promotion and implementation of the HCD, including development of a streamlined and proactive heritage permitting process with the City to ensure that requirements of property owners are understood early in the process and revisions to project plans are mitigated and reduced.

7.2 Proposed Content of the HCD Plan and Guidelines

The HCD Plan should provide information for those seeking to understand the cultural heritage value of the HCD as well as provide policies and guidelines to achieve the stated objectives. The general layout of the Plan is as follows:

- Introduction (results of the HCD Study, public engagement summary for the Plan);
- Legislative and policy framework that will support the HCD and outline the cultural heritage values, attributes and the statement of objectives of the Plan;
- Statement of District Significance and Heritage Attributes (Character-defining Elements);
- Statement of Objectives (each of the objectives should be linked to policies, and subsequently the guidelines);
- Confirmed District Boundary;
- Policies and Guidelines (Contributing and Non-Contributing Properties, Public Realm, Natural and Built Heritage areas);
- The policies and guidelines direct both the conservation and alteration of existing resources, the public realm and new construction;
- Implementation: an overview of how the Plan is intended to be implemented through the heritage permit process and when a heritage permit is required; and
- Recommendations for financial incentives.

7.3 Additional Recommendations

Ontario's provincial policy documents support the conservation of built heritage resources, cultural heritage landscapes, and archaeological resources, and enable planning authorities to implement plans to protect these resources.

The City of Cambridge's municipal policy documents conform to provincial and regional plans, contain policies which prioritize heritage conservation, and authorize the municipality to establish new HCDs, following a study/plan process prior to designation. However, several modifications to City of Cambridge policy documents or municipal by-laws are required should Council approve the initiation of a Hespeler HCD Plan. For example, the Cambridge Official Plan (OP) will require another schedule for the Hespeler HCD. Other sections of the Official Plan that reference the Cambridge Heritage Conservation Districts, such as Section 4.1 (e), will also require update.

Additionally, there is a potential future need to consolidate by-laws and ongoing planning projects within the future HCD to ensure appropriate harmonization and implementation. While this can occur during or after the Plan phase, a preliminary analysis was completed as part of this HCD Study. The following by-laws and plans (and potentially others, to be determined) may require updates or amendments, depending upon the contents of the prospective HCD Plan:

- Development Charges By-law;
- Zoning By-laws;
- Property Standards By-law;
- Blackbridge Cultural Heritage Landscape; and
- Hespeler Building Height Guidelines.

While the proposed boundary has captured a wide range of properties, there remain properties and landscapes of local interest that were identified outside the proposed HCD boundary, such as the Forbes Estate, for example.

Therefore, it is also recommended that the City of Cambridge consider assessing properties inside the Study Area and its environs, that are not in the proposed HCD boundary, particularly those on the City of Cambridge Heritage Register, for possible Part IV designation as soon as possible.

8 Appendices

PROJECT: HESPELER HERITAGE CONSERVATION DISTRICT STUDY

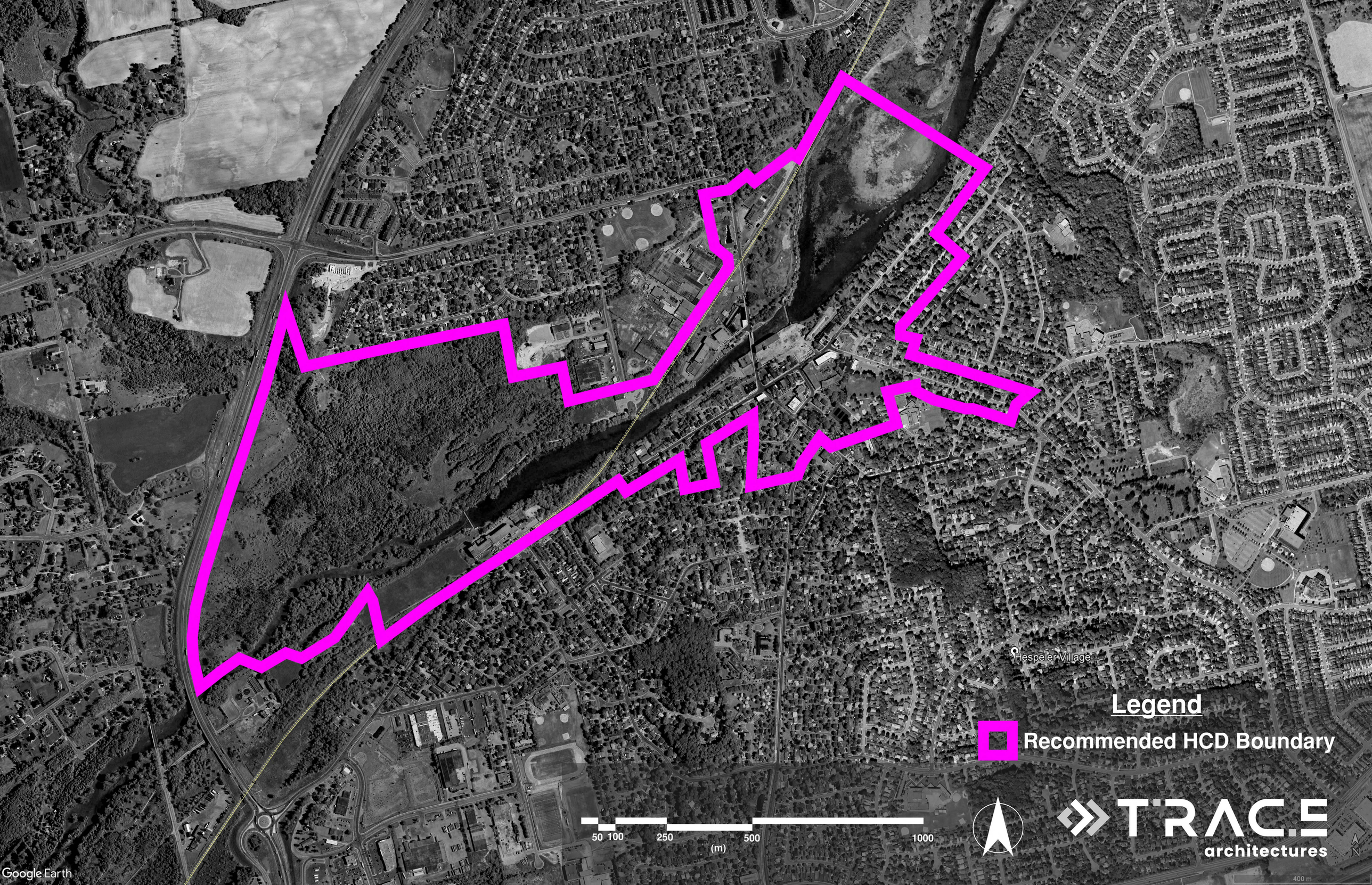
Appendices

CITY OF CAMBRIDGE
JUNE 25, 2024

TRACE architectures

TRACEARCH.CA 201-222 LAURIER AVENUE EAST OTTAWA ONTARIO K1N 6P2 613-244-2323

Maps


Hespeler Village
Legend
Recommended HCD Boundary
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Study Area
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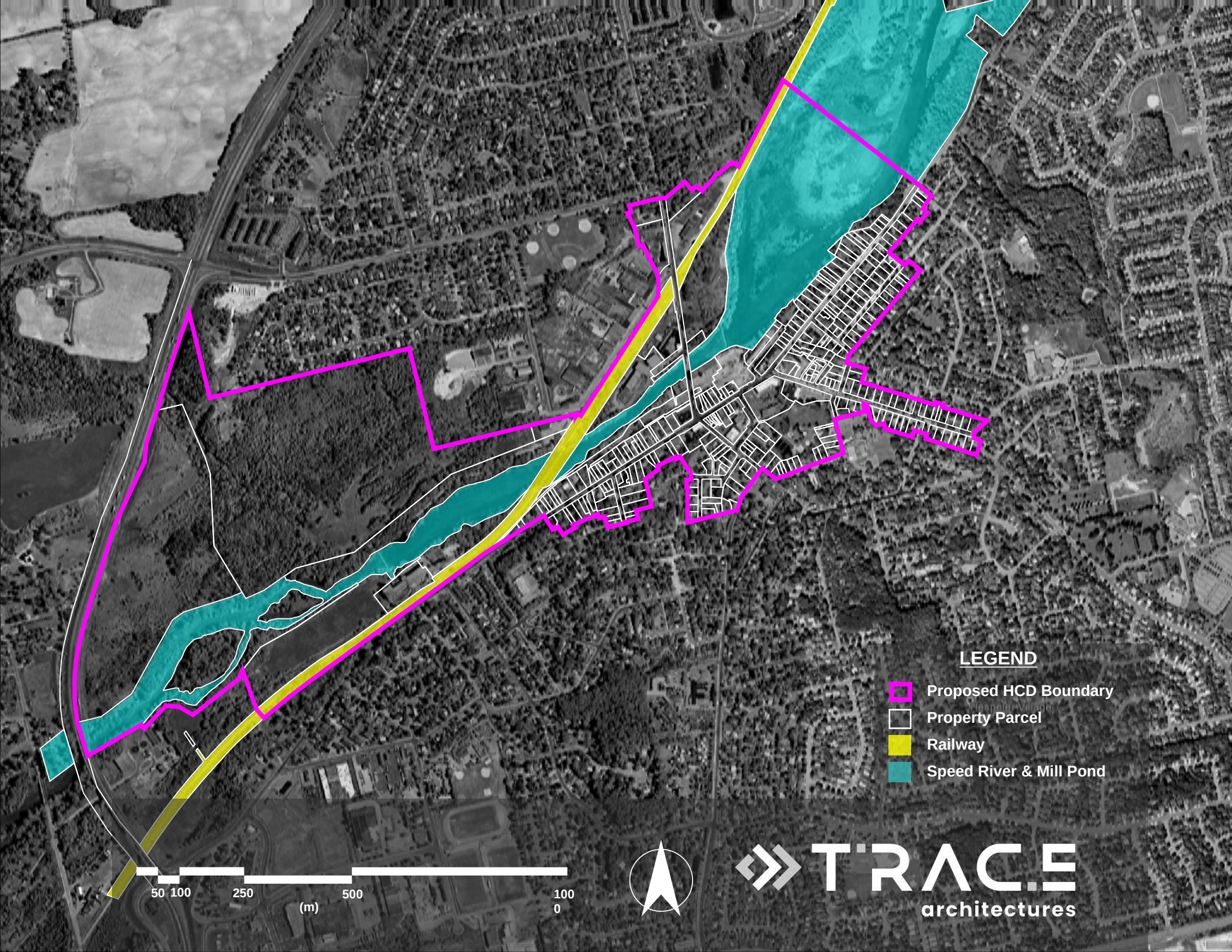
Google Earth


LEGEND
Proposed HCD Boundary
Property Parcel
Railway
Speed River & Mill Pond
50 100 250 500 1000
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TRACE
architectures

LEGEND
Proposed HCD Boundary
Property Parcel
Railway
Speed River & Mill Pond
Green Space
50 100 250 500 1000
(m)
TRACE
architectures

Other Resources

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Guidelines

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Standards and Guidelines for the Conservation of Historic Places in Canada https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf

Archival Resources

Hespeler Heritage Centre
https://hespelerheritagecentre.ca/

Library and Archives Canada
https://library-archives.canada.ca/eng

Digital Archive Ontario
https://digitalarchiveontario.ca/

Historic Walking Tour of Hespeler Village: A self-guided tour to experience and explore the history of Hespeler, August 31, 2021
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https://newsinteractives.cbc.ca/longform/the-mill-girls/

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https://www.historicplaces.ca/en/home-accueil.aspx

Ontario Heritage Trust
https://www.heritagetrust.on.ca/

Property Inventory

HCD BOUNDARY PROPERTY INVENTORY

DRAFT INVENTORY

Ontario Bill 23 (in effect since January 1, 2023) prescribed additional criteria that a municipality must meet in order to designate an area as a Heritage Conservation District.These changes require criteria in O. Reg. 9/06 under Part V of the Ontario Heritage Act to be used in the heritage evaluation of an HCD to determine if an HCD Study Area merits designation. At least 25% of the properties within this HCD Study Area must satisfy two or more of the nine criteria. This change is reflected in the updated Ontario Heritage Act, Section 41(1). The nine criteria are:

1. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material, or construction method;
2. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit;
3. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement;
4. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
5. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture;
6. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community;
7. The properties have contextual value because they define, maintain, or support the character of the district;
8. The properties have contextual value because they are physically, functionally, visually, or historically linked to each other; and
9. The properties have contextual value because they are defined by, planned around, or are themselves a landmark.

* Please note Categorization and Criteria are updated as further research and analysis is conducted.

NO.	CIVIC NO.	STREET NAME	Criteria Met
1	9	Adam St	Meets 2 or more criteria
2	12	Adam St	Meets 2 or more criteria
3	20	Adam St	Meets at least 1 criteria
4	24	Adam St	Meets 2 or more criteria
5	28	Adam St	Meets at least 1 criteria
6	32	Adam St	Meets 2 or more criteria

7	42	Adam St	N/A
8	45	Adam St	N/A
9	46	Adam St	Meets 2 or more criteria
10	52	Adam St	Meets 2 or more criteria
11	55	Adam St	Meets 2 or more criteria
12	59	Adam St	Meets 2 or more criteria
13	15	Cooper St	N/A
14	16	Cooper St	Meets 2 or more criteria
15	25	Cooper St	N/A
16	27	Cooper St	Meets 2 or more criteria
17	31	Cooper St	Meets 2 or more criteria
18	35	Cooper St	Meets 2 or more criteria
19	39	Cooper St	Meets at least 1 criteria
20	41	Cooper St	Meets at least 1 criteria
21	45	Cooper St	Meets 2 or more criteria
22	47	Cooper St	Meets 2 or more criteria

23	55	Cooper St	Meets 2 or more criteria
24	56	Cooper St	Meets 2 or more criteria
25	60	Cooper St	Meets 2 or more criteria
26	61	Cooper St	Meets 2 or more criteria
27	65	Cooper St	Meets 2 or more criteria
28	66	Cooper St	Meets 2 or more criteria
29	70	Cooper St	N/A
30	71	Cooper St	Meets 2 or more criteria
31	80	Cooper St	Meets at least 1 criteria
32	81	Cooper St	N/A
33	83	Cooper St	Meets 2 or more criteria
34	84	Cooper St	Meets at least 1 criteria
35	87	Cooper St	Meets at least 1 criteria
36	88	Cooper St	Meets 2 or more criteria
37	91	Cooper St	Meets 2 or more criteria
38	92	Cooper St	Meets 2 or more criteria

39	96-98	Cooper St	Meets 2 or more criteria
40	99	Cooper St	Meets 2 or more criteria
41	100	Cooper St	Meets 2 or more criteria
42	104	Cooper St	Meets 2 or more criteria
43	108	Cooper St	Meets 2 or more criteria
44	109	Cooper St	Meets 2 or more criteria
45	115	Cooper St	Meets 2 or more criteria
46	120	Cooper St	Meets 2 or more criteria
47	121	Cooper St	Meets 2 or more criteria
48	123	Cooper St	Meets 2 or more criteria
49	125	Cooper St	Meets 2 or more criteria
50	126	Cooper St	Meets 2 or more criteria
51	130	Cooper St	Meets at least 1 criteria
52	131	Cooper St	Meets 2 or more criteria
53	136	Cooper St	Meets 2 or more criteria
54	137	Cooper St	Meets at least 2 criteria

55	139	Cooper St	Meets at least 1 criteria
56	140	Cooper St	Meets 2 or more criteria
57	145	Cooper St	Meets 2 or more criteria
58	146	Cooper St	Meets 2 or more criteria
59	152	Cooper St	Meets 2 or more criteria
60	7	Eagle Hill	Meets at least 1 criteria
61	11	Eagle Hill	Meets 2 or more criteria
62	15	Eagle Hill	Meets 2 or more criteria
63	20	Eagle Hill	Meets at least 1 criteria
64	24	Eagle Hill	Meets 2 or more criteria
65	30	Eagle Hill	Meets 2 or more criteria
66	39	Eagle Hill	N/A
67	40	Eagle Hill	Meets 2 or more criteria
68	1	Forbes St	Meets 2 or more criteria
69	5	Forbes St	Meets 2 or more criteria
70	7	Forbes St	Meets 2 or more criteria

71	9	Forbes St	Meets at least 1 criteria
72	13	Forbes St	Meets 2 or more criteria
73	19	Forbes St	Meets 2 or more criteria
74	33	Forbes St	Meets 2 or more criteria
75	37	Forbes St	Meets 2 or more criteria
76	1760	Franklin Blvd	Meets 2 or more criteria
77	1766	Franklin Blvd	N/A
78	1770	Franklin Blvd	Meets 2 or more criteria
79	5	Guelph Ave	Meets 2 or more criteria
80	10	Guelph Ave	N/A
81	16	Guelph Ave	N/A
82	19	Guelph Ave	Meets 2 or more criteria
83	20	Guelph Ave	Meets 2 or more criteria
84	49	Guelph Ave	Meets 2 or more criteria
85	54	Guelph Ave	Meets 2 or more criteria
86	55	Guelph Ave	N/A

87	125	Guelph Ave	Meets 2 or more criteria
88	130	Guelph Ave	Meets 2 or more criteria
89	151	Guelph Ave	Meets 2 or more criteria
90	152	Guelph Ave	Meets 2 or more criteria
91	10	Harvey St	Meets at least 1 criteria
92	11-13	Harvey St	Meets 2 or more criteria
93	15	Harvey St	N/A
94	18	Harvey St	Meets 2 or more criteria
95	22	Harvey St	Meets 2 or more criteria
96	23	Harvey St	Meets 2 or more criteria
97	26	Harvey St	Meets 2 or more criteria
98	27-29	Harvey St	Meets at least 1 criteria
99	30	Harvey St	Meets 2 or more criteria
100	33	Harvey St	Meets 2 or more criteria
101	9	Hungerford Rd	Meets 2 or more criteria
102	14	Hungerford Rd	N/A

103	15	Hungerford Rd	N/A
104	16	Hungerford Rd	N/A
105	19	Hungerford Rd	Meets 2 or more criteria
106	22	Hungerford Rd	Meets 2 or more criteria
107	28	Hungerford Rd	Meets 2 or more criteria
108	34	Hungerford Rd	Meets at least 1 criteria
109	40	Keffer St	Meets 2 or more criteria
110	45	Keffer St	Meets 2 or more criteria
111	46	Keffer St	Meets 2 or more criteria
112	49	Keffer St	Meets 2 or more criteria
113	54	Keffer St	N/A
114	55	Keffer St	Meets 2 or more criteria
115	58	Keffer St	Meets 2 or more criteria
116	16	Kribs St	Meets 2 or more criteria
117	22	Kribs St	N/A
118	34	Kribs St	Meets at least 1 criteria

119	38	Kribs St	Meets at least 1 criteria
120	42	Kribs St	Meets 2 or more criteria
121	11	Lewis St	Meets 2 or more criteria
122	15	Lewis St	Meets 2 or more criteria
123	16	Lewis St	Meets 2 or more criteria
124	20	Lewis St	Meets 2 or more criteria
125	21	Lewis St	Meets 2 or more criteria
126	25	Milling Rd	Meets 2 or more criteria
127	30	Milling Rd	Meets 2 or more criteria
128	14	Panabaker St	N/A
129	20	Panabaker St	Meets 2 or more criteria
130	23	Patrick Pl	Meets at least 1 criteria
131	29	Patrick Pl	Meets at least 1 criteria
132	1-3	Queen St E	Meets 2 or more criteria
133	2	Queen St E	Meets 2 or more criteria
134	4	Queen St E	Meets 2 or more criteria

135	5	Queen St E	Meets 2 or more criteria
136	6-10	Queen St E	Meets 2 or more criteria
137	9-13	Queen St E	Meets 2 or more criteria
138	10	Queen St E	Meets 2 or more criteria
139	12	Queen St E	Meets 2 or more criteria
140	14-20	Queen St E	Meets 2 or more criteria
141	15	Queen St E	Meets 2 or more criteria
142	17-19	Queen St E	Meets 2 or more criteria
143	22-24	Queen St E	Meets 2 or more criteria
144	25	Queen St E	Meets 2 or more criteria
145	26	Queen St E	Meets 2 or more criteria
146	27-29	Queen St E	Meets 2 or more criteria
147	31	Queen St E	Meets 2 or more criteria
148	33-37	Queen St E	Meets 2 or more criteria
149	39-43	Queen St E	Meets 2 or more criteria
150	49	Queen St E	N/A

151	73	Queen St E	Meets 2 or more criteria
152	74	Queen St E	Meets 2 or more criteria
153	86	Queen St E	Meets 2 or more criteria
154	87	Queen St E	Meets 2 or more criteria
155	90	Queen St E	Meets 2 or more criteria
156	91	Queen St E	Meets 2 or more criteria
157	93	Queen St E	Meets 2 or more criteria
158	94	Queen St E	Meets 2 or more criteria
159	95	Queen St E	Meets 2 or more criteria
160	96	Queen St E	Meets 2 or more criteria
161	97	Queen St E	Meets 2 or more criteria
162	100	Queen St E	Meets 2 or more criteria
163	103	Queen St E	Meets 2 or more criteria
164	106	Queen St E	N/A
165	107	Queen St E	Meets 2 or more criteria
166	111	Queen St E	Meets 2 or more criteria

167	120	Queen St E	Meets 2 or more criteria
168	121	Queen St E	Meets 2 or more criteria
169	124	Queen St E	N/A
170	125	Queen St E	Meets 2 or more criteria
171	126	Queen St E	N/A
172	128	Queen St E	Meets 2 or more criteria
173	131	Queen St E	Meets at least 1 criteria
174	132	Queen St E	Meets 2 or more criteria
175	135	Queen St E	Meets 2 or more criteria
176	137-139	Queen St E	Meets at least 1 criteria
177	140	Queen St E	Meets 2 or more criteria
178	143	Queen St E	Meets 2 or more criteria
179	144	Queen St E	N/A
180	147	Queen St E	Meets 2 or more criteria
181	148	Queen St E	N/A
182	151	Queen St E	Meets 2 or more criteria

183	152	Queen St E	Meets 2 or more criteria
184	157	Queen St E	Meets at least 1 criteria
185	160	Queen St E	Meets 2 or more criteria
186	161	Queen St E	Meets 2 or more criteria
187	164	Queen St E	Meets 2 or more criteria
188	165-167	Queen St E	Meets 2 or more criteria
189	168	Queen St E	Meets 2 or more criteria
190	171	Queen St E	Meets at least 1 criteria
191	172	Queen St E	Meets at least 1 criteria
192	175	Queen St E	Meets 2 or more criteria
193	179	Queen St E	Meets 2 or more criteria
194	180	Queen St E	Meets 2 or more criteria
195	185	Queen St E	Meets 2 or more criteria
196	188	Queen St E	Meets 2 or more criteria
197	189	Queen St E	Meets at least 1 criteria
198	193	Queen St E	Meets 2 or more criteria

199	194	Queen St E	Meets 2 or more criteria
200	197	Queen St E	Meets 2 or more criteria
201	200	Queen St E	Meets 2 or more criteria
202	206	Queen St E	Meets 2 or more criteria
203	212	Queen St E	Meets 2 or more criteria
204	220	Queen St E	Meets at least 1 criteria
205	224	Queen St E	Meets 2 or more criteria
206	228	Queen St E	Meets 2 or more criteria
207	235	Queen St E	Meets 2 or more criteria
208	7	Queen St W	Meets 2 or more criteria
209	13	Queen St W	N/A
210	16	Queen St W	N/A
211	18-24	Queen St W	Meets 2 or more criteria
212	23	Queen St W	N/A
213	26	Queen St W	N/A
214	27-29	Queen St W	N/A

215	31	Queen St W	Meets 2 or more criteria
216	38	Queen St W	N/A
217	39	Queen St W	Meets 2 or more criteria
218	41	Queen St W	Meets 2 or more criteria
219	42	Queen St W	Meets 2 or more criteria
220	43-45	Queen St W	Meets 2 or more criteria
221	46	Queen St W	N/A
222	47	Queen St W	N/A
223	50	Queen St W	Meets 2 or more criteria
224	53	Queen St W	N/A
225	55	Queen St W	N/A
226	56	Queen St W	Meets 2 or more criteria
227	57	Queen St W	Meets 2 or more criteria
228	60	Queen St W	Meets 2 or more criteria
229	61	Queen St W	N/A
230	62	Queen St W	Meets 2 or more criteria

231	63-65	Queen St W	Meets 2 or more criteria
232	66	Queen St W	Meets 2 or more criteria
233	67	Queen St W	Meets 2 or more criteria
234	69	Queen St W	Meets 2 or more criteria
235	70	Queen St W	Meets 2 or more criteria
236	73	Queen St W	Meets 2 or more criteria
237	77	Queen St W	Meets 2 or more criteria
238	78	Queen St W	Meets at least 1 criteria
239	81	Queen St W	Meets 2 or more criteria
240	82-84	Queen St W	N/A
241	83	Queen St W	Meets at least 1 criteria
242	85	Queen St W	Meets at least 1 criteria
243	88	Queen St W	Meets 2 or more criteria
244	91	Queen St W	Meets 2 or more criteria
245	93	Queen St W	Meets at least 1 criteria
246	94	Queen St W	Meets 2 or more criteria

247	96	Queen St W	N/A
248	98-100	Queen St W	Meets 2 or more criteria
249	103	Queen St W	Meets 2 or more criteria
250	104	Queen St W	Meets 2 or more criteria
251	112-114	Queen St W	Meets 2 or more criteria
252	113-115	Queen St W	Meets at least 1 criteria
253	119	Queen St W	Meets 2 or more criteria
254	120	Queen St W	Meets 2 or more criteria
255	125	Queen St W	Meets 2 or more criteria
256	126	Queen St W	N/A
257	127	Queen St W	Meets 2 or more criteria
258	132	Queen St W	Meets 2 or more criteria
259	139	Queen St W	N/A
260	147	Queen St W	Meets at least 1 criteria
261	211-215	Queen St W	Meets 2 or more criteria
262	241	Queen St W	Meets 2 or more criteria

263	7	Shamrock St	Meets 2 or more criteria
264	11	Shamrock St	Meets at least 1 criteria
265	0	Sheffield St	Meets 2 or more criteria
266	102	Sheffield St	Meets 2 or more criteria
267	61-63	Spring St	Meets 2 or more criteria
268	65-79	Spring St	Meets 2 or more criteria
269	91	Spring St	Meets 2 or more criteria
270	2	Tannery St E	Meets at least 1 criteria
271	5	Tannery St E	Meets 2 or more criteria
272	6-8	Tannery St E	Meets at least 1 criteria
273	11	Tannery St E	Meets 2 or more criteria
274	12	Tannery St E	Meets at least 1 criteria
275	18	Tannery St E	Meets 2 or more criteria
276	22	Tannery St E	Meets 2 or more criteria
277	42	Tannery St E	N/A
278	9	Tannery St W	Meets 2 or more criteria

279	11	Tannery St W	Meets at least 1 criteria
280	15	Tannery St W	Meets 2 or more criteria
281	21	Tannery St W	Meets 2 or more criteria
282	27	Tannery St W	Meets 2 or more criteria
283	30	Tannery St W	Meets 2 or more criteria
284	31	Tannery St W	N/A
285	38	Tannery St W	Meets at least 1 criteria
286	118	Walker St	Meets 2 or more criteria
287	122	Walker St	Meets 2 or more criteria
288	123	Walker St	Meets 2 or more criteria
289	126	Walker St	Meets 2 or more criteria
290	127	Walker St	Meets 2 or more criteria
291	132	Walker St	Meets 2 or more criteria
292	133	Walker St	Meets 2 or more criteria
293	136	Walker St	Meets at least 1 criteria
294	137	Walker St	Meets 2 or more criteria

295	143	Walker St	Meets 2 or more criteria
296	144	Walker St	Meets 2 or more criteria
297	147	Walker St	Meets 2 or more criteria
298	150	Walker St	Meets 2 or more criteria
299	151	Walker St	Meets at least 1 criteria
300	157	Walker St	Meets at least 1 criteria
301	158	Walker St	Meets 2 or more criteria
302	163	Walker St	Meets 2 or more criteria
303	164	Walker St	Meets 2 or more criteria
304	167	Walker St	Meets 2 or more criteria
306	168	Walker St	Meets 2 or more criteria
307	172-174	Walker St	N/A
308	173	Walker St	Meets 2 or more criteria
309	180	Walker St	Meets 2 or more criteria

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

April 29, 2024

Via email

GRCA File: Hespeler Heritage District Study

Jeremy Parsons
Senior Planner-Heritage
City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge, ON N1R 5W8

Dear Jeremy Parsons,

Re: Review of Hespeler Heritage Conservation District Study
City of Cambridge

Further to our meeting on April 10, 2024, it is our understanding that the City of Cambridge initiated the Hespeler Heritage Conservation District (HCD) study to evaluate and make recommendations on the conservation of heritage of properties and neighbourhoods within Hespeler. The Grand River Conservation Authority (GRCA) further notes that a draft report has been prepared for this study (Trace Architectural, April 2024).

As such, the GRCA provides the following advisory comments for your review and consideration.

Resource Issues and Natural Hazards

Information currently available in our office indicates that the study area is traversed by the Speed River, Forbes Creek, Ellis-Chilligo Creek and their associated Regional Storm floodplains, other smaller tributaries of the Speed River, and steep valley and erosion hazard slopes. In addition, the study area contains portions of the Provincially Significant Speed River Wetland Complex and their regulated allowances (refer to the enclosed map). Consequently, a large portion of the study area is regulated by the Grand River Conservation Authority (GRCA) in accordance with the Conservation Authorities Act, R.S.O. 1990, c. C.27, as amended and Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation).

Further, portions of the Speed River floodplain within the study area are located within the Hespeler Two-Zone floodplain policy area, as identified in the City of Cambridge's Official Plan. Two-zone floodplain policy areas include the floodway (the inner portion of the floodplain, where flood depths and velocities pose a potential threat to life and/or property) and the flood fringe (the outer portion of the floodplain where depths and velocities are less severe than in the floodway). Portions of the study area contains both floodway and flood fringe areas.

GRCA Property

As you are aware, the study area contains the Chilligo Conservation Area, which is owned by the GRCA. A portion of the Mill Run Trail traverses this conservation area and the City of Cambridge has an agreement with the GRCA to operate and maintain the trail. As opposed to Shades Mills Conservation Area in Cambridge, Chilligo Conservation Area is considered a passive conservation area that has been established for passive uses with limited services and no GRCA staff members on the property.

General Comments on the Draft Report

While specific development activities have not been identified in the draft report, we note that the HCD Study Goals and Objectives under Natural Heritage refers to the creation of new trails or other amenities to promote accessible, public access and enjoyment of these natural resources. Please note that the establishment of additional trails beyond the existing Mill Run Trail at the Chilligo Conservation Area would have to be discussed further and evaluated by GRCA property staff. The creation of additional trails should not be construed as a future reality given the significant natural hazards and features located and the passive use status of this GRCA property. In addition, any new development activity related to trail creation or any other development activity within Chilligo Conservation Area or other areas may be subject to GRCA permit approval under Ontario Regulation 41/24.

Thank you for providing this opportunity to comment on this study. We further trust that the above is of assistance on this matter. If you require any further information, please do not hesitate to contact the undersigned at ext. 2233 or jbrum@grandriver.ca.

Yours truly,

John Brum
Resource Planner
Grand River Conservation Authority

Enclosure: GRCA Map

Copy: Emily Guy, Trace Architecture (via email)
Michael Hauser & Kathy Padgett, City of Cambridge (via email)
Samantha Lawson, GRCA (via email)

Hespeler HCD Study Survey

SURVEY RESPONSE REPORT

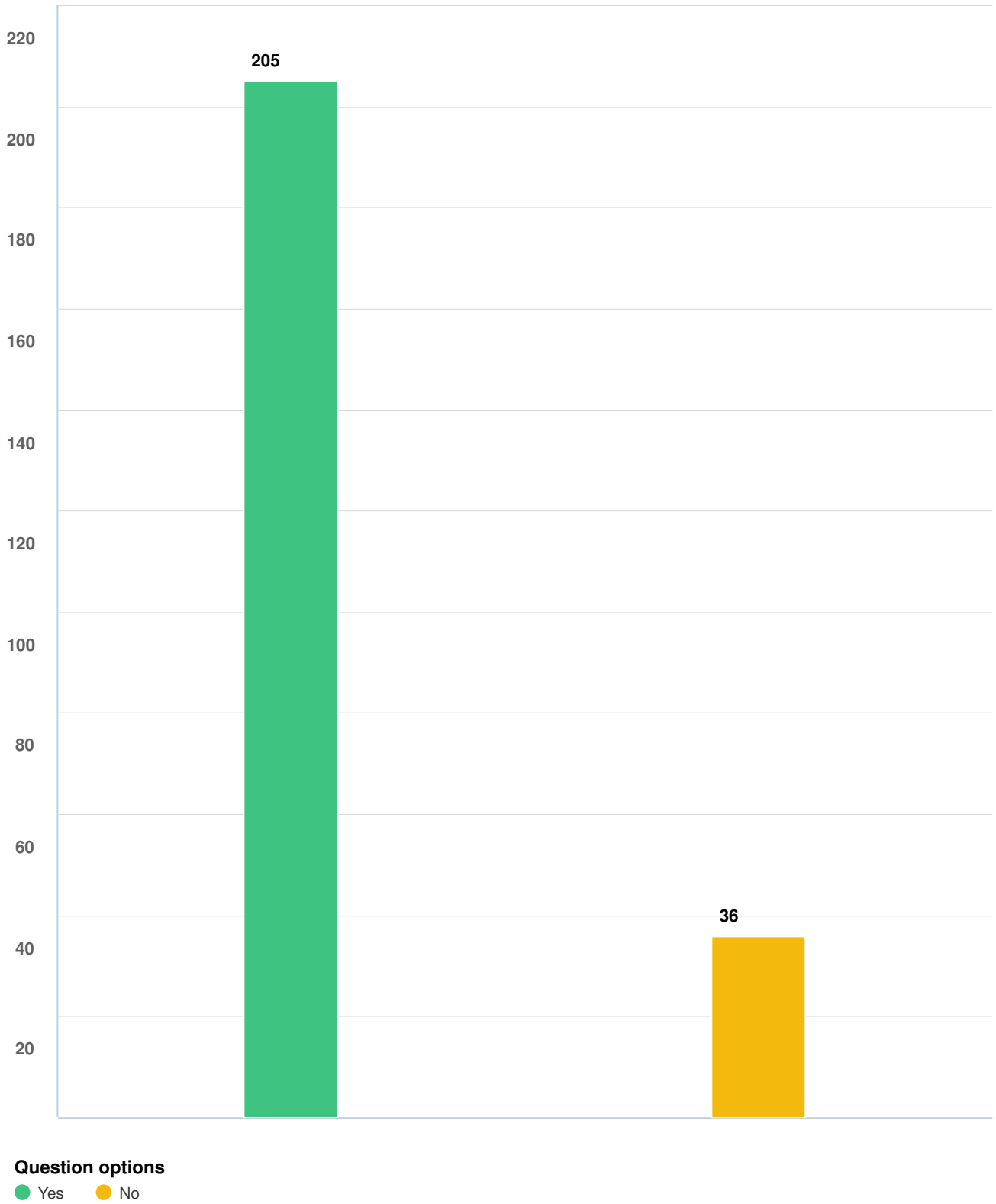
15 August 2018 - 12 February 2024

PROJECT NAME:
Hespeler Heritage Conservation District Study

BANG THE TABLE engagementHQ

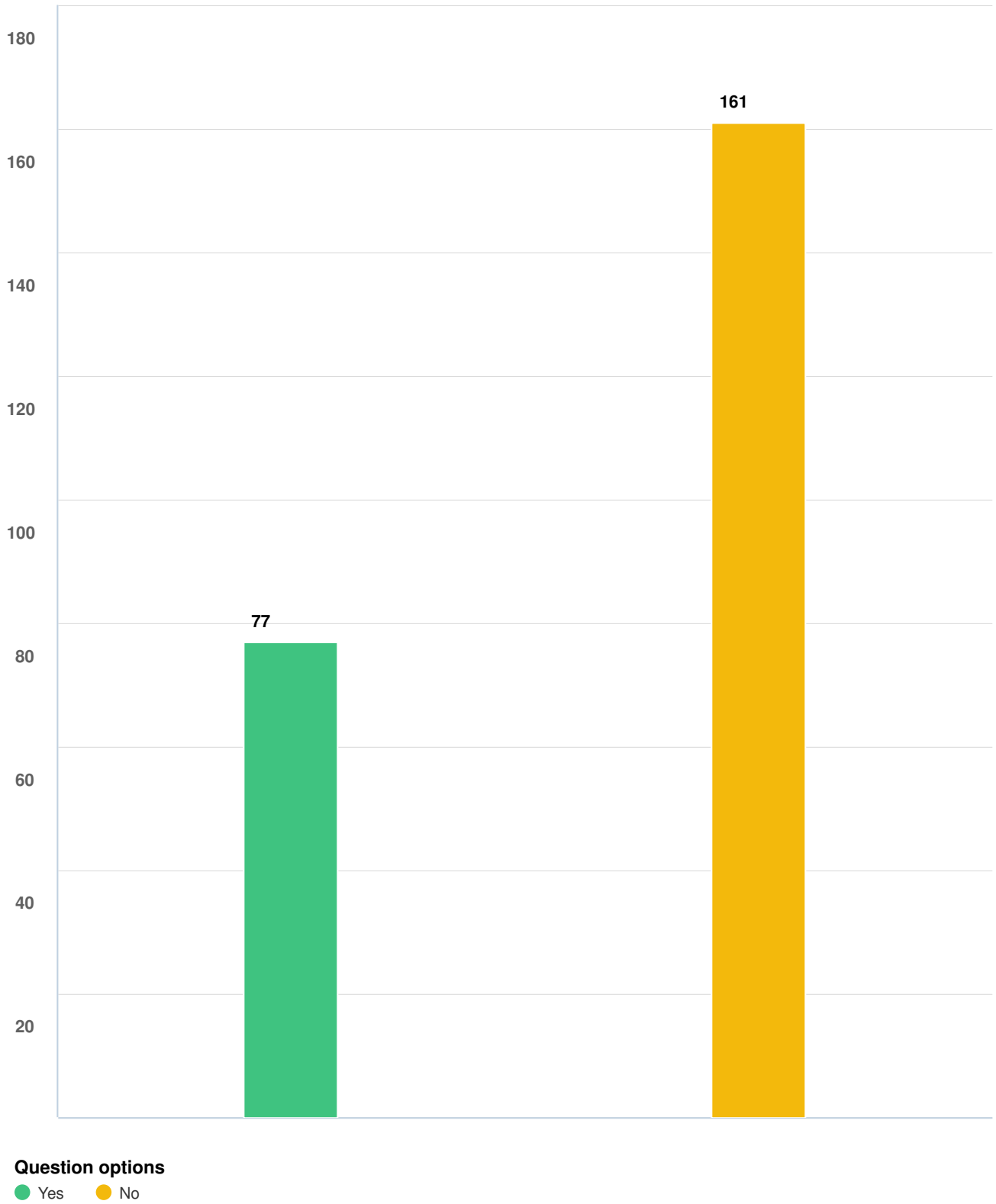
SURVEY QUESTIONS

Q1 Do you live in Hespeler?



Mandatory Question (239 response(s))
Question type: Checkbox Question

Q2 Do you live in the Hespeler Heritage Conservation District Study Area?



Optional question (236 response(s), 3 skipped)
Question type: Checkbox Question

Q3 What areas within downtown Hespeler do you consider to have cultural heritage value?

Anonymous
10/19/2023 02:10 PM

Queen Street East. The river. Tannery St east.

Anonymous
10/19/2023 02:11 PM

None

Anonymous
10/19/2023 02:12 PM

Downtown Queen St along the river and Forbes Park area

Anonymous
10/19/2023 02:12 PM

None of it.

Anonymous
10/19/2023 02:15 PM

Historic buildings

Anonymous
10/19/2023 02:16 PM

Areas along the river, library, churches parks

Anonymous
10/19/2023 02:18 PM

Downtown and surrounding areas as defined on map above

Anonymous
10/19/2023 02:19 PM

The Mill, the river and pond

Anonymous
10/19/2023 02:20 PM

The Library, until they messed it up with glass. St. Andrew's Hespeler Presbyterian Church, Hespeler old City Hall, Dominion Woolens, Stamps & Enamel, old bldgs. on Queen St., that haven's been changed.

Anonymous
10/19/2023 02:21 PM

River, shops, mill pond,churches, town hall

Anonymous
10/19/2023 02:22 PM

Queen street from cooper to Betchel

Anonymous
10/19/2023 02:22 PM

The whole area you have highlighted, however I'd add the Forbes estate but that's been sold and buildings on that land are going to be torn down

Anonymous 10/19/2023 02:23 PM	I agree that the entire study area is important.
Anonymous 10/19/2023 02:23 PM	Queen street and part of Guelph Ave
Anonymous 10/19/2023 02:24 PM	Forbes Park, Fashion Museum, old City Hall,
Anonymous 10/19/2023 02:28 PM	Furniture factory
AdR 10/19/2023 02:29 PM	Queen street from Winston to Cooper, Jacob's Landing, old Len's Mill building, Forbes Park, Firehall/old town hall, IdeaExchange, the fashion history musem
Anonymous 10/19/2023 02:30 PM	Queen St. W/E, (Downtown), Jacobs Landing area
Anonymous 10/19/2023 02:30 PM	Idea exchange. Fashion museum. Museum by fire station.
Anonymous 10/19/2023 02:31 PM	the views in and out of the speed river. Remaining industrial property. Height guidelines are critical to protect views and vistas
Anonymous 10/19/2023 02:35 PM	Queen street from Cyprianna’s pizza to st Andrew’s Presbyterian church. Forbes park. The brick building on milling road.
Anonymous 10/19/2023 02:36 PM	Downtown. Espically the little park by the fire station. The river dam as well.
Anonymous 10/19/2023 02:39 PM	Basically all areas marked in green except copper street.
Anonymous 10/19/2023 02:41 PM	Town Hall. First town hall and original fire station. Old Post Office. Forbes Park. The trails. Riverside. Old mills. Hespeler Furniture Factory. Heritage Homes. Murals. Old stone homes.

Anonymous 10/19/2023 02:57 PM	All of it!
Anonymous 10/19/2023 03:00 PM	St.Andrews Hespeler Presbyterian Church, Queen Street, Forbes Park AreaStreet,
Anonymous 10/19/2023 03:01 PM	Queen street, foundry, lens mills
Anonymous 10/19/2023 03:05 PM	Riverbank Lofts (old American Standard building), Idea Exchange, 25 Milling Rd, Fashion History Museum building, Choun Kitchen building, Forbes Estate, Cambridge Fire Station building, Old Len's Mill building on Queen.
Anonymous 10/19/2023 03:06 PM	Old City Hall, a few of the churches
Anonymous 10/19/2023 03:14 PM	xxx
Anonymous 10/19/2023 03:15 PM	The mill and downtown areas
Anonymous 10/19/2023 03:18 PM	Churches, old city hall and areas along the speed river but not residential housing.
Anonymous 10/19/2023 03:23 PM	Storefronts on Queen Street. Preservation of natural areas on the banks of the river
Anonymous 10/19/2023 03:25 PM	The Village, Queen and Winston, Milling Rd
Anonymous 10/19/2023 03:30 PM	The old furniture factory, fire hall, library, chiun kitchen
Anonymous 10/19/2023 03:40 PM	Forbes park, library, old town hall, store fronts along queen street, park and trail along river/pond
AJ88 10/19/2023 04:01 PM	The entire area around Queen St. and Guelph Avenue intersection.

Anonymous 10/19/2023 04:02 PM	Downtown, Mill buildings
Anonymous 10/19/2023 04:39 PM	town hall, library, queen st commercial buildings, churches, post office, furniture factory, dominion woollens, forbes estate, forbes park bandstand
Anonymous 10/19/2023 04:44 PM	Queen st ,Cooper to Ellis , Guelph Ave ,Milling rd - Sheffield st - Adam & Tannery
Anonymous 10/19/2023 04:56 PM	the library, cenotaph, old post office
Anonymous 10/19/2023 04:59 PM	None
Anonymous 10/19/2023 05:00 PM	Queen St W, Tannery St and Parts of Adam St. Guelph Ave near River and Perhaps Sheffield St
Anonymous 10/19/2023 05:13 PM	All
Anonymous 10/19/2023 05:16 PM	na
Anonymous 10/19/2023 05:17 PM	All those listed below as well as Forbes Estate and The Coombe, formerly Jacob Hesprler' house.
Anonymous 10/19/2023 05:32 PM	generally as shown on the map provided but not necessarily including the conservation area west of the Speed River
Anonymous 10/19/2023 05:39 PM	Old town hall (fire station), post office (fashion museum) and warehouses along speed river
Anonymous 10/19/2023 06:04 PM	The area highlighted has many cultural heritage value sites. I think areas along Queen St and Guelph Ave have cultural significance including Forbes Park.

Anonymous 10/19/2023 06:13 PM	Maybe the fire station and Queen st
Anonymous 10/19/2023 06:29 PM	from Adam Dtreet to the post office
Anonymous 10/19/2023 06:39 PM	the downtown and the the queen and the immediate area surrounding said street and the river road
Anonymous 10/19/2023 07:03 PM	the three churches, the old post office, the library, the former city hall, the old Hespeler Hotel, several of the store fronts on Queen Street
Anonymous 10/19/2023 08:20 PM	Forbes Park
Anonymous 10/19/2023 08:33 PM	Downtown Queen St, churches, the outlined area above seems accurate.
Anonymous 10/19/2023 08:40 PM	Library and Fire Hall. Mill Race Park, Forbes Park
Anonymous 10/19/2023 08:49 PM	Old ones with culteral significance.
Anonymous 10/19/2023 09:25 PM	Guelph Avenue
Anonymous 10/19/2023 09:50 PM	Mainly Quren street from Hungerford to Guelph Ave. Tannery St., Forbes Park
Anonymous 10/19/2023 09:53 PM	Downtown, river, library
Anonymous 10/19/2023 09:56 PM	Downtown hespeler
Anonymous 10/19/2023 10:14 PM	Queen St at Ellicott lookout to Guelph/Adam St area

Anonymous 10/19/2023 10:28 PM	Downtown core (old post office, old townhall), Queen St shops, old mills/Factories queen St. / Guelph ave. / Sheffield St
Anonymous 10/19/2023 11:33 PM	Those of historic significance
Anonymous 10/20/2023 12:11 AM	walker st, and the houses on queen street, the cafe in the green building, Choun's, Ernie's
Anonymous 10/20/2023 04:40 AM	Queen street
Anonymous 10/20/2023 08:43 AM	Mill Run trail, Guelph Ave bridge & trail, Downtown strip.
Anonymous 10/20/2023 10:01 AM	Mill pond, Textile buildings, Queen street downtown, Fashion history Museum, Forbes park, Idea Exchange
Anonymous 10/20/2023 10:06 AM	Jacobs Landing area, the shopping section of Queen Street, up to and including the library and fire hall buildings.
Anonymous 10/20/2023 10:26 AM	Queen Street between Adam & Cooper, only.
Anonymous 10/20/2023 10:34 AM	The downtown on Queen St.
Anonymous 10/20/2023 11:26 AM	The former industrial buildings, mills, etc hold a lot of value that is currently unused and mostly ignored, it would be great to see those buildings preserved and used in a way that brings more people to visit/enjoy the local sites/commercial core
Anonymous 10/20/2023 12:15 PM	Queen street
Anonymous 10/20/2023 01:02 PM	Both sides along the river, down Queen Street, and Guelph, by the Mill Trail
Anonymous	Forbes Park, Hespeler Library and Hespeler Fire Station.

10/20/2023 02:11 PM

Anonymous
10/20/2023 08:53 PM

City hall, cenataph

Anonymous
10/21/2023 03:34 AM

Downtown steepled buildings;"Tenement" housing on river behind the Church, little "cottage" & it's garden@ park east of same "tenements"

Anonymous
10/21/2023 10:02 AM

Commercial core on Queen St. E., Industrial buildings off of Guelph Ave

Anonymous
10/21/2023 02:40 PM

All areas

Anonymous
10/21/2023 03:22 PM

All of downtown.

Anonymous
10/21/2023 03:32 PM

All the buildings and churches in downtown area and many old house in the immediate area especially those onGuelph Ave

Anonymous
10/21/2023 05:26 PM

Queen st, Cooper st, Harvey St and others

Anonymous
10/21/2023 05:33 PM

Queen St. & Lower Guelph Ave. & Sheffield St. (Hespeler hockey sticks!)

Anonymous
10/21/2023 06:31 PM

Certainly the downtown and the factories on Guelph Ave. More should have been done to preserve the Forbes estate. I wonder if the production of the miniseries 11/22/63 would have been filmed in Hespeler after the recent development.

Anonymous
10/21/2023 06:37 PM

None

Anonymous
10/21/2023 06:51 PM

Any area that has pre-world war 1 buildings, especially buildings that were well well built (well designed and constructed with quality), or those that are well kept and still have a good portion of their of original features.

Anonymous 10/21/2023 08:24 PM	Down town Hespeler Village, Speed River and mill pond, Hespeler Heritage Centre, industrial areas in village, churches, schools, sport facilities, early municipal buildings, area for farmers' market
Anonymous 10/21/2023 08:25 PM	The churches, the legion Along the River and Queen street
Anonymous 10/21/2023 09:00 PM	Downtown area
Anonymous 10/21/2023 10:46 PM	The old brick houses and buildings in the town centre
Anonymous 10/21/2023 11:01 PM	the village buildings that have old architecture
Anonymous 10/22/2023 02:40 AM	Library, Old lens mill location
Anonymous 10/22/2023 04:37 AM	Queen st between Winston and river road. Tannery st between Adam and queen.
Anonymous 10/22/2023 07:20 AM	The business block on Queen st.
Anonymous 10/22/2023 10:14 AM	Cambridge
Anonymous 10/22/2023 10:29 AM	Queen st from Cooper until Harvey, Tannery, Jacobs Landing, Guelph Ave from Queen until Fischer Mills.
Anonymous 10/22/2023 11:07 AM	No buildings. Tear down and replace with modern buildings.
Anonymous 10/22/2023 11:17 AM	The downtown core the train track station has been ripped apart otherwise it would have cultural heritage
Anonymous 10/22/2023 11:24 AM	The whole block, which development is ruining.

Anonymous 10/22/2023 12:02 PM	every area highlighted here with additions of Maple street and surrounding streets with old homes.
Anonymous 10/22/2023 12:03 PM	Natural conservation areas, historical buildings, parks.
Anonymous 10/22/2023 12:09 PM	The area indicated plus the two large heritage homes on Guelph Ave opposite Fisher Mills. I believe one is the Forbes house.
Anonymous 10/22/2023 02:43 PM	Smaller shops down the main street to the post office. Forbes park. Library and firehall.
Anonymous 10/22/2023 08:46 PM	Not sure
Anonymous 10/23/2023 07:38 AM	Only very few structures and areas that are both old and significant in their architectural design or historical importance.
Anonymous 10/23/2023 09:00 AM	Of heritage value: churches, individual houses, river/pond uses, some of the commercial buildings, the old townhall and the "new" library
Anonymous 10/23/2023 10:00 AM	fire station
Anonymous 10/23/2023 10:15 AM	None.
Anonymous 10/23/2023 11:05 AM	Queen st downtown, millpond
Anonymous 10/23/2023 11:16 AM	Fashion Museum and the churches near it, blackbridge
Anonymous 10/23/2023 11:20 AM	The current draft looks good
Anonymous 10/23/2023 11:30 AM	Queen St, Mill St, Jacobs Landing

Anonymous 10/23/2023 11:30 AM	The main street minus the two ugly new buildings.
Anonymous 10/23/2023 11:44 AM	The facades of the original stores on Queen street between Adam and Tannery, the now redone factory along the river, the churches, and some houses sprinkled about near the downtown.
Anonymous 10/23/2023 11:51 AM	all the old buildings around the bridge. too bad the rr station is no more.
Anonymous 10/23/2023 11:55 AM	Queen street, Forbes park and surrounding streets, the three churches at Queen and cooper intersection, speed river and mill pond trails, old textile mill
Anonymous 10/23/2023 11:58 AM	The woollen mills, Carnegie Library, the old hotel, churches, post office and American Standards building plus the dam.
Anonymous 10/23/2023 12:05 PM	Queen st
Anonymous 10/23/2023 12:16 PM	All areas and buildings
Anonymous 10/23/2023 12:27 PM	Downtown queen, the street lamps, Ernies, the shops. The library. The firehouse. Forbes park. Jacob's landing.
Anonymous 10/23/2023 12:29 PM	Forbes Estate
Anonymous 10/23/2023 12:30 PM	The main core area and up queen st including river road Down Guelph avenue all the older buildings
Anonymous 10/23/2023 12:32 PM	Our core and old buildings that give us small town character.
Anonymous 10/23/2023 12:49 PM	All of the buildings except the condos being built.
Anonymous	Queen Street East from Ellacot Lookout to the old textile mill on

10/23/2023 12:56 PM	Queen Street East, and Guelph Ave and Franklin to just past Four Father's
Anonymous 10/23/2023 01:17 PM	Core down area, particularly queens street around the library.
Anonymous 10/23/2023 01:17 PM	Downtown core and Sheffield/Guelph Ave. Old Lens Mill
Anonymous 10/23/2023 01:43 PM	Churches and small shops.
Anonymous 10/23/2023 01:46 PM	All of the Queen st stores that are of archectural.
Anonymous 10/23/2023 02:20 PM	Queen street,
Anonymous 10/23/2023 02:23 PM	Library, old city hall, the buildings on queen street.
Anonymous 10/23/2023 02:30 PM	The core on Queen St, Forbes Park, the area around the Cenetaph/Firestation
Anonymous 10/23/2023 03:03 PM	Village retail facades, Idea Exchange library, Forbes Park and Bandstand, former Lens Mill property, Grand River and scenic lookouts including Jacobs Landing
Anonymous 10/23/2023 03:57 PM	Waterfall, costume museum, River bank loft building
Anonymous 10/23/2023 04:14 PM	Forbes Park, Library, Old Town Hall, the mill, Dominion Wollens building, Ernie's Roadhouse building, Jacob's Landing, Forbes Estate,
Anonymous 10/23/2023 06:13 PM	Downtown core
Anonymous 10/23/2023 06:40 PM	.

Anonymous 10/23/2023 07:00 PM	Queen Street building
Anonymous 10/23/2023 07:11 PM	Forbes Mansion, Dominion Woolens, Mill Street, American Std. Bldg., the band stand inside Forbes Park, Blackbridge.
Anonymous 10/23/2023 07:18 PM	River landing, Main Street, fire department, library, Forbes Park, pavilion in park and sitting area where the market sets up.
Anonymous 10/23/2023 07:42 PM	Most of Hespeler does. With the textile mills, Blackbridge and the downtown core area
Anonymous 10/23/2023 08:13 PM	Churches, Fashion History Museum, Lens Mill building, several homes .
Anonymous 10/23/2023 08:23 PM	Library, fire hall, old post office, church, Forbes park, downtown strip of buildings, city utility building by the water, old factories and warehouses
Anonymous 10/23/2023 09:47 PM	Forbes lane
Anonymous 10/24/2023 05:56 AM	Queen Street, Forbes park, tannery Street
Anonymous 10/24/2023 07:35 AM	The downtown core, the cenotaph, town hall building, old post office,library, fire house, Forbes Park, Millpond and trail along the river, Silknit plant and surrounding area.
Anonymous 10/24/2023 08:43 AM	Main drag and stuff near the river.
Anonymous 10/24/2023 09:53 AM	All areas
Anonymous 10/24/2023 11:16 AM	The main business section on Queen St. E. The area surrounding Forbes Park.

Anonymous 10/24/2023 11:51 AM	Exactly where you put it
Anonymous 10/24/2023 12:05 PM	Queen Street and surrounding areas, Historic buildings.
Anonymous 10/24/2023 03:51 PM	Basically the entire downtown area. The part where they have torn down and built ugly buildings that don't fit.
Anonymous 10/24/2023 07:37 PM	The fashion museum, church , speed river
Anonymous 10/24/2023 07:56 PM	Everything there in green as well as The Forbes estate and a few other homes up Guelph Ave.
Anonymous 10/24/2023 08:03 PM	Buildings that flank the river
Anonymous 10/24/2023 10:07 PM	Riverbanks waterfall
Anonymous 10/25/2023 07:22 AM	Queen street
Anonymous 10/25/2023 08:43 AM	Queen st area, some houses on south of Guelph ave
Anonymous 10/25/2023 09:24 AM	From the old Post Office to the lights at Guelph Ave
Anonymous 10/25/2023 09:48 AM	None of the area is culturally significant.
Anonymous 10/25/2023 10:01 AM	Downtown Hespeler and nearby
Anonymous 10/25/2023 10:51 AM	Commercial and religious Queen st and textile mill
Anonymous 10/25/2023 12:50 PM	..

Anonymous 10/25/2023 01:59 PM	all historical buildings, parks, river
Anonymous 10/25/2023 03:48 PM	The commercial downtown Queen St Hespeler
Anonymous 10/25/2023 04:09 PM	The main core
Anonymous 10/25/2023 04:09 PM	Most of the commercial buildings and parks
Anonymous 10/25/2023 07:25 PM	St Andrew's church
Anonymous 10/25/2023 08:20 PM	Fashion museum corner
Anonymous 10/25/2023 10:32 PM	Not sure
Anonymous 10/25/2023 11:04 PM	The 3 churches of Hespler, as well as the housing behind St. Andrew's. Including housing along Queen st.
Anonymous 10/26/2023 10:15 AM	downtown core and surrounding area, including residential
Anonymous 10/26/2023 03:40 PM	The Fire Hall, St. Andrews Church, Forbes Estates
Anonymous 10/26/2023 03:55 PM	Buildings/areas directly adjacent to the river and mill pond.
Anonymous 10/26/2023 06:22 PM	The areas along Queen/River and Guelph Ave.
Anonymous 10/26/2023 10:50 PM	Everything riverside

Anonymous 10/26/2023 11:04 PM	The older buildings
Anonymous 10/27/2023 06:50 AM	Buildings, green space by the water fall & trail
Anonymous 10/27/2023 07:41 AM	Any areas or buildings that have a connection to the beginnings of Hespeler.
Anonymous 10/27/2023 02:34 PM	Elite wrestling building, Four Fathers, any of the buildings really
Anonymous 10/27/2023 05:11 PM	Old post office. Downtown churches. American standard apartments,
Anonymous 10/28/2023 01:16 PM	historic churches, Queen St. retail buildings, including Ernie's, historic row housing on Spring Street, Victorian and Edwardian houses, housing that was built to house textile workers
Anonymous 10/29/2023 08:27 AM	Areas of pre-1950s buildings, parks, woodlots. Buildings should include historic households, particularly those not designated as having historic importance in the past. Too many historic homes have been "modernized" without regard to their history.
Anonymous 10/30/2023 08:02 AM	very few
Anonymous 10/30/2023 12:05 PM	The bridge and churches
Anonymous 10/30/2023 12:27 PM	The river the wildlife that is being pushed out because of all the houses being built. Downtown that's already being destroyed from the awful new buildings being built.
Anonymous 10/30/2023 01:03 PM	Commercial store fronts and homes associated with the Mill
Anonymous 10/30/2023 01:22 PM	Queen and Quelph area Forbes Area Four Fathers.

Anonymous 10/30/2023 02:51 PM	The Mill area, Speed River, BlackBridge, Chilligo, Presbyterian Church, Smellie Block, Ernie's and old Queens hotel
Anonymous 10/30/2023 03:11 PM	Queen street, along the river and across the river
Anonymous 10/30/2023 04:22 PM	The addition of highrise apartment and new building at corner of Guelph and queen charm has been lost
Anonymous 10/31/2023 07:31 AM	The entire downtown collection of original buildings
Anonymous 10/31/2023 08:27 AM	See below
Anonymous 10/31/2023 10:43 AM	Queen Street, east of Hungerford and west of Harvey. As well as the residential neoghbourhood that sits to the south and southeast of Queen/Adam, mostly branching off Adam (Bergey, Forbes).
Anonymous 10/31/2023 04:41 PM	About 10 buildings in all directions from the stop lights at queen and guelph avenue.
Anonymous 10/31/2023 07:01 PM	Museum
Anonymous 11/01/2023 09:16 AM	Queen Street to River Road, Queen Street to Edward Street, Adam Street, Guelph Avenue to Fischer Mills,
Anonymous 11/01/2023 09:24 AM	Queen street (east of Guelph Ave), Jacob's Landing
Anonymous 11/01/2023 10:47 AM	The area of Queen Street (and south of it) and Guelph Ave. I wouldn't include Sheffield.
Anonymous 11/01/2023 11:25 AM	Queen Street from the mill to the old post office
Anonymous 11/01/2023 08:55 PM	Queen street and surrounding area

Anonymous 11/03/2023 09:16 AM	Down own core
jeffa 11/05/2023 06:12 PM	Older houses with stone and yellow brick construction, mill pond area, silk-knit dam area, Chilligo conservation area
Anonymous 11/09/2023 10:38 AM	Queen,Coooper, the river, all the way to Les Mills,Guelph ave,Walker,other side of the river
Anonymous 11/10/2023 05:36 AM	Old post office to Ernies
Anonymous 11/15/2023 10:54 AM	The older buildings along the river (older stone), buildings around the Library (Adam St. Area) and the natural areas along the shore lines; older stone homes with distinct architectural characteristics would be included and important.
Anonymous 11/15/2023 10:55 AM	Forbes Park, Queen St, Textile Mills, Town Hall, Museum, Library,
Anonymous 11/15/2023 08:04 PM	Feel all of the downtown core has heritage value. It is what makes the core so special.
Anonymous 11/16/2023 02:49 PM	Fashion History Museum
Camski 11/20/2023 09:44 AM	None, let’s allow redevelopment and renovations.
Anonymous 11/24/2023 07:32 PM	Most of the downtown core area
Anonymous 11/29/2023 11:19 AM	The old industrial buildings, the city hall and library, and some of the buildings along the Queen st downtown core.
Anonymous 11/29/2023 11:29 AM	Queen Street between Adam and Cooper, old Town hall

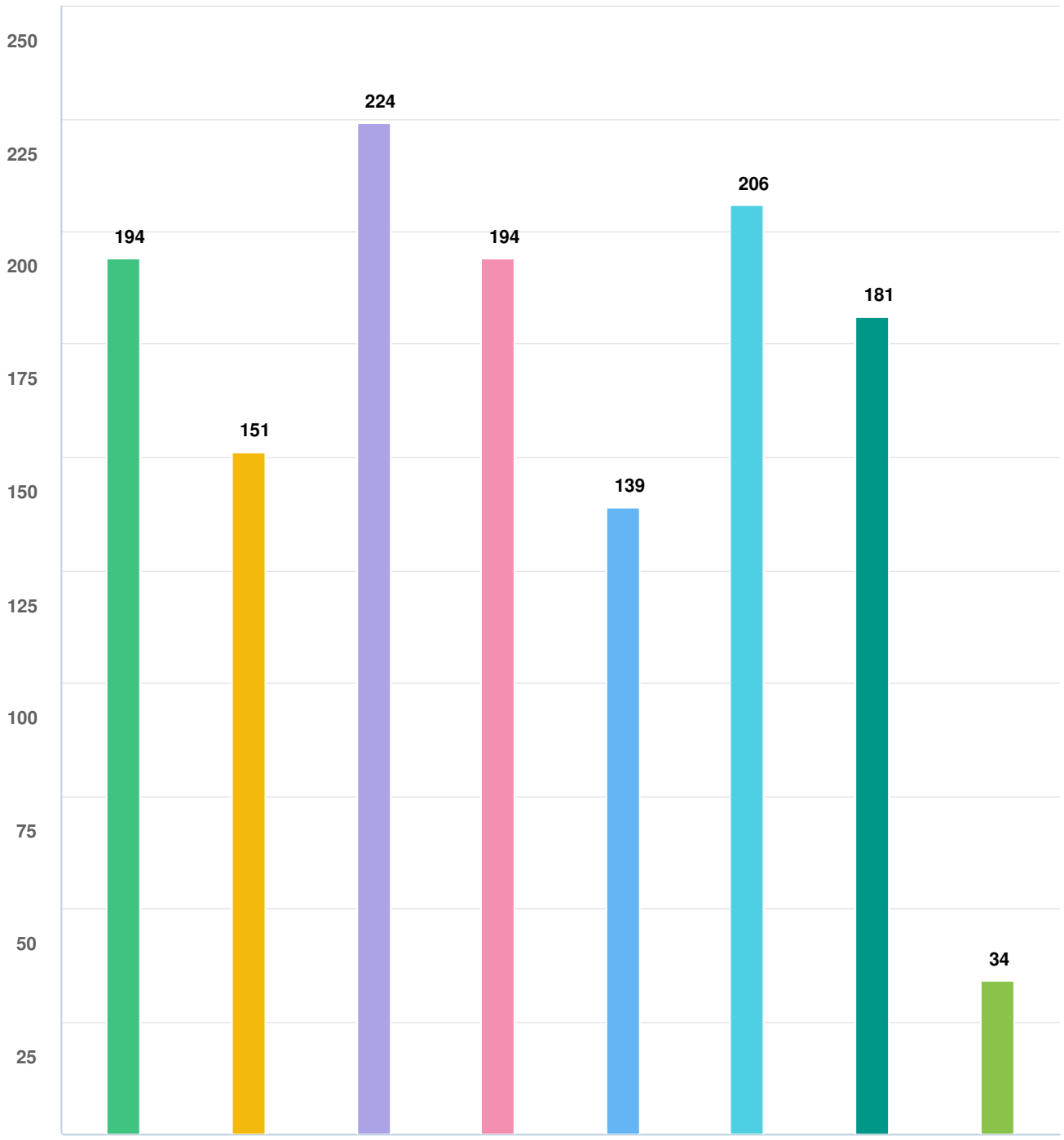
Anonymous 11/29/2023 12:13 PM	The wohole area for 2 to 3 blocks on either side of Guelph Ave.
Anonymous 11/29/2023 01:48 PM	downtown
Anonymous 11/29/2023 02:23 PM	downtown core, churches, the buildings converted to condos beside the river, the whole area on either side of the river
Anonymous 11/29/2023 04:33 PM	Old post office, spring st, fire station, old lens mill
Anonymous 11/29/2023 07:28 PM	All Historical Sites
Anonymous 11/29/2023 09:06 PM	Queen Street, Guelph Ave, Cooper St, River Rd
Anonymous 11/29/2023 09:42 PM	Queen Street. Leave the other streets alone. It's fascinating how you let the ugly building be built at Adam and Queen...and then start this process. Tearing down heritage buildings to do it. They had value.
Anonymous 12/02/2023 07:25 AM	Buildings
Anonymous 12/02/2023 08:00 AM	Not sure
Anonymous 12/03/2023 08:40 PM	Town clock and museum building.
Anonymous 12/05/2023 03:35 AM	I'm not sure what to answer. I don't have a clue. I'm happy that Hespeler is getting more homes to live, but I think that there should be low income housing.
Hespeler Participant 12/05/2023 10:23 AM	The heritage theme is good/ however many of the buildings should be updated.
Hespeler Participant 12/05/2023 10:25 AM	The Speed River

Quinton 12/15/2023 05:52 PM	Forbes Park, the bridge, the old-style apartments next to the bridge.
Anonymous 12/22/2023 07:11 PM	I am concerned about the queen st. and surrounding area as very important to out heritage.(guelf ave., cooper st. other smaller street with very old building's
Anonymous 1/03/2024 09:51 AM	Jacob's Landing, Mill Pond Trial, Hespeler Village
Anonymous 1/08/2024 01:48 PM	The listed properties index needs to be updated as many of the buildings in the proposed HCD are not even listed
Anonymous 1/09/2024 09:07 AM	Town hall, library, Forbes Park, blocks of Buildings in downtown core
Anonymous 1/09/2024 06:49 PM	Queen street houses and buildings, the river and Forbes estate
Anonymous 1/10/2024 04:52 PM	I would consider most of the area defined on the map to have cultural heritage value. Downtown area is hard to define as zoning changes and residential can house certain businesses and many commercial buildings include residential floors.
Anonymous 1/10/2024 05:01 PM	All of it
Anonymous 1/14/2024 11:00 PM	The town hall, library, churches, Fashion Museum, houses, old manufacturing buildings, off of Guelph Ave.
Anonymous 1/16/2024 01:23 PM	Old Post Office/Presbyterian Church/cenotaph library area
Anonymous 1/16/2024 04:24 PM	Main shopping street (Queen), places of worship, Forbes park, textile industry buildings, forbes house
Anonymous 1/16/2024 08:45 PM	Queen st

Anonymous 1/17/2024 08:44 AM	Queen St - Townline Road to Rooshill and one or 2 streets back. Milling Road & Sheffield Street - Guelph Ave. Forbes Park

Mandatory Question (239 response(s))
Question type: Single Line Question

Q4 What features of downtown Hespeler are important to you?

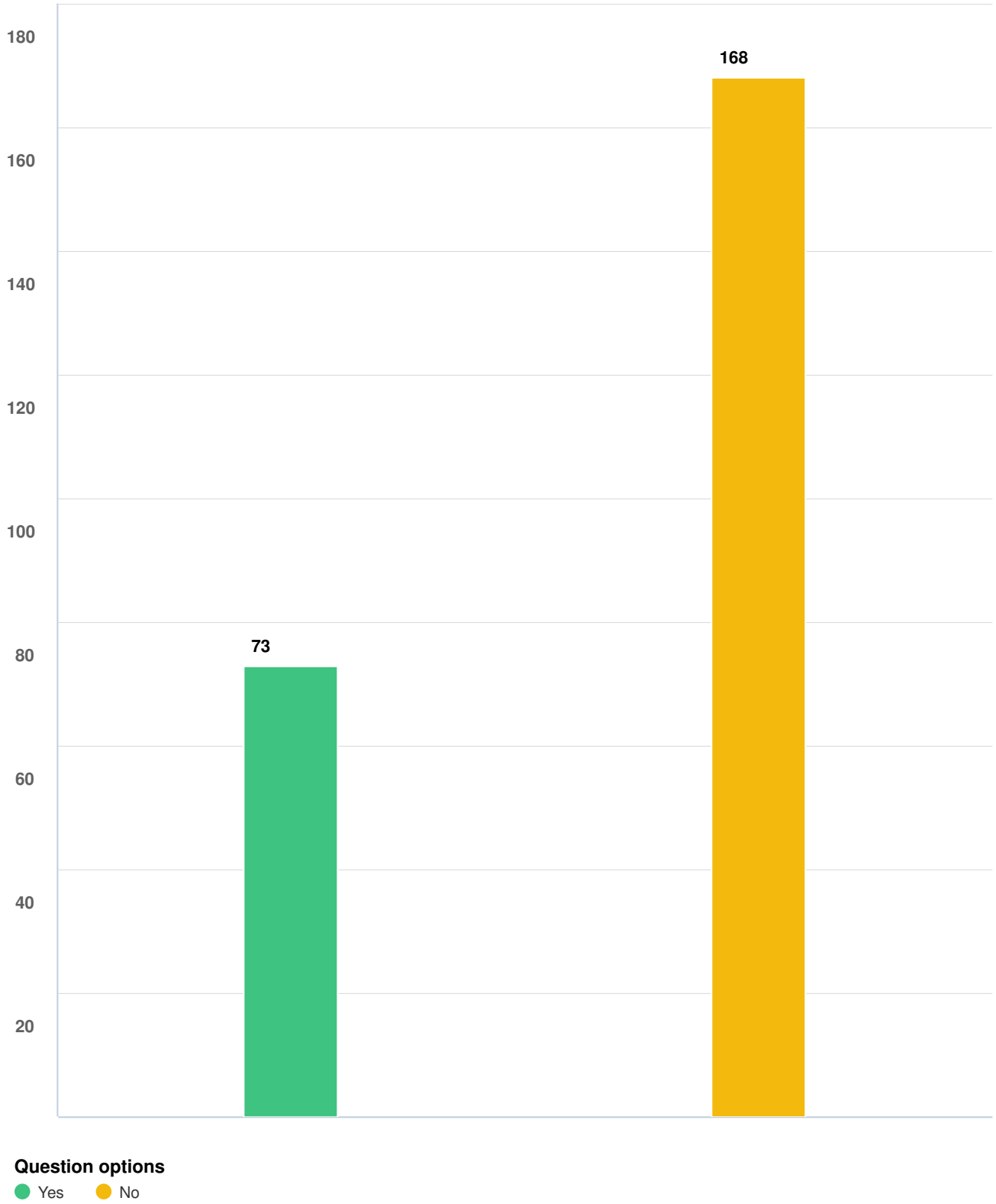


Question options

- Commercial core centred on Queen Street East
- Former industrial buildings extending from Guelph Avenue
- Natural heritage features such as the Speed River and the Hespeler Mill Pond
- Forbes Park
- Former Forbes Textile Mill
- Former Town Hall building and Library
- Former Post Office (now Fashion History Museum)
- Other (please specify)

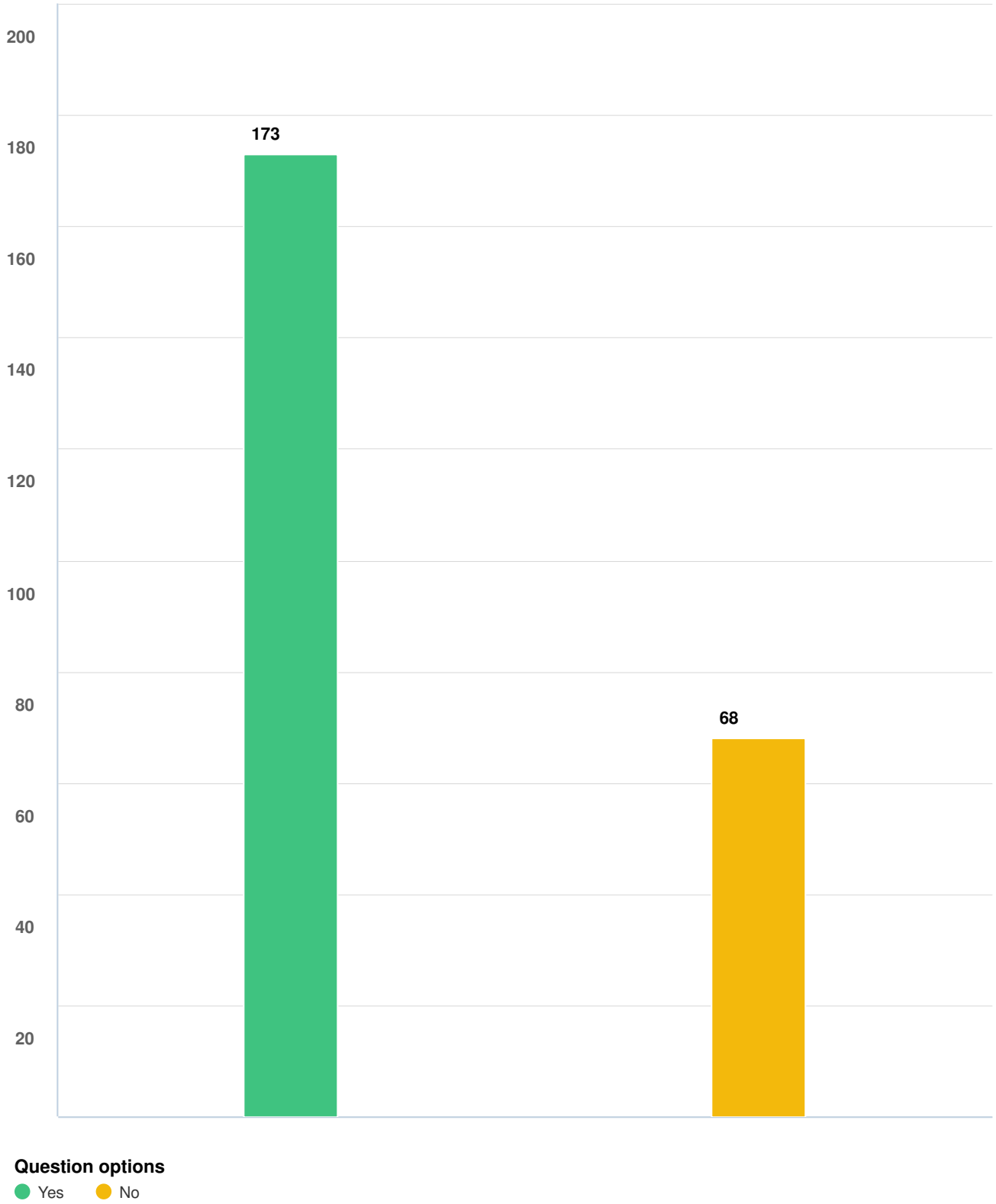
Mandatory Question (239 response(s))
Question type: Checkbox Question

Q5 **Are you aware that external alterations to your property may be eligible for funding from the City of Cambridge if the Hespeler HCD is approved?**



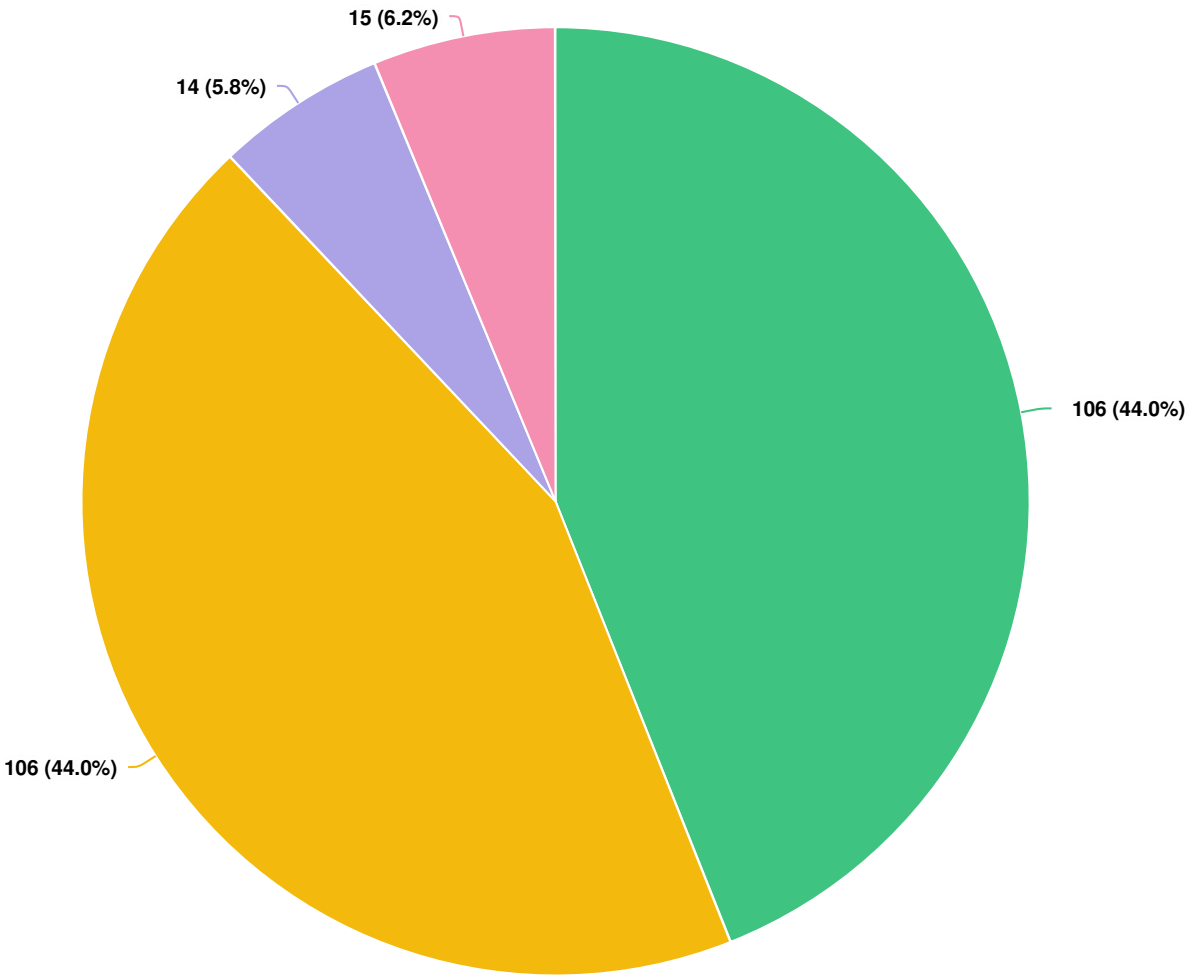
Mandatory Question (239 response(s))
Question type: Checkbox Question

Q6 Are you aware that major external alterations to properties in an HCD may require heritage permit approval?



Mandatory Question (239 response(s))
Question type: Checkbox Question

Q7 How would you like to hear about more information on the Hespeler HCD Study?



Question options

- Social media
- City mailings
- Public Information Centre Open House hosted October 30, 2023
- Other

Mandatory Question (239 response(s))
Question type: Dropdown Question

Q8 Please provide us with any additional comments or feedback that you may have about the Study Area, the project, or about Hespeler.

Anonymous
10/19/2023 02:10 PM

Please include plans to better incorporate the river with Hespeler

Anonymous
10/19/2023 02:16 PM

Hespeler is a wonderful area to live in. It would be lovely to maintain its natural beauty and heritage throughout.

Anonymous
10/19/2023 02:19 PM

Way too much sentiment is given to buildings. If it's an eyesore and unoccupied, it can go.

Anonymous
10/19/2023 02:21 PM

Redevelopment of speed river footpaths from local papers and internet - lovely idea . Redevelopment of old textile mill to houses and apartments I have concerns with infrastructure like roads, extra traffic , schools, daycare.

Anonymous
10/19/2023 02:22 PM

How will this affect any current or on going developments?

Anonymous
10/19/2023 02:23 PM

I think the building such as the one torn down on the corner of Queen and Guleph and soon to be torn down on Tanner St E should never have been allowed to happen. How could that even happen ? Pathetic and there is no parking. Poor planning. This is a shit show and sending a survey after the fact is useless.

Anonymous
10/19/2023 02:28 PM

Dont spend citizens money unless taxes go down or freeze Fix roads first Stop never used bike lanes Stop traffic calming Enforce parking on guelph ave by school where every day is a risk just to drive there

AdR
10/19/2023 02:29 PM

I think the area might be a bit small still. While it focuses on the main core of the downtown, there are many older style houses going down Rife and along Maple that could be added for the preservation of the impression and atmosphere of the area.

Anonymous
10/19/2023 02:31 PM

Height guides need to be included.

Anonymous

I think it is important to preserve heritage areas within the community,

10/19/2023 03:05 PM

but we also have to encourage community members and building owners to keep the buildings in good working order. Many of the older buildings in Hespeler have been left in disarray with nobody taking accountability and then they have to be torn down.

Anonymous
10/19/2023 03:06 PM

I think designating residential properties as Heritage properties only hurts residents. The fact that these properties need special permission for work to be done on them makes it a hassle and decreases property value. I know of some residents close to retirement/retired who would essentially lose massive amounts in their planned retirement if this were to go through.

Anonymous
10/19/2023 03:14 PM

xxx

Anonymous
10/19/2023 03:18 PM

I am against having residential housing included in this. Leave our house as they are.

Anonymous
10/19/2023 03:23 PM

I am opposed to giving heritage designations to residential neighbourhoods. It is simply a form of privileged ‘nimby-ism’ and it exacerbates the housing crisis.

Anonymous
10/19/2023 03:25 PM

You have already ruined the village by allowing that huge monolith on the southwest corner to be built.

Anonymous
10/19/2023 03:40 PM

It would be great to see some of those old industrial factories and buildings around Guelph Ave, Sheffield Street and Milling Road repurposed into something new. Keeping the integrity of the heritage but updating them to make that area by the railway tracks more inviting and less of an eye sore.

Anonymous
10/19/2023 04:02 PM

River area should be protected

Anonymous
10/19/2023 04:39 PM

Hespeler played a key role in early 20th century development of Canada industrialization, war time, early immigrant settlement, innovation ... maintaining a reasonable portion of the heritage is the identity

Anonymous

Don't think it is appropriate to build high (+4 stories?) buildings

10/19/2023 05:32 PM

fronting directly on Queen St or Guelph Ave. They may be necessary to increase densification but they can be built outside of the Study Area and achieve the same goals.

Anonymous
10/19/2023 06:39 PM

I worry that river road will become just another subdivision. it is a nice rural road. that needs some maintenance work. the houses are all different some are very old . i would hate to see everything torn down for a subdivision. this is Hespeler of old It should be saved from developers they have already damaged the feel with all those town houses and there many cars.

Anonymous
10/19/2023 08:40 PM

Heritage should not be a hurdle for modernizing out cities. The Heritage in Hespeler is not widely known outside of it and should not hinder growth.

Anonymous
10/19/2023 11:33 PM

I think it is essential in this development driven economy to respect our history and provide protections to buildings of architectural significance, to open dialogue around adaptive re use and conservation

Anonymous
10/20/2023 12:11 AM

It would be nice for more bridges across the pond near the fashion history museum, a direct path to the Mill ponds walkway, putting a little cafe/tea room on the water with the concrete stairs to the water and twinkly lights (across from the factory with the smokestack), also a used bookstore

Anonymous
10/20/2023 10:01 AM

The area around Queen street/ Guelph Ave intersection is under serious problems of traffic. The traffic going to Adam St from Guelph Avenue or to its reverse direction cause major congestion in peak hours around Hespeler Idea exchange, specially when the downtown road is closed for weekends in summers, which has its own charm and value add to the community, specially for seniors and kids. But alternative road options needs to be explored, its a high time for that based on growing population in Hespeler. I have more concerns and suggestions to discuss.

Anonymous
10/20/2023 10:26 AM

Defining a neighbourhood as Heritage can be damaging to property values. Our investment in our home should not be at risk because of someone's new "desire" to change it's definition. That will be challenged in court.

Anonymous
10/20/2023 02:11 PM

Heritage buildings must be preserved and never torn down.

Anonymous
10/21/2023 03:34 AM

In addition Gardens/green space with the Heritage site NEED be preserved and/or revitalized WITH their properties!

Anonymous
10/21/2023 03:22 PM

Would like to maintain the small town features the area offers.

Anonymous
10/21/2023 06:31 PM

I don't live in Hespeler, but I worked there in the past and I came to appreciate the heritage buildings. All of Cambridge's historic areas are currently in peril.

Anonymous
10/21/2023 06:37 PM

Please allow the on-going uplift and modernization of the downtown core to continue without the red tape of a HCD.

Anonymous
10/21/2023 06:51 PM

I am very excited, firstly that the Ontario government has created legislation around protecting historical areas, and secondly that Cambridge is pursuing the possibility of Hespeler being designated as one. I have previously lived in Europe in a UNESCO World Heritage City, and so I am very familiar with there being details regulations for both new builds and altering or even maintaining existing historically listed building of any use or type. I am strongly in favour of exploring this for Hespeler. I have been very disappointed to see some of the largest new building projects in Hespeler not save or restoring existing historical buildings, but demolish them and build modern buildings of a mediocre design quality at best. The old building are forever lost and the new buildings significantly degrade the streetscape. I know there are lots of other cities or towns in southern Ontario that can claim more historical significance or a better preserved and more beautiful historical district then Hespeler, but I don’t think that is reason to overlook the preserving Hespeler’s historically valuable areas and work towards making Hespeler an integral incredibly well designed and well preserved town. In the future I would like to see the HCD extended to include a few more residential historical streets that have noticeable character and maturity. Such as, the Bella & Henderson area, Bella & Rife area, the Trillium & Shaw area and especially the Guelph Ave & Shaw area.

Anonymous
10/21/2023 08:24 PM

Years ago there was a plan to revitalize the area along the Speed River and Hespeler Mill Pond. Money put in city budget was for improvements in the Hespeler area. The Mayor of the day and council

decided to pull out money from Hespeler and use it for municipal development in Galt (one was a parking lot!!!). Certainly not the original intention of the committee that made recommendations and that received original council support. That type of shifting of local funds without consulting local communities needs to be avoided if the city is truly interested in seeing heritage maintained in Hespeler area (one of the original four municipalities brought together as Cambridge in 1973.

Anonymous
10/21/2023 10:46 PM

Making this area a bunch of heritage homes will prevent diversity in this area, as it comes with inherent costs with having to get permits for improvements, which will increase the white factor in the area... Unless that's the goal.

Anonymous
10/21/2023 11:01 PM

I see no particular area or block that holds significant heritage, other then perhaps the old Town hall, library and forbes park. Designating the wider area as heritage does nothing more than ensure that property is unattainable to the majority of society. Hespeler has old buildings, that does not mean they are heritage, it means they are old.

Anonymous
10/22/2023 04:37 AM

Stop multi floor buildings that look very out of place in the downtown core. Infrastructure can't handle it. Traffic can't handle it. Destroys the look and feel of hespeler

Anonymous
10/22/2023 10:29 AM

I think the park and and sitting area across from it should be redone. I feel as though there is so much missed potential with that entire area and if the city was willing to invest into redoing the sitting area by the river and into lightly renovating both parks along both sides. Maybe adding a walking trail on the other side of the river if that area can be used for anything. I also think the industrial buildings behind there and along Guelph Ave have potential to be something that can draw more of the community to the area it redeveloped in a decent way. I think the architectural heritage of the area should be kept and a lot of new development should follow existing design cues. I also believe that downtown hespeler should be more pedestrian friendly and that the summertime closure of Queen st should be extended full time and the restaurants with proper permits be allowed to offer outdoor seating. An updating of the path and structures in Forbes park would be nice as well.

Anonymous
10/22/2023 11:07 AM

This heratage designation is crap, no one really cares. Tear down old buildings and replace with new and modern.

Anonymous
10/22/2023 11:17 AM

Any work you guys are doing please hire someone good last time me and my neighbors had several things broken when you fix the street (Windows etc) shaking are very old heritage homes for hours at a time But we want to repair these things the city did not do anything to help even though they were the culprits and breaking it

Anonymous
10/22/2023 12:03 PM

Where the industrial building burnt a few years back... that needs to be remediated.

Anonymous
10/22/2023 12:09 PM

I understand infill development is extremely important for housing and environmental needs. It is important I believe to try and ensure that designs are in keeping with the heritage feeling of the surrounding area. I agree the heritage designation is a sound way to achieve all goals.

Anonymous
10/22/2023 08:46 PM

Why is there a metal fabrication shop on prime river-front real estate? Why is there an unused storage unit on the other side of the river? Can we develop the downtown real estate to attract more people and businesses to Hespeler? Can we fix the downtown intersection to improve traffic?

Anonymous
10/23/2023 07:38 AM

Don't overreach. We NEED development in Hespeler both commercial and residential especially along Queen Street. The industrial buildings north of the river and west of Guelph Ave should have been redeveloped already. We need new multi story residential and commercial in that area that should not be impacted/deterred by Heritage designation. Best to leave this area out entirely.

Anonymous
10/23/2023 09:00 AM

Commerce requires more EASILY VISIBLE parking and slower-moving traffic. A food store north of the river would be a (future) convenience. Reclamation of the riverine areas west of Guelph Ave would desirable.

Anonymous
10/23/2023 10:00 AM

the core of Hespeler has significant potential. A strong community of families who want to engage as a community and be a part of the core and its activities. elements of "heritage" are important to anchor the community; however the majority of Queen street has become outdated and run down. It is important to me that heritage does not impact the ability for the Hespeler core to be rejuvenated or slow rejuvenation down. We need progress to help the core flourish.

Anonymous 10/23/2023 11:16 AM	That new builds happening near the Mill Pond preserve all surrounding trees
Anonymous 10/23/2023 11:20 AM	Make the language easier to understand. Not too formal.
Anonymous 10/23/2023 11:44 AM	The boundaries for this area are interesting... and surprising.
Anonymous 10/23/2023 11:58 AM	Get it done while there are still properties and cultural heritage features...unlike what happened in Preston!
Anonymous 10/23/2023 12:30 PM	Please protect the downtown core area
Anonymous 10/23/2023 12:32 PM	Protection of buildings and heritage, destruction of our small town character. Concerned that developers will come in and build high rise buildings where the textile mill is along the Grand and not preserve our beautiful community.
Anonymous 10/23/2023 01:46 PM	Just do not spoil the great archecture.
Anonymous 10/23/2023 06:13 PM	Hespeler needs parking that is amenable to business owners! The lot on copper is not well maintained and neither is the sidewalk!! It’s very dangerous walking in winter when snow and ice are not removed from the sidewalk. Makes it hard to get to work.
Anonymous 10/23/2023 07:11 PM	Time is of the essence. Introduce a more cohesive heritage front/facade with any new development construction. Give Hespeler heritage a heritage look with new construction. Talk to Guelph, old is old,new looks old. Beautiful green space protected too. Thx.
Anonymous 10/23/2023 07:42 PM	Lived here all my life and don’t like what is happening in the core area. Large apartment buildings in a commercial district is just wrong
Anonymous 10/23/2023 08:13 PM	Hespeler is a beautiful village and has a quaint feel to it. There are areas that certainly need tidied up and roadside summer maintenance appears non existent and that should not be. Grass

	along Queen Street is unkept and bodes poorly on the drive in from Hespeler Road it could be maintained much better!
Anonymous 10/24/2023 05:56 AM	I think it's important to preserve historical landmarks, rather than tear down and rebuild more modern buildings. There older buildings have far more character and contribute to the uniqueness of our village!
Anonymous 10/24/2023 08:43 AM	I don’t find a lot of “cultural heritage” in a lot of the residential streets highlighted. Lots of buildings from the 1970s.
Anonymous 10/24/2023 09:53 AM	Hespeler is unique and should not lose its character; it is too bad this Hespeler HCD Study and proposal was not done before the construction of the eyesore on the corner of Queen Street and Adam Street, which is taking far too long and is disrupting traffic daily!
Anonymous 10/24/2023 07:56 PM	That a full environmental study of natural wildlife and the species of migratory birds that come through Hespeler and the 10 miles around it be done thoroughly. All waterways and existing woods and meadows need preserving.
Anonymous 10/24/2023 10:07 PM	This is a great much needed project to help preserve the heritage of Hespeler. There is too many of our historical buildings already destroyed, but I am thankful for the ones that have been saved like the stamped enamel. Can only hope this preservation will continue . The Forbes homestead and property should never be developed and preserved as a museum. We should work on rebuilding the former train station and developing a market/ businesses down in that area not condos!!
Anonymous 10/25/2023 07:22 AM	Private property maintenance standards. Street cleaning frequency to be updated per growing usage
Anonymous 10/25/2023 08:43 AM	I am one street over and I would like to know how that would affect our home. It would fall under HCD if it gets widened one street.
Anonymous 10/25/2023 09:48 AM	Other than the river a few churches and 2 or 3 homes there is nothing of cultural significance in the designated area.
Anonymous	I do have a passion for history and built heritage in Hespeler would

10/25/2023 01:59 PM

like to be involved.

Anonymous
10/25/2023 07:25 PM

Im

Anonymous
10/26/2023 10:15 AM

There really are some outstanding historically signficant homes and buildings in the downtown core, they should be protected.

Anonymous
10/26/2023 11:04 PM

The downtown core is loosing its heritage appearance value. . The newer buildings have greatly reduced the heritage appearance of our community.

Anonymous
10/27/2023 06:50 AM

Na

Anonymous
10/27/2023 07:41 AM

While change is a part of any growing community. I think area residents should be a part of the decision making for those changes. We live in these areas and see how change impacts the community first hand, too much and we lose the small town feel we all love.

Anonymous
10/27/2023 02:34 PM

I am worried about the condos going up on Sheffield and specifically the impact this might have on the Elite wrestling building as this is an excellent program for children and adults in the area like no other. I hope that the wrestling building will not have to be removed or cause the owner higher rent due to the changes.

Anonymous
10/28/2023 01:16 PM

Historic desination would be a boost to local tourism spending, and enhace the natural attraction of the river and dam.

Anonymous
10/29/2023 08:27 AM

I'm not sure if I'll be able to attend tyhe Oct. 30th meeting because of childcare, but I am definitely interested in more information related to the outcomes of the meeting and the Study Area. Most of all, I want to know what the designation of HCD would mean for current residents, particularly those in historic homes that were previously "modernized" without regard for any cultural heritage. I'm also concerned that there is zero incentive for protection of heritage buildings here in Hespeler, among other things. My husband and I found this out after buying our first home here in summer 2021. Our Hespeler home dates to 1880, and no one cares about its heritage or could provide us with more info on its history, despite my inquiring with the Archives. We've watched signs and walls become graffitied

over the past 1.5 years, and blatant disregard for neighbours' comfort (sound and air pollution) and neighbourhood property. The lack of bylaws doesn't help; enforcement seems like a joke. On a positive note, I'm glad that the HCD is being considered, but more information needs to be shared with the public, and more public input needs to be obtained and respected. I generally lack time for community meetings, which regularly fall during work hours or commute times, or now during child bed times while on parental leave. I feel there is not the space for busy individuals to voice their dissatification in the state of the community, despite our caring. Hoping that this will change in the future!

Anonymous
10/30/2023 08:02 AM

Having been personally involved with the Heritage advisory committee ,I found that there was an incessive abuse of power and taxpayers money.

Anonymous
10/30/2023 12:05 PM

The greed being showed by the city with all these new condos being built and the increase in property taxes is ridiculous considering no roads are being expanded and traffic is getting worse and worse in the city. Hespeler to be so much better but now it's all about getting as many people as you can in here and collecting their taxes

Anonymous
10/30/2023 12:27 PM

Stop building more houses taking up every single inch of forest and farm land before we have nothing left. Schools don't even have enough room for all the kids being brought in now.

Anonymous
10/30/2023 01:03 PM

Nothing. I hope that our beautiful heritage district is identified and preserved. Thanks.

Anonymous
10/30/2023 04:22 PM

Under no circumstances do I want my property to be deemed heritage. Hespeler has already lost most of its historical appeal with the addition of new buildings and previous renovations. I do not want limitations on what I can do with my property.

Anonymous
10/31/2023 07:31 AM

Propose an enlargement of the study area Open spillways and allow the Speed River to actually flow, clean up silt and vegetation issues Address flood plain restrictions

Anonymous
10/31/2023 10:43 AM

I think the scope/ area of the hypothetical HCD is too large. The old industrial area has massive redevelopment potential, and the introduction of an HCD will give the privileged, anti-housing groups

the fuel they need to hurt projects that could provide more affordable options in the community to those of us who weren't alive to buy a house in the 1990s (myself included).

Anonymous
10/31/2023 04:41 PM

Hespeler has no heritage per se beyond the old arena where the Shamrocks played.

Anonymous
11/01/2023 10:47 AM

I feel that the area on the map above is too large. I feel Sheffield is culturally insignificant. I believe an HCD is great in theory (as I love heritage areas) but question whether they work. A lot of money is spent on the study and when it comes down to it, the City does what it wants anyhow....prime example is the Amazon warehouse in Blair's HCD. The "small guy" is penalized by having to spent huge money to try to adhere to the plan/guidelines, while the "big companies" get away with doing what they want.

Anonymous
11/01/2023 08:55 PM

Promoting and protecting architectural details

jeffa
11/05/2023 06:12 PM

I had learned from the project presentation on October 30, 2023 that the study was looking for older yellow-brick houses with stone construction. Unfortunately, the initial study area missed some of the historic heritage houses along Fisher Mills Road and Guelph Ave on the north side of the river (across from and around Jacob Hespeler's house) which is currently marked just past the study area cut-off. Here are the areas of homes I would like to see considered part of the HCD, with mostly older construction: * Yellow-brick, fieldstone foundation construction - Add area: 7 Fisher Mills Road to 27 Fisher Mills Road - 7 Fisher Mills Road (b. 1946) - 11 Fisher Mills Road (b. 1903) * - Home to Huether family - 15 Fisher Mills Road (b. 1903) * - Home to Havey family (1903-1960) - 19 Fisher Mills Road (b. 1903) * - Home to King/Wildman family (1920-2003) - 23 Fisher Mills Road (b. 1890) - 27 Fisher Mills Road (b. 1895) - Add area: 170 Guelph Ave to 210 Guelph Ave. - 170 Guelph Ave. (b. 1875) - 174 Guelph Ave. (b. 1998) - 178 Guelph Ave. (b. 1900) - 190 Guelph Ave. (b. 1890) - 192 Guelph Ave. (b. 1890) - 196 Guelph Ave. (b. 1899) - 200 Guelph Ave. (b. 1890) - 204 Guelph Ave. (b. 1968) - 210 Guelph Ave. (b. 1900) I would also like to see these four currently historical listed houses to be moved to a designated status underneath the HCD: - 170 Guelph Ave. (b. 1875) – Stone house - 184-186 Guelph Ave. (b. 1895) – O'Keefe house - 46 Fisher Mills Road (b. 1870) – last example of this type of Regency Cottage house construction in area - 3 Shaw E. (b. 1890) – last example of “Sears kit home” with turret Victoria Park (66 Fisher Mills Road) donated by George Forbes and named after George Forbes’ wife, and established at a similar time to Forbes

Park, should also be included in the proposed HCD.

Anonymous
11/09/2023 10:38 AM

It's all about Queen so why is Cambridge so sloppy when it comes to Hespeler. If we want to protect and Heritage the area let's start by respecting and cleaning up said area. People walk a lot but traffic too fast and I got hit on Sidewalk by a very young cyclist. It's a free for all and d does not encourage cultural nor leisure tourism. Let's access view of river ,where possible as it's all about the river. Cambridge could help by providing minimal basic services in order to make this area a fantastic cultural and attractive area and promote this beautiful place to live and learn. The history is so interesting

Anonymous
11/15/2023 10:54 AM

It would be important to understand what the vision for the downtown core is before making it a HCD. Would this attract businesses or create a financial barrier? Much of the downtown is small business. Would homes be affordable to maintain for those moving into the area, or will they simply be sold to landlords and become rooming houses?

Camski
11/20/2023 09:44 AM

I support heritage areas and landmarks. Not all buildings should be deemed heritage simply due to age. Why don't we protect natural resources and allow buildings to change, be rebuilt and upgraded so they don't crumble into a state of disrepair.

Anonymous
11/24/2023 07:32 PM

None

Anonymous
11/29/2023 11:29 AM

I think this should only be for commercial buildings and government buildings. The horse already left the stable with the massive apartment buildings in the last decade. It's not fair to punish home owners when developers get to build brand new looking buildings next door.

Anonymous
11/29/2023 12:13 PM

Hespeler is going down the road to be only cute shops and eateries . Not much downtown is useful to my family

Anonymous
11/29/2023 09:42 PM

Designate buildings, not a swath of land. Take more care. Instead of allowing a new build which included tearing down heritage buildings make builders address vacant property first. If a homeowner wants the designation let them have it. If they don't, they should be able to opt out.

Anonymous 12/02/2023 08:00 AM	N/a
Anonymous 12/03/2023 08:40 PM	Important points are - decreased noise, traffic management. Eliminate unattractive buildings and grafiti.
Anonymous 12/05/2023 03:35 AM	I used to live in Hespeler. I like everything about it. It's a nice town for anyone.
Hespeler Participant 12/05/2023 10:23 AM	Speed River needs to be dredged in the Hespeler area
Hespeler Participant 12/05/2023 10:25 AM	The Speed River should be dredged in th Hespler area
Quinton 12/15/2023 05:52 PM	I'd love to hear more about fundings and changes. You have our email addresses, it should be easy to have an opt-in for information over email about things like this.
Anonymous 1/03/2024 09:51 AM	Hespeler needs a skate park.
Anonymous 1/08/2024 01:48 PM	Please make sure you include both sides of Edward St as there are many old houses on that road
Anonymous 1/09/2024 06:49 PM	Too many new builds are ruining the charm and heritage of Hespeler. It is also affecting wildlife.
Anonymous 1/10/2024 04:52 PM	I would include an area that has all of commercial, residential and natural aspects in the HDC. With the province pushing infill, it will help the region and the city build with preservation in mind. Many facades should be mandated to remain and unique architecture added for growth.
Anonymous 1/10/2024 05:01 PM	I think that where parkland and natural lands are concerned, we must maintain or expand. However, I don't see them as "heritage".
Anonymous	Consider demolition by neglect and getting storefronts to have