

Acknowledgements

Executive Summary

1.0	Introduction	6
2.0	Study Area	7
	<i>Master Plan Study Area</i>	7
	<i>Aerial Photograph</i>	7
3.0	Brief History of Hespeler	8
4.0	Achieving Consensus with Steering Committee on Goals and Objectives of Master Plan	10
	4.1 Goals	10
	4.2 Objectives	10
5.0	Establish the VISION	11
	5.1 Steering Committee Meeting and Walking Tour	12
	5.2 Site Analysis and Summary of Planning Implications	12
	5.2.1 Overall Context	12
	<i>Map 1 Overall Context</i>	13
	5.2.2. Local Context	14
	<i>Map 2 Local Context</i>	15
	5.2.3 East and West Bank of Speed River	14
	<i>Map 3 Existing Conditions - South Bank</i>	16
	<i>Map 4 Existing Conditions - North Bank</i>	17
	5.2.4 Environmental Analysis / Natural Settings/Watershed	19
	<i>Map 5 Existing Wetlands & Flood Plains</i>	24
	<i>Map 6 Existing Vegetation / Habitat Plan</i>	25
	5.2.5 Existing Land Use	28
	<i>Map 7 Existing Land Use Plan</i>	29
	5.2.6 Heritage Buildings	30
	<i>Map 8 Heritage Buildings</i>	31
	5.2.7 Land Ownership	32
	<i>Map 9 Land Ownership</i>	33
	5.2.8 Utility Corridor	34
	<i>Map 10 Utility Corridor</i>	35
	5.2.9 Vehicular and Pedestrian Circulation	34
	<i>Map 11 Vehicular and Pedestrian Circulation</i>	38
	5.2.10 Drainage and Climate	37
	<i>Map 12 Drainage and Climate</i>	39
	5.3 Public Consultation	37
	5.3.1 Feedback from Initial (September 18, 2002) Public Meeting	37
	<i>Map 14 Feedback from Initial (September 18, 2002) Public Meeting</i>	43
	5.4 Stakeholder Interviews	44
	5.5 Summary of Existing and Planned Community Events and Programming	45
	5.6 Review Riverfront Revitalization Precedents	46

	5.7 Vision Workshop with Steering Committee/Stakeholders	51
	<i>5.7.1 Summary of Steering Committee Charette</i>	53
6.0	Master Plan Vision Elements	55
	6.1 Summary of Master Plan Elements	55
7.0	Summary of Phase 1 Report	56
	List of Resources for the Environmental Analysis / Natural Settings /	57
	Watershed Data	

Acknowledgements

The Hespeler Village River Activation Master Plan is a reflection of a considerable amount of guidance, advice and assistance made available throughout the study and planning process. The consultants wish to thank the following for their constructive participation and direction offered to us in the preparation of this study:

Steering Committee

Clare Apon

LACAC- (Local Architectural Conservation
Advisory Committee)

Ken Boyle, Chair

Hespeler Village Neighbourhood Association

Art Clarke

CARAC- (Core Areas Revitalization
Advisory Committee)

Councillor Rick Cowsill

Councillor

Ed Gazendam

Hespeler Healthy Community Coalition

Karen Grant

CARAC- (Core Areas Revitalization
Advisory Committee)

Tim Hilborn

Hespeler BIA- (Business Improvement Area)

Franco Karas

East Hespeler Neighbourhood Association

Jim King

Commissioner of Community Services

Lorrie Minshall/ Nancy Davy

Grand River Conservation Authority

Greta Najcler

CEAC- (Cambridge Environmental
Advisory Committee)

Bryan Pinder

Cambridge Trails Advisory Committee

Russell Schultz

Rivers-N-Trails

Julie Snowdown, Vice Chair

Silverheights Neighbourhood Association

Wendy Wright

Commissioner of Planning Services

Hespeler Village Stakeholders

Karen Grant

Company of Neighbours

Melissa Cheater

Hespeler Teen Music Society

Popcorn House Community Resource Centre

Cambridge Youth Advisory Council

Cambridge Senior's Centre

Jim Lavell, Principal

Jacob Hespeler Secondary School

Silverheights Public School

Woodland Park Public School

Hillcrest Public School

Our Lady of Fatima School

Helen Pieper

Ancient Mariners Canoe Club

Diane Pirrie, President

Hespeler Horticultural Society

Harold Ash, President

Royal Canadian Legion

Tim Hilborn

Hespeler Village Business Improvement Area

Sandy Forsyth / Ed Gazendam

Hespeler Healthy Community Coalition

Hespeler Village Neighbourhood Association

East Hespeler Neighbourhood Association

Clare Apon	Silverheights Neighbourhood Association LACAC- (Local Architectural Conservation Advisory Committee)
Leo Wesseling	Optimist Club of Hespeler
Cathy Buchanan, Secretary	Rotary Club of Cambridge (Preston-Hespeler)
Les Holdaway, Owner	Black Bridge Mill

City of Cambridge, Planning Services Department

Wendy Wright	Commissioner of Planning Services
Alain Pinard	Director of Policy Planning
Albert Frootman	Senior Planner and Project Manager

In addition to the above individuals, the consultants also wish to thank the many individuals and public interest groups who have participated, formally and informally, advised and assisted our team and shared their opinions and insights throughout the study process.

Master Planning Consultants:

EDA Collaborative Inc.

Study Director	Patrick Li
Back-up Study Director and Stakeholder Consultation Specialist	Bruce Cudmore
Study Coordinator	Lara Tarlo
Senior Environmental Planner	Uwe Wittkugel
Assistant Study Coordinator	Yvonne Battista

Economic Development and Public Consultation Specialist

Quadra Consulting Group

Visioning and Public Consultation	Peter Meyer
-----------------------------------	-------------

Heritage Architecture and Urban Design Specialist

Salter Farrow Pilon Architects Inc.

Heritage Architecture	Tye Farrow
-----------------------	------------

Municipal Engineering Specialist

Cumming Cockburn Limited

Ian Rawlings

Marine Structural Engineering Specialist

SHAL Consulting Engineers Inc.

Marine Structural Engineering	Tom Hluchan
-------------------------------	-------------

Executive Summary

The Hespeler Village Activation Master Plan *Phase One Report* is the result of a collaborative effort between the City of Cambridge, consultants, the Steering Committee and the public. The overriding goal of the Master Plan, per the terms of reference, is to ‘strategically use the Speed River in the interests of fostering and improving social, environmental and economic well being’ in the Hespeler Village Core Area.

The Master Plan will propose an imaginative and realistic Action Plan that will fully realize the potential of the urban, natural and historic character of Hespeler. This will be achieved by strengthening the urban core, enhancing the unique physical environments and making them publicly accessible and connected, while creating a community gathering area and a stronger community sense. Ultimately, the plan must be economically and environmentally sustainable.

The Hespeler Village River Activation Master Plan’s objectives per the project’s terms of reference include:

- A. ‘To identify and clearly state the strengths and challenges of Hespeler Village and its riverside context, including a complete inventory and appreciation of the Village character and building on the findings of “Future Directions: Core Areas in Focus”, prepared by Soskolne Associates;
- B. To identify and evaluate “river-based” opportunities, which may be active, passive or even symbolic, that directly and indirectly benefit the Hespeler Village core, the Hespeler community and the City of Cambridge;
- C. To develop a River Activation Master Plan that both identifies opportunities and establishes a realistic, multi-stakeholder implementation plan containing both short and longer-term initiatives;
- D. To identify opportunities for and to encourage economic activities, including entrepreneurial ventures and public-private partnerships;
- E. To relate the Master Plan’s implementation plan to larger community goals and initiatives, including core area revitalization, tourism gains, environmental health, private sector opportunities and community building’.

Hespeler Village has many complementary assets that can be built onto and accentuated, shaping a vibrant and functional core area. There is a strong architectural character that is testimony to the history of the downtown core. Hespeler Village has a strengthening merchant presence that includes a combination of financial, retail, and service uses.

The recommendations of the Master Plan, which will be detailed in the future Phase 3 Report, which will illustrate what steps need to be taken in order to fully utilize the potentials of the natural and heritage character of the study area, enhance the quality of life of Hespeler Village, revitalize the core, and create a stronger sense of community.

1.0 INTRODUCTION

This Community Activation: Establish the VISION PHASE 1 – Report looks primarily at the existing infrastructure and character of Hespeler Village, with input from the Steering Committee, stakeholders, the public, key City of Cambridge staff, consultants and specialists. The ongoing consultation process sets the foundation for a common Master Plan vision that encapsulates the needs of the community by providing facilities, enhancing open spaces, and providing a broader economic base to benefit the village in years to come.

Hespeler Village has a number of existing natural and built elements that are distinctive to the area, some of which have been identified in this Report. Symbolically, the character of Hespeler can be seen through the presence of the Speed River / Mill Pond, historic public buildings, churches, residences, mills, agriculture, and farmhouses.

The Speed River and Mill Pond are not only historically the lifeblood of Hespeler and its identity, they are also the focus and geographic centre upon which the community has been established. The potential for reactivating the pond into a more meaningful focal point is very much one of the priorities for the community and this Master Plan.

The revitalization of the core area is also this study’s primary focus due to the need for a community centre. Since the advent of big box malls, the original core areas have been increasingly perceived as economically non-viable entities. The Hespeler Village Centre, primarily defined as Queen Street, has enough existing attributes that can be enhanced and protected, while at the same time, elements may be introduced, which will be both economically and aesthetically viable.



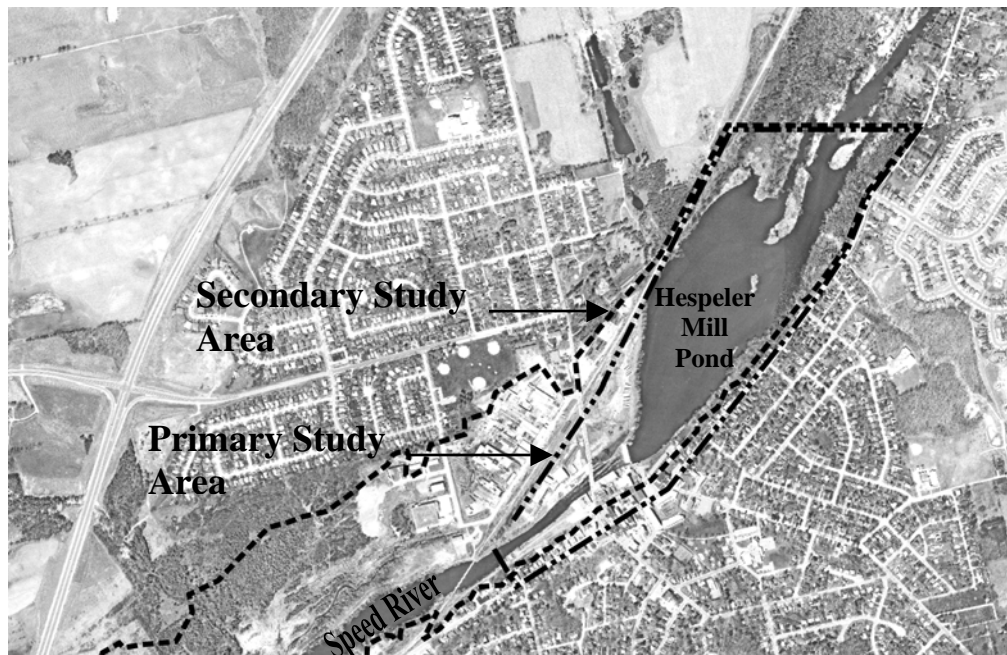
2.0 STUDY AREA

2.1 Master Plan Study Area

The primary study area includes the core area, part of the Speed River, the Mill Pond, and adjacent residential and industrial lands east and west of the pond. The secondary study area includes the flood plain that extends just beyond the primary area. See aerial photo below.

The physical outline of the designated study area takes into account the built environment, natural environment and economic revitalization.

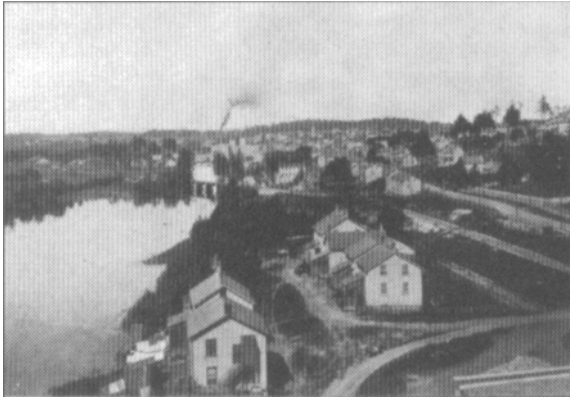
2.2 Aerial Photograph



3.0 BRIEF HISTORY OF HESPELER VILLAGE

(Adapted from a brief history written by City Archivist Jim Quantrell.)

The village of Hespeler was originally part of the land granted to the Six Nations Indians by the British Crown in 1784. In 1798 the Indians, led by Joseph Brant, sold a block of land know as Block 2. Measuring over 90,000 acres, Block 2 was sold to Richard Beasley and his partners, who looked to resell the land in small parcels. A group of Mennonites from Pennsylvania settled on the land. The first of the Mennonites to own land in the Hespeler area was Abram Clemens who arrived in 1809, having purchased 515 acres from Mr. Beasley. Cornelius Pannabecker, said to be Hespeler's first blacksmith, arrived in 1823. In partnership with Joseph Oberholtzer, he purchased 24 acres on both sides of the Speed River where they proceeded to build the settlement's first sawmill.



In 1830, Joseph Oberholtzer purchased a large tract of land from Abram Clemens. This tract included much of the future site of the settlement of Hespeler. Mr. Oberholzer deeded some of this land to his sister Susanna who had recently arrived with her husband Michael Bergey. The Bergeys settled on the land and are considered to be Hespeler's first residents. The settlement's first name, Bergeytown, commemorates their arrival. By the mid-1830's, the settlement became known as

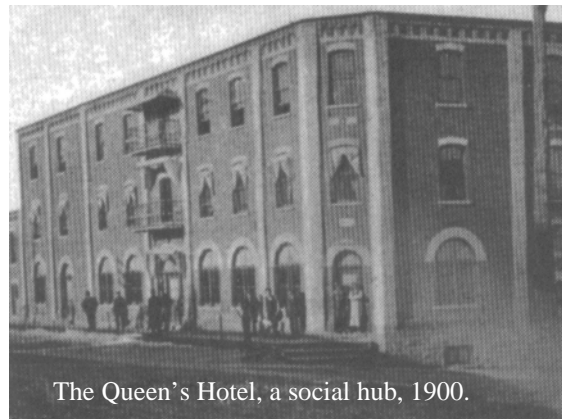
New Hope. It was the unlimited possibilities of the settlement that attracted Jacob Hespeler to New Hope in 1845. Although Mr. Hespeler was not among the first arrivals in the settlement that was to bear his name, he was by far the most important single individual.

Beginning on February 6, 1845, Mr. Hespeler purchased a total of 145 acres fronting on the Speed River. He replaced the existing dam on his property with a much bigger one in keeping with his ambitious plans for the site. He began with building of a grist mill in 1847, followed shortly thereafter by a sawmill and a cooperage. These were followed by a gas house, a distillery, and in 1861, a stone woolen mill. He also built a stone housing block known as the "Riverside Terraces", which housed unmarried men working in his factories.

The incorporation of New Hope as the Village of Hespeler in 1859 was due to the efforts of Jacob Hespeler. It was also made possible by the arrival of Great Western Railway to New Hope on its route from Galt to Guelph. The presence of the railway construction crews in the vicinity of New Hope encouraged Mr. Hespeler to call for a census of the settlement in 1857 hoping to find enough "residents" to qualify for incorporation under the terms of the Ontario Municipal Act of 1849. Incorporation was essential to Mr.

Hespeler's plans for the settlement, which could then separate from the County and elect its own Council. This Council would then have jurisdiction over all aspects of roads and bridges and a variety of other issues, the most important of which were the location of industries and the ability to make provisions for fire protection and public health. The census was duly taken, and on July 31, 1858 the government of Her Majesty Queen Victoria proclaimed that the settlement of New Hope would become an incorporated Village of Hespeler, effective January 1, 1859.

In 1874, Robert Forbes and his business partner Jonathan Schofield purchased the textile business located on the Speed River that had been started ten years earlier by Randall-Farr and Co. In 1880, Mr. Forbes became the sole owner of the operation, and in 1888, the business was incorporated as the R. Forbes Co. Ltd. In 1928, Mr. Forbes's son sold out to Dominion Woolens and Worsteds. As the years passed the business flourished and a long line of brick factory buildings, which helped to give Hespeler its identity, grew to impressive lengths.



Dominion Woolens was Hespeler's major employer, making it the largest textile producer in Canada of its time. During the factory's peak production years, nearly half of the 3,000 residents were working for the mill. It is not difficult to imagine the influence of the company, both socially and economically.



Following WWII, there was a decline in textile trade. The most dramatic change occurred in the late 1960's when the provincial government began looking at ways in which municipal governments could become more effective. On January 1, 1973, the Town of Hespeler ceased to exist as a separate political entity and became a vital component of a new city, Cambridge, that is now home to over 100,000 people.

Throughout history, the Speed River and the textile industry have supported Hespeler. The dynamic of the village has changed over time, from initial Six Nation Indian ownership, to being influenced by the Pennsylvania Mennonite settlement, the textile industry and the railroad linkages. Today a village stands, rich with historical flavour, including the train station, brick textile mills, pioneer structures, and perhaps one of the strongest features, the Speed River Mill Pond. The Hespeler Village Activation Master Plan can strengthen Hespeler's image and ties by building on the existing commercial core, linking existing trails, and creating new ones. An existing trail of particular

importance is the ‘Cambridge Heritage River Trail’, linking both commercial and residential areas of Cambridge, Kitchener, Guelph and surrounding communities.

4.0 ACHIEVING CONSENSUS WITH THE STEERING COMMITTEE ON MASTER PLAN GOALS AND OBJECTIVES

The consultants presented the goals and objectives of the Study to the Steering Committee. Based on the primary goals and objectives as stated in the Terms of Reference, Committee Members were encouraged to state their personal conviction regarding a set of goals and objectives which they wish to achieve in the Master Plan Study. With facilitation by the consultants, consensus was achieved on a set of Goals and Objectives, which are detailed as follows:

4.1 Goals

1. The purpose of this project is to establish a Hespeler Village River Activation Master Plan for the City of Cambridge, which strategically uses the Speed River in the interests of fostering and improving social, environmental and economic well-being.
2. While the Master Plan must fully utilize the natural, cultural, and human resources to achieve the previous goal, its ultimate recommendations must be environmentally and economically sustainable.

4.2 Objectives

1. To identify and clearly state the strengths and challenges of Hespeler Village and its riverside context, including a complete inventory and appreciation of the Village character; to build on the findings of “Future Directions: Core Areas in Focus” prepared by Soskolne Associates (1997).
2. To identify and evaluate “river-based” opportunities, which may be active, passive or even symbolic, that directly and indirectly benefits the Hespeler Village Core, the Hespeler community and the City of Cambridge.
3. To create a River Activation Master Plan that both identifies opportunities and establishes a realistic, multi-stakeholder implementation plan containing both short and longer-term initiatives.
4. To identify opportunities for, and to encourage economic activities, including entrepreneurial ventures and public-private partnerships.
5. To relate the Master Plan’s implementation strategy to larger community goals and initiatives, including core area revitalization, tourism gains, environmental health, private sector opportunities, and community building.

6. To fully utilize the natural and physical resources to strengthen the identity of Hespeler Village through creating cultural and recreational facilities enjoyed by all residents as well as tourist visitors.
7. To fully utilize the cultural and heritage resources, such as the River and the Village, and create cultural tourist attractions to increase tourism based visitations and expenditures.

5.0 ESTABLISHING THE VISION

5.1 Steering Committee Meeting and Walking Tour (September 11, 2002)

After establishing Goals and Objectives for the Master Plan Study, a walking tour of the Study Area was conducted with the Steering Committee members to further communicate and exchange potential development ideas with the Study Team. During the walking tour, Steering Committee members were able to relate to the site while reviewing the Goals and Objectives. The outcome is summarized below:

American Standard

- *Illuminate building*

Parking lot turned into a Civic Square

Draw attention to bridge

- *Seasonal banners*
- *Victorian light poles*
- *Light dam*
- *Ornamental railing on bridge*

West Jacob's Landing

- *Garden*
- *Wedding garden*
- *Little Riverside Park*
- *Gardens along park*
- *Trails along water edge*

Ellacott Lookout

- *Footbridge across to park*

Other

- Floating dock – or pontoon
- Pedestrian bridge
- Community centre
- Skateboard park

5.2 Site Analysis and Summary of Planning Implications

5.2.1 Overall Context

The overall context map shows the relationship between Hespeler, Preston and Galt (see **Map 1**). Hespeler Village is tied to the City of Cambridge not only politically and economically but also through its physical geographic relationship, particularly with respect to the rivers.

Rivers can be seen as core components to enhancement and revitalization of the original core areas of Hespeler, Preston and Galt. Continuous riverfront improvements from Hespeler through Preston to Galt can enforce a strong connection and in doing so, create an oasis for recreational activities, both passive and active. The linkages between the communities can be further enhanced through open green spaces that will also provide opportunities for economic and tourist development as the communities grow.

Map 1 to be inserted as separate print file

5.2.2 Local Context

By isolating Hespeler (our study area) from Preston and Galt, and focusing on the Village's local context (see **Map 2**), we are able to identify not only those factors that bring the three communities together, but also Hespeler's unique opportunities and challenges. One obvious challenge is that Highway 401 is viewed as a physical barrier separating Hespeler from the rest of Cambridge, as well as having a major impact on local traffic movement. Hespeler can only be accessed by major roadways (i.e. Highway 24/ Queen Street) from Cambridge, which limits the volume of vehicular traffic that can move in and out of Hespeler. However, the City of Guelph and K-W are easily accessible. Newer roadways have allowed linkages to new employment areas around the Toyota plant to the west of Hespeler.

In looking at opportunities we can see that Hespeler's developed area occupies lands within a 2km range from the study area. This proximity presents several opportunities including an accessible and comprehensive trail system.

5.2.3 South and North Bank of Speed River

Existing Natural and Built Heritage-South and North Bank

The existing natural and built heritage of Hespeler Village that forms the area's core characteristics can be seen through photographic documentation on **Map 3 and 4**.

The existing natural environment consist of the Speed River / Mill Pond, green corridors and parks. Their characteristics can be categorized as follows:

- Areas that are accessible to pedestrians such as trails
- Areas not accessible to pedestrians – impenetrable landscape
- Areas that are active recreational parks – formal municipal parks
- Areas that are used as view corridors and look out points

The existing built heritage consists of old and new structures that include:

- Former Town Hall, churches, parks, dam
- Historic residential homes, farm houses and Mills
- Industrial complexes, factories: operating and abandoned
- Commercial buildings

map 2

Map 3 to be inserted as separate print file

Map 4 to be inserted as separate print file

Existing Natural and Built Heritage



5.2.4 Environmental Analysis

Natural Setting/ Watershed

The Hespeler Mill Pond is located on the Speed River, approximately 10 km upstream of its confluence with the Grand River. The Mill Pond is created by a dam situated just east of Guelph Street in Hespeler. The dam was reconstructed in 1987 due to poor condition of the original dam (constructed circa 1900). In its current configuration and operation, the dam represents a “run-of-the-river” type dam. Its concrete overflow weir section permits a continuous flow, i.e. flows into the pond area and flows over the weir are equal most of the time.

The initial purpose of the dam was the provision of a steady flow of water for a variety of industrial uses. Today the dam’s primary function relates to recreational and aesthetic objectives. Bathymetric contours indicate that, on average, the pond is less than 1m (3 feet) deep. Only near the dam, water depth increases slightly to about 1.5 m (5 feet).

On the north shore of the Mill Pond, Forbes Creek, a natural tributary to the Speed River, flows into project area.

Vegetation/Habitat

In September 2002, a survey of habitat types around the Mill Pond was undertaken. The recorded habitat types range from near-natural riparian and wetland communities to vegetation types heavily influenced by frequent disturbances from various land uses.

The following habitat types were distinguished and delineated:

- Upland forest communities (fairly mature mixed wood communities)
- Riparian woodlands (seasonally flooded woodlands)
- Swamps (tree and shrub thickets)
- Marshes (emerging reed/ grass/ sedge/ herb communities, sometimes dominated by a few invasive macrophytes)
- Aquatic vegetation communities (floating and submerged)
- Cultural woodlands (ruderal woody vegetation communities, e.g. Robinia thickets)
- Cultural meadows (ruderal tall herb/grass communities)
- Ornamental green/urban park (manicured lawns, intensive care)
- Residential gardens (manicured lawns, intensive care)

Map 6 shows the geographic distribution of the various habitat types within the project area. Along the upstream shores of the pond, there are extensive natural riparian and wetland communities. Fill activities along the northwestern shore, adjacent to the rail corridor, have replaced the floodplain vegetation with extensive and diverse tall herb/grass communities. Within these generally open areas, spontaneous shrub growth indicates a successional transition to woody vegetation communities.

On the south side, residential developments have replaced much of the natural floodplain vegetation with manicured gardens and intensively managed lawns.

Near the dam site, shoreline stabilization works and commercial developments have resulted in almost complete removal of the riparian vegetation. There are only a few narrow strips of herbaceous communities surviving along the steep and narrow embankments, offering little habitat value for aquatic and terrestrial organisms.

Wildlife, Birds

The Mill Pond and the surrounding extensive and diverse onshore vegetation communities provide habitat for numerous bird species, waterfowl, amphibians, invertebrates, and mammals (Observations by Dougan Associates 2000-2002 in Planning and Engineering Initiatives Ltd., 2002).

Surveys of the Mill Pond itself, which were undertaken from the Ellacott Lookout in the years 2000 and 2001, document 32 bird species (Planning and Engineering Initiatives Ltd., 2002). The surveys highlight the significance of the Mill Pond to migrating waterfowl and emphasize the observation of several “diving ducks” such as Greater Scaup (*Aythya marila*), Bufflehead (*Bucephala albeola*), Common Goldeneye (*Bucephala clangula*), and Common Merganser (*Mergus merganser*). At a separate field visit in March 2002, the spring passage of approximately 50 Tundra swans (*Cygnus columbianus*) was observed (Planning and Engineering Initiatives Ltd., 2002).

In total 102 bird species and 13 species of mammals were observed within the Forbes Creek watershed and adjacent areas (i.e., the subject project area) (observations by Dougan Associates 2000-2002, in: Planning and Engineering Initiatives Ltd., 2002). The list of mammals observed includes White-tailed deer (*Odocoileus virginianus*). Dougan Associates observed signs of this large ungulate during several field inventories within Forbes Creek watershed and the Speed River floodplain, which is recognized by MNR as deer wintering yard (Planning and Engineering Initiatives Ltd., 2002).

Fish Habitat

The Mill Pond and the downstream waters of the Speed River are classified as Type 3 stream (warm water sportfish stream), and the upper reaches of the Speed River as Type 4 stream (warm water baitfish stream).

Species collected in and upstream of the Mill Pond include (MOE 2002):

- White Sucker
- Brown Bullhead
- Carp
- Northern Pike
- Smallmouth Bass
- Common Shiner
- Fathead Minnow

- Mud Minnow
- Creek Chub

Fish habitat of the Hespeler Mill Pond are characterized by slow flowing and shallow waters, high nutrient contents, low dissolved oxygen levels, high turbidity, and intense vegetative growth. The dam represents a barrier to fish migration.

Environmental Quality

In 2001 and 2002 the City of Cambridge conducted extensive environmental analyses related to water, soil and sediment quality within the study area (Conestoga-Rovers & Associates, 2001 and 2002). The investigations were undertaken to address environmental concerns associated with historic and on-going uses at the Mill Pond and upstream. The studies focused on three land locations, Jacobs Landing, Riverside Park, and Ellacott Lookout plus the Mill Pond including surface water and sediment. The three on-shore locations represent public parklands and are targeted by the City for improvement or expansion of recreational uses.

The results of the site assessment and monitoring are summarized below. Unless referenced otherwise, the information presented is derived from Conestoga-Rovers & Associates, 2001 and 2002. For detailed information on approach, sample locations, and analytical results, the reader is referred to the aforementioned documents.

Surface Water Quality

The investigations show that the surface water quality is impacted upstream, within and downstream of the Mill Pond. Concentrations above Provincial Water Quality Objectives (PWQO) were identified for E.Coli, phosphorus, iron, silver, uranium, zinc, aluminium, copper, and lead. Exceedances of standards in the upstream waters indicate that the problem relates to a larger area and cannot be resolved by remediation at the Mill Pond only.

Standards relevant to human health (e.g., ODWS = Ontario Drinking Water Standards or other applicable standards) were exceeded for turbidity, colour, aluminum, and iron. The recorded values, however, are only of aesthetic concern.

Initial pathogenic/bacterial concentrations were confirmed in the Summer 2002 and regularly exceed acceptable levels. The Mill Pond waters therefore, are considered unsuitable for swimming. Reaches of the Speed River upstream of the Mill Pond show similar concentrations. This again indicates that efforts to improve the environmental quality must be undertaken in a watershed context.

Sediment Quality

Due to the slow flowing pond waters, sediments transported by the Speed River are continuously deposited within the Mill Pond. Sediment thickness in the Pond is estimated

to be approximately 1.45m (about 5feet), resulting in a total volume of approximately 380,000 m³. It should be noted that removal of these sediments (e.g. to increase water depth) would be short-lived, unless it is accompanied by measures to increase flow velocities. The continuous sediment supply from the Speed River together with the accumulation of dead organic matter resulting from the intense plant growth within the pond would quickly re-fill the pond area.

The sediment samples that were analyzed exceed sediment standards for hydrocarbons, PCBs, and metals (MOE, Revised 1997, Table E). These concentrations are most likely a result of historic industrial / commercial uses within study area and upstream.

It must be noted that these exceedances relate to standards established for the protection of benthic invertebrate populations, not human health (MOEE, 1993) No specific criteria have been established for sediments that address human health. Studies undertaken for the project site, therefore, applied GUCS criteria (MOE, Revised 1997). In light of these MOE guidelines, remediation is considered not necessary from a human health point of view.

Soil Quality

The analysis of soil samples within the study area concludes that the existing concentrations represent no human health risk under current and proposed recreational use of the properties. No significant environmental impact was identified at any of the sites as a result of fill or adjacent industrial site operations. Standards of the Guideline for Use at Contaminated Sites (MOE, Revised 1997) were generally not exceeded. Some minor exceptions relate to Boron at Jacob Landing East and Ellacott Lookout. However, these concentrations are only of interest from an ecological perspective. The MOE guideline does not provide a human health risk criterion for Boron concentrations.

Ecosystem and Human Health Concerns

The environmental site assessment concludes that human health concerns within the project area relate to the recreational use of the pond and the water's pathogenic contamination. An activity such as swimming poses a greater health risk than canoeing because the human body is exposed and in direct contact with the water. A swimmer runs the risk of getting a bacterial infection caused by water contamination. However, there is no human health concerns associated with the parkland use of the investigated sites.

In addition, there are aesthetic concerns related to human use of the Mill Pond. These relate to turbidity, colour, iron, and aluminium concentrations. Public input received by the study team also indicates concerns related to water depth and odours.

From an ecological point of view, surface water and sediment quality are of concern. Many of the monitored parameters exceed Provincial standards related to ecosystem health (PWQO; MOEE, Revised 1997, Table E).

Plan Designations

As shown in **Map 5**, most of the Mill Pond, associated wetland and riparian habitat (**Map 6**) are designated by the Ministry of Natural Resources (MNR) as Provincially Significant Wetland (PSW). Further, the Regional Official Policies Plan (ROPP) designates much of the area as Environmentally Sensitive Policy Area (ESPA).

The designation requires the preparation of an Environmental Impact Study prior to approval of any development within or adjacent to the PSW. The purpose of the EIS would be to demonstrate that the development has no serious adverse effects on wetland functions and features as defined by the Regional Official Policies Plan (ROPP).

Portions of the study area and Forbes Creek are protected by the City of Cambridge through a designation as Locally Significant Area (LSNA). Again, this designation requires prior to approval of any development (including a community trail), an EIS to demonstrate that environmentally significant features and functions will not be affected.

GRCA Flood Line

Much of the project area falls within the Designated Regulatory Storm Floodplain (**Map 5**). As shown in the graphic, a two-zone floodplain designation is in place near Guelph Avenue. This designation distinguishes the floodway and the flood fringe.

Within the floodway, development is generally prohibited or restricted, since site alterations would likely cause a threat to public health and safety, or may result in property damage. Within the flood fringe, flood depth and velocity are less severe than in the floodway. Here, development is conditional. Any proponent is required to demonstrate that the development will cause no adverse effects on the hydraulic characteristics of the flood flows.

Map 5 to be inserted as separate print file

Map 6 to be inserted as separate print file

Environmental Strategy

The environmental site assessment (Conestoga-Rovers & Associates, 2001 and 2002) concluded that there are no concerns related to human health for recreational on-shore uses. The pond however is unsuitable for swimming as a result of recorded pathogenic concentrations and water and sediment quality indicate impaired ecosystem health.

The causes for the deteriorated environmental quality are complex and relate to current and historic uses, as well as features within both the study area and upstream. Based on the environmental data available to date, the concerns of the community, and the general planning objectives for the study area, the development of a comprehensive environmental strategy is recommended. Key objectives of such a strategy should be:

- General improvement of Mill Pond water quality
- Increased water depths (at least in parts of the Mill Pond)
- Increased flows at least in central sections of the Mill Pond
- Protection of existing all near-natural riparian habitat types
- Rehabilitation of shoreline segments with deteriorated riparian habitats
- Protection of corridor functions and linkages with “hinterland”

At the centre of the recommended environmental strategy for the study area should be the rehabilitation of the Mill Pond. Given the complexity of the task, the required long-term commitment, the involvement of several jurisdictions and communities, and the enormous cost, a specific Mill Pond Remediation Strategy should be developed.

Suggested Components of a Mill Pond Rehabilitation Strategy

Baseline Data Collection (continuation and complementation):

- Continuation of water quality monitoring
- Continuation of analysis of bio-accumulation and ecological effects (invertebrates)
- Identification of and monitoring of sources within and upstream of project site (locations, quantity and quality)
- Develop site specific understanding of source–pathway–receptor relationships

Finalize/ Refine Strategy Objectives

- Specify the need for remediation (e.g., recreational uses; fishing; ecosystem health; plant growth)
- Define remediation objectives, such as:
 - increased water depth
 - increased velocities
 - improved aesthetic appearance (turbidity, odours)
 - acceptable pathogenic concentrations
 - fish habitat improvement (e.g., deep water refuge, substrate addition for spawning habitat)

Identify Remediation Options to be Investigated:

- Options for source control (first priority) of e.g., nutrients and bacteriological contamination;
- Design and engineering options for increasing velocity and depth
- Sediment remediation techniques (e.g., draw down and excavation; selective dredging; hydraulic dredging; in situ capping; combination of both)
- Options for sediment treatment and disposal (deposition within Mill Pond; landfilling near site; dewatering requirements)
- Estimation of sediment quantities and involved with above options
- Remediation scheduling and phasing
- Ecological risk analysis (re-suspension of contaminants; risks vs. benefits, long and short term)
- Cost estimates by priority and phase (e.g., source control; dredging; interim storage, dewatering)
- Select the preferred remediation option

Develop an Implementation Strategy:

- Implementation phases
- Responsibilities
- Partnerships
- Approvals and permits
- Funding sources
- Establish Monitoring Program (parameters, frequency, responsibility, cost, data base)
- Project review, reporting, strategy adjustments

Complementary to the rehabilitation of the immediate Mill Pond environment, an Open Space / Habitat Management Strategy should be developed and implemented as part of the overall development strategy for the Hespeler revitalization. Typical elements of such a strategy would encompass:

Open Space / Habitat Management Strategy

- Preservation and enhancement of existing riparian communities and corridor functions
- Rehabilitation of shoreline segments with deteriorated riparian zones:
 - New buffer plantings
 - Naturalization of artificially stabilized shoreline segments
 - Expansion of existing buffer plantings (including private garden properties)
- Rehabilitation of linkages with Forbes Creek corridor.

To be successful, the environmental strategy must be an integral part of the overall strategy for the revitalization of Hespeler Village. Involvement of local and regional governments, as well as communities is essential. Action plans must have short as well as long-term components. Above all, continuous monitoring must be applied to provide

feedback on the success of remediation measures and to trigger program adjustments if required.

5.2.5 The Existing Land Use

The existing Hespeler land use map (see **Map 7**) identifies zones of residential areas, mix-use areas, industrial areas, green spaces and parks.

Map 7 to be inserted as separate print file

The Speed River / Mill Pond and industries immediately adjacent to the river are an apparent dividing physical separator for the community. Since these industries occupy prime real-estate and may have site contamination, they present a challenge to our objective of integrating the residents to the downtown. However, this also presents an opportunity to establish and enforce a strong unifying centre, through the reuse of these industrial buildings, for example recreational facilities, downtown retail and better access to the river. The feasibility and sustainability of reusing these buildings will be examined in the master plan.

5.2.6 Heritage Buildings (As They Relate To The River)

Heritage buildings in the Village of Hespeler (see **Map 8**) play a large role in the successful revitalization of the downtown core. Creating vistas and identifying the structures formally or informally builds on the character and potential of Hespeler. This can be done through trail routes, signage and expanding the Town of Hespeler Historical Walking Tour.

Designated heritage structures in the core area include:

- **19 Guelph Avenue (American Standard)**
Hespeler Grist Mill and Malt House, 1847-1861, 1870
Jacob Hespeler’s first industrial enterprise in New Hope, this limestone rubblestone, Italianate-Georgian mill stands to record the early growth of Hespeler. The mill built in 1847 exhibits flat-headed windows, a round arched attic gable window, quoins and brackets.
- **Hespeler Cotton Mill**
This landmark mill, made of coursed limestone, contains an impressive twenty-three bays of flat headed, six over six double sash windows. A five-storey tower surmounted by a mansard roof rises above the four-storey building. The complex was probably built in 1881.
- **22-24 Queen Street East** *Chapman Building*
- **39-43 Queen Street East**
- **18-20 Queen Street West** *Och’s Block, 1901*
- **22-24 Queen Street West** *Och’s Block, 1901*
- **120 Queen Street West** *“The Castle”*
- **61-63 Spring Street** *Hespeler’s first Town Hall*
This tooled ashlar limestone, Italianate public building has long, round arched double sash windows framed with rock faced quoins surrounds.
- **65-79 Spring Street** *Riverside Terrace, 1862, Hespeler’s Workers’ houses*
Built in 1862, this heavily mortared limestone rubblestone, Georgian terrace stand as another monument to Jacob Hespeler’s “individual enterprise” and to the unmarried men he housed here. The terrace presents twenty-four bays of flat headed, six over six double sash windows headed by smooth limestone voussoirs.

Descriptions from: A Remarkable Heritage, Paul Dilse, 1981.

Map 8 to be inserted

5.2.7 Land Ownership

Map 9 illustrates public open space/ G.R.C.A. parkland and commercial / industrial occupants. Parks are identified as well as general open space. This map identifies parties within the study area as well adjacent stakeholders.

Map 9 to be inserted

5.2.8 Utility Corridor

As shown on **Map 10**, full urban services are available within the Study Area. The area is upstream from the Hespeler Waste Water Treatment Plan (HWWTP) and, as a result, the sanitary sewer system includes trunk sewers on each side of the river. The storm sewer collection system is characterized by a number of outfalls to the Speed River.

Notwithstanding the proximity of municipal services, any proposal for additional development within the study area would necessitate an evaluation of the existing infrastructure. Although the existing water distribution system would appear to be adequate to support additional development, this assumption would need to be confirmed. It would similarly be necessary to confirm that the receiving sewers are sufficiently low and have adequate available capacity to service an expanded tributary area.

With respect to the storm sewer system, it is expected that untreated outfalls contribute to sediments and other pollutants in the Speed River. Stormwater management / treatment should be included as part of an overall strategy to address sediment deposition within the Mill Pond.

5.2.9 Vehicular and Pedestrian Circulation

There are two major vehicular access points into the Hespeler Village Core Area: from the west along Queen Street and from the north along Guelph Ave. Although the Highway 24 Hespeler bypass has significantly reduced the traffic along these routes, there is still a fair volume of traffic moving through the downtown core. However, most of this is through traffic due to the lack of attractions and parking in the area. The Master Plan will explore opportunities to better integrate one and two way traffic in and around the downtown core.

Portions of the Core Area are not friendly to pedestrians, particularly at the intersection of Queen Street and Guelph Ave and across the Speed River Bridge. The sidewalks are narrow and close to heavy and fast moving traffic. One of the objectives of the Master Plan will be to enhance access to the river and pond and to create a hierarchy of trails throughout. (see **Map 11**).

Map 10

Map 11

5.2.11 Drainage and Climate

The Drainage and Climate map illustrates the steep and gentle slopes adjacent to the Master Plan study area, the high and low points, as well as the average wind velocities. This information will be used when situating proposed program elements, reviewing existing conditions, illustrating where steeper slopes are around the Mill Pond, and flatter areas around Sheffield Street. Issues such as estimated runoff velocity, erosion, windscreens and vantage points can be interpolated from **Map 13**.

5.3 Public Consultation

5.3.1 Feedback from Initial (September 18, 2002) Public Meeting (Map 14)

Public meeting notes September 18, 2002, Old Town Hall.

The following chart reflects the outcome of a questionnaire that was circulated at the September 18, 2002 public meeting. The questionnaire asked respondents to rank the following categories in order of priority, with one (1) being the highest and five (5) being the lowest.

Option results range from 1 to 5. One being most important to five being least important

	1	2	3	4	5
Recreational Facilities	3	8	5	2	5
Environmental Protection	13	6	5	0	1
Tourist Visitation and Economic Stimulation / Development of the Downtown Core	3	5	4	4	8
Protection or Privacy of Adjacent Land Owners	4	3	4	5	8
General Improvement of Streetscape and Façade	3	6	5	5	3

Map 12 to be inserted

Map 13 to be inserted

The outcome of the questionnaire reveals that Environmental Protection is the number one public concern, with specific comments related primarily to a clean up of the pond. Other issues in order of priority as ranked by the respondents are:

- The need for recreational facilities (perceived to be lacking in the downtown core);
- The need for general improvement of the streetscape and building façades of Queen Street;
- Tourist visitation and economic stimulation / development of the downtown core;
- Protection or privacy of adjacent landowners.

In addition to general feedback, residential landowners directly adjacent to the river were concerned that there might be trail development behind their homes, making riverfront access continuous, thus limiting the privacy they currently enjoy. Refer to **Map 14** to relate this feedback to geographic locations.

Area specific comments gathered from the questionnaire:

Environmental Protection

- River Dredging/Improvements
- Clean river. Business and families will follow
- Consideration should be given to erecting 'osprey posts' to encourage the osprey to nest. If this occurred it may be an indication that the environment around the pond is not as unhealthy as the community was reporting
- Removal of dams between Galt and Hespeler to open up river.
- East Hespeler Mill Pond should be flushed gradually

Boardwalk/Trails

- Boardwalk along the river and pond with bird feeding stations
- Along north and south of shore line connecting to local conservation areas and a trail to Guelph
- Marshland boardwalk through the east end of the pond

East Jacob's Landing

- Build a lighthouse about three-storeys high as a landmark. At base have a concession booth
- Along the base of suggested lighthouse the ground slopes downward from the pond to parking area
- Rock gardens along this "wall" that can be used as a backdrop for wedding pictures, etc. like Rockway Gardens in Kitchener

Bridge and Dam

- Festival of lights/seasonal change
- Victorian style lamp post and hanging posts
- Ornamental railing on bridge
- Banners indicating events

West Jacob's Landing

- Sculpture Garden
- Wedding garden

Acquisition of Lands

- Parking
- Picnic Shelters
- Baseball Diamonds
- Family Activities

Ellacott Lookout

- Construct steps down to the river with a landing so that people can relax by the river or fish. Is there room to put about 4 parking spots off of current circular driver?
- Footbridge across to park

Trails

- Landowners do not want trails

Riverside Park

- Landing out into the water so that children can fish
- Gardens
- Trails along water edge

The Hespeler Town Hall

- The creation of a town square, around the old Town Hall. Close off Tannery Street from Queen St., to the entrance of Forbes Park. Level the area with decorative paving
- Landscape the parkette in front of the Town Hall to open the space up but
- Discourage skateboarders
- Return Adam St. to two- way traffic.
- The Town Hall - good location for a community/arts environment
- Fire truck bay area could be used as a general open space for things like teen music events and a resurrection of the Hespeler Farmers Market
- Old Council Chamber could be used as a dance or arts studio or meeting rooms

American Standard

- Illuminate building
- Move American Standard need a centre piece for new development

Queen Street

- Signage to announce business area
- Less regulation to encourage investment.
- More parking needed
- Provide information signs-both in the downtown core and along the river to highlight points of interest
- Improved street lighting

Other Comments

- Band shelter or large gazebo that can be used for concerts or picnic shelter
- Expropriate land along the south side of Speed River where railway tracks were and put in parking and volleyball courts with a sand embankment like Guelph did along the river by Wellington Street and ODP station.
- Textile museum
- Build a permanent skateboard park in this area for young people
- Fence off area for dogs to run
- Future use of train station
- Garden mazes
- Floating dock or pontoon
- Pedestrian bridge connecting trail system
- Skateboard Park
- Splash Pad
- Picnic Areas
- Ball Diamonds
- Canoe Launch
- Old Bus Stop-should be opened rest of neighboring area turned into outdoor roller rink
- Stage community events (food and cultural) Concerts or community gathering area

Map 14

5.4 Stakeholder Interviews

Representative for

Jim Lavell, Principal

Mike Martin

Les Holdaway

Helen Pieper

Diane Pirrie, President

Tim Hilborn

Sandy Forsyth/ Ed Ganzendam

Ken Boyle

Karen Grant

- Jacob Hespeler Secondary School

- Silver Heights Public School

- Black Bridge Mill

- Ancient Mariners Canoe Club

- Hespeler Horticultural Society

- Hespeler Village BIA

- Hespeler Healthy Community Coalition

- East Hespeler Neighbourhood Association

- Company of Neighbours

Stakeholder Key Issues, Themes and Opportunities

A series of one-on-one interviews have been carried out with various stakeholders with respect to gaining insight on the range of issues, themes and opportunities concerning the Riverfront Activation project. Key themes, issues and opportunities that have emerged to date include:

- Concern that the “fix the dam / dredge the pond” issue is taking precedence over the other issues involved in the project. Need for a balanced, comprehensive approach.
- Lack of parking in the downtown area is a key concern.
- Develop a strong theme that builds on the attributes of the site recognizing the passive/ natural character of the area east of Guelph Road and the active / built character of the area west of Guelph Road.
- Need for appropriate attractions / landmarks to bring visitors and residents to the area which may include: themed gardens (Japanese, English maze, including gazebos, greenhouses etc); outdoor theatre / musical activity; trail loops; fishing platforms; canoe launching facility; food concession; museum; bird sanctuary; wildlife viewing sites / boardwalk; aeration fountain in the pond; and/or active recreation facilities (volleyball courts, soccer field, skateboard park, etc).
- Improve the overall character and infrastructure of the area including streetscape improvements, lighting/planter boxes on the bridge, lighting of trails, parking facilities and signage.
- Improve parking and pedestrian access to the pond area through the acquisition of land on the east side of Guelph Road.
- Need to improve visitor orientation through a signage system and brochure that identifies parking lots, retail opportunities, pedestrian routes / trails, key attractions and interpretive features.
- Concern that the river is perceived as a barrier in the community. Need to draw the two sides together through creation of a focus that generates community-wide ownership and family-oriented interests and activities including cycling, roller-blading, cross country skiing, etc.

- Need to provide pedestrian trail loops within the study area as well as linkages with other parts of the community including connections along the river, Woodland Park school site, Victoria Park to Sheffield Street area, etc
- Strong potential for integration with local schools' outdoor educational and active recreation study units focusing on nature / pond studies and outdoor recreation units including canoeing, kayaking, orienteering, etc.
- Business and residential opportunities including indoor-outdoor café, loft apartments, senior homes and refurbish shops.
- Constraints identified by the stakeholders include industry adjacent to the river, traffic into the downtown, transport trucks and parking.
- Opportunities include reuse of train station into a museum or restaurant.
- There are also opportunities to work with industry owners on options including the introduction of plantation tours and/or walking and bus tours through historical areas that promote tourism.
- Concern that the core area land uses are mostly service-oriented businesses and industrial uses. Consider opportunities to diversify land uses in the core area to include an expanded retail base, food service, professional and technology office and higher density housing through adaptive re-use of existing heritage buildings.

5.5 Summary of Existing and Planned Community Events and Programming

The following are some of Hespeler Village's community events:

- Santa Claus Parade
- The Hespeler Healthy Community Coalition Speed River Clean Up
- Hespeler Teen Music Society at Forbes Park Scout House
- Annual Forbes Park Music Festival
- Motorcycle Show

5.6 Review of Riverfront Revitalization Precedents

Examples of Riverfront Revitalization Projects

Waterfront Redevelopment, City of Sault Ste. Marie, Ontario

For many decades, steel making was one of the most major industries in the City of Sault Ste. Marie. The shorelines of St. Mary River, now the waterfront of the City, has been primarily used to support and facilitate this major industry. Public access to the riverfront was virtually unavailable or physically challenging.

In the early 1990's, City Council came to recognize the need for diversification of the City's economy through development of tourism industries and improvement of quality of life in order to attract new investments into the City. Revitalization and activation of the long abandoned riverfront was identified as major component within the economic diversification strategy of the City. The development of the Roberta Bondar Waterfront Park was the jewel in the crown for the redevelopment of the riverfront. It has become a major tourist attraction and focal point for the community. It has also become a landmark venue for major community events such as Bon Soo Winter Carnival, Community Day, Regular Concerts, etc. Other major development along the riverfront included a continuous Riverfront Boardwalk and bicycle trail with a series of Fishing Platforms and interpretative features linked to the walkway system. These two major public investment initiatives signalled to the private sector the serious commitment of the City to the revitalization and diversification of the economy. Consequently, private sector investments were significantly increased such as residential development, tourist facilities, Ontario Lottery and Gaming Corporation office, and recently, a Charity Casino.

Roberta Bondar Waterfront Development
Sault Ste Marie Ontario



This project is a powerful example of how derelict land can be remedied and transformed into one of the most exciting waterfront showcases in the North Channel Region.



Other Riverfront Activation Comparable Examples

Although not as far reaching and comprehensive as the Riverfront Activation Programs of City of Sault Ste. Marie and City of Lowell, Massachusetts, other comparable examples are summarized as follows:

- **Reston, Virginia, U.S.A.:** A small community which was fully integrated into existing river tributaries and stormwater retention pond. Recreational facilities such as boardwalks, boat launching area, docks and public parks were developed as major planning and design themes of the community. Some of these facilities are illustrated in the following graphic panel.
- **Monterey, California, U.S.A.:** An old fishing village was strategically redeveloped and transformed into a series of tourist attractions, specialty shops and restaurant through the past fishing industry.
- **Boston Waterfront, Massachusetts:** Industrial wastelands, old derelict industrial buildings were transformed into tourist attractions such as the Aquarium, Waterfront Market Place and Riverfront Promenade.
- **San Francisco, California, U.S.A.:** Originally they were Canning Factories and old Warehouses. Now, they have been transformed into major tourist attractions known as "Fisherman's Warf" which houses many unique shops, restaurants, art galleries, theatres and etc. It has become one of the major attractions on the waterfront of San Francisco.

Comparable Examples



Lowell, Massachusetts



St. Mary River – Sault Ste Marie



Virginia



Monterey, California



San Francisco Canary



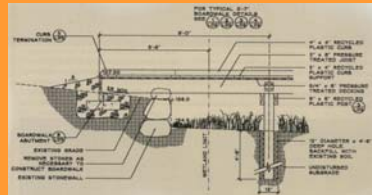
Boston



Minute Man National Historical Park, Boston



Environmentally Friendly Materials were used in the construction of the boardwalk wetland crossings. *Pin foundations* were used at abutments to keep treated wood off the ground.
Landscape architecture magazine February 2002.



Walkway and Fishing Platform
 The walkway and fishing platform is a major waterfront park in the City of Sault Ste.



Cycling path

Sault Ste Marie, Ontario



5.7 Visioning Workshop with Steering Committee

The consultant team met with the Steering Committee on November 7, 2002 at the Scout House in Forbes Park, Hespeler. Precedents (examples of riverfront revitalization projects) were presented to the Steering Committee, which can be found in section 5.7.

The Steering Committee was divided into two groups with Peter Meyer, Bruce Cudmore, Patrick Li, Lara Tarlo and Yvonne Battista facilitating. Each of the teams was given over an hour and a half to brainstorm ideas, both graphically and written.

The following lists were created by Steering Committee Groups A and B.

Group A

- Pedestrian trails; enhancing existing and proposed linkages
 - Woodland Park / Ellacott Lookout
 - Riverside park / Jacobs Landing
- Environmental wetlands enhancement/development Mill Pond & Speed River Northside
 - Tracks / boardwalks / interpretative sites / signage
 - Bring back natural inhabitants - Osprey et al.
- Industrial / Commercial Phase Shift
 - Employment in industrial becomes retail and recreational (American Standard)
 - Population of industries become residential
- Development of recreational and cultural centres
 - Focal landmark
 - Art centres (local)
 - Activities / venues
 - Wedding gardens
 - Civic centre
 - Tent
 - Mazes
 - Skateboard park (indoor like at Guelph Arena building)
 - Baseball / soccer
- Enhancement of downtown core
 - Façade development
 - Banners along streets / bridges
 - Revitalize town hall / library area
 - Streetscaping
 - Enhance linkages to river area
 - Parking – viable

- Features
 - Pedestrian/bikeway over dam - link recreational areas
 - Running track
 - Even distance
 - Around millpond
- Enhance Guelph Bridge
 - Light standards
 - Flower boxes
 - Update railings
- Painted murals
 - American standards
 - River wall
 - Tannery St. wall
 - Guelph Ave building (west side)
- Lighting
 - Dam
 - Building - A.S.
- Immediate Projects
 - Workable (immediate) projects:
walkway and trail ways—access to river and parks
 - Intensify and beautify employment areas
 - Create / re-develop parklands along river

Group B

- Family recreation area (passive + active) at East Jacobs Landing (like Riverside Park in Guelph)
- Museum
- Board walks in wetland area – loop linking back to Queen Street (east of Jacobs Landing, south of Black Bridge)
- Structure in flood plain (work with local architecture)
- Focal point for Hespeler
- Pedestrian connection to Victoria Park
- Forbes Estate pedestrian links
- Open views from Queen street to River (selective removal)
- Scenic drive (traffic calming)
- Entrance feature to announce downtown Hespeler
- Extending BIA west along Queen Street (Winston Building)
- Steps + boat launch + parking at Ellacott Landing
- Emergency launch for authorities at Riverside Park
- Selective dredging + boat launch + parking at East Jacobs Landing
- Light dam + bridge
- Parking signage

- Town square at city hall (close off Tannery and link to Forbes Park). Need to change traffic flow
- Create a downtown focal point
- Trail system in loops (roller skaters too)
- Community centre downtown (good meeting place) and facility rooms; use old building
- Indoor kids play area down town, including: skate park, public washrooms

5.7.1 Summary of Steering Committee Charette

The overriding goal of the Steering Committee was to socially unify the Hespeler community. A key factor was the designation of a multi-use open space area close to the economic core of the village. Other proposed efforts included connecting existing and proposed trails, provide signed links at intersections of trails, and designing a multi-use recreational loop around the Hespeler Mill Pond.

The Steering Committee proposed that East Jacobs Landing become the site of a general gathering area with a large event structure within the flood plain, both passive and active recreation areas, wedding garden and naturalized areas. Close proximity to the existing wetlands on the northern side of Hespeler Mill Pond and the existing Forbes Bird Sanctuary could potentially provide a prime opportunity to begin a multi-use looping trail. The Committee saw the trail follow the northern shore of the Mill Pond, bridge across to the southeast shore, along the waters edge and back up to Queen Street at Ellacott Lookout. The proposed trail would continue on Queen Street, across the Guelph Avenue bridge and back into East Jacobs Landing. The Committee also saw the expanded public open space at East Jacobs Landing being the site of a new amphitheatre within the floodplain.

Pedestrian links were very important to the Committee. A new trail to the Forbes Estate from East Jacobs Landing was proposed as well as a link from Silverheights Park to Victoria Park and designated trails along streets in the Hespeler community. Connection from Victoria Park to the new Community Centre, proposed along Sheffield Street, was also a priority. Paths in Woodland Park and Forbes Park would join the new trail system which would be supported by signed, designated trails along streets in the Hespeler community.

Public boat launch pads were proposed by the Steering Committee. Several were proposed in the new public open space north of East Jacob's Landing, one north of Ellacott Lookout and an emergency boat launch at Riverside Park.

To support water activity, the Steering Committee would like selective dredging to be done in the Hespeler Mill Pond.

The Committee felt that all changes must be economically viable and aesthetically pleasing. This included a shift from industrial / commercial building use to residential, façade improvements, selective clearing of plant material along Queen Street to open

views to the Speed River and the Hespeler Mill Pond, a designated scenic drive along River Road, extending the business improvement area (BIA) to Winston Boulevard, improve parking signage and create new parking opportunities at East Jacobs Landing and at Ellacott Lookout and light the Guelph bridge and the Mill Pond dam. A pedestrian bridge over the Mill Pond dam was also proposed. The Steering Committee would also like to see streetscape improvements that include distinct and unified light features, enhanced planting, enhanced pavement in key areas, murals and banners.

As part of unification efforts, the Committee would like the designation of a town square around the Town Hall. A post office around the new town square was also proposed to assist in socially unifying the Hespeler Community.

Ornamental / sculptural / wedding gardens were proposed by the Committee in two existing park locations. Riverside Park and West Jacobs Landing were selected because of their view corridors and picturesque locations.

The Committee proposed three new building uses. An indoor skateboard park was proposed in a building on the west side of Guelph Avenue before the Guelph Avenue bridge. A heritage museum was proposed in the existing train station and an outdoor skating rink / community centre / indoor play area was proposed where two commercial / industrial building exist on Sheffield Street.

6.0 MASTER PLAN VISION ELEMENTS

6.1 Summary of Master Plan Elements

The following items were key factors in the Steering Committees visions and recommendations. These items were synthesized from section 5.7.

The primary five goals of the Steering Committee were:

- Rehabilitate and enhance existing natural environments,
- Designate a multi-use public recreation area adjacent to the urban core,
- Develop a multi-use board walk and trail system which would loop along the Mill Pond, through downtown Hespeler and arrive back in the public recreation area,
- Enhance Hespeler's downtown core through streetscape improvements and new building uses (such as a museum, residential housing, and art centre),
- Improve on existing trails and designate new trails that would connect the Hespeler community and surrounding area.

The above goals would help to unify the Village of Hespeler, which is the ultimate objective of the Steering Committee. Focused attention will be on the Mill Pond, for both recreational and commercial purposes, while strengthening the commercial core of Hespeler by using streetscape improvements as the catalyst.

7.0 SUMMARY OF PHASE ONE

Existing data and information on the Study Site was gathered and researched. The information was carefully analysed and interim conclusions were drawn to identify Master Plan implications. A series of consultation sessions were conducted with members of the Steering Committee, Stakeholders and the public. Meetings with the Grand River Conservation Authority senior staff were also conducted after the public consultation meeting. Realistic responses to public concerns and perceptions regarding sediment built-up and river water quality were discussed. A number of preliminary remedial actions have been identified and will be evaluated further in Phase 2 of the Master Plan Study.

Through a series of workshops, a walking tour, review of comparable examples and visioning session with the Steering Committee, the consultant was able to identify many common denominators. A comprehensive list of potential program components have been identified for further consideration. These components will be reviewed, evaluated and supplemented by the consultants' who will draw on experience gained from other similar projects. This will be the basis upon which planning concept alternatives will be formulated in Phase 2 of the Master Plan Study.

**List of resources for: Environmental Analysis / Natural Settings / Watershed,
Section 5.2.4.**

City of Cambridge. Official Plan. 200?. Corporation of the City of Cambridge.

Grand River Conservation Authority. 2002. Wetlands Policy. 19pp plus Appendices. GRCA.

Great Lakes Water Quality Board. 1999. Ecological Benefits of Contaminated Sediment Remediation in the

Great Lakes Basin. Sediment Priority Action Committee. 45pp. International Joint Commission.

Planning and Engineering Initiatives Ltd. 2002. Forbes Creek Subwatershed Study. Report prepared for Corporation of the City of Cambridge

Conestoga-Rovers & Associates. 2001. Phase I Environmental Site Assessment. Prepared for The Corporation of the City of Cambridge.

Conestoga-Rovers & Associates. 2002. Phase II Environmental Site Assessment. Prepared for The Corporation of the City of Cambridge. April 2002.

Conestoga-Rovers & Associates. 2002. Phase II Environmental Site Assessment - Additional Sampling Program. Hespeler Mill Pond River Activation Project. Draft letter report prepared for The Corporation of the City of Cambridge.

MNR. 1998. Grand River Fisheries Management Plan. Department of Fisheries and Oceans, Grand River Conservation Authority.

MOEE. 2002. Forage Fish and Sportfish Biomonitoring Study of the Speed River. Report by Hayton, A. , and Petro, S. July, 2002.

MOEE.1993. Guidelines for the Protection and management of Aquatic sediment Quality in Ontario (“Provincial Sediment Quality Guidelines- PSQG”). [biologically base guidelines for protection of aquatic resources – NOT Human Health)

MOEE.1997.Guidelines for Use at Contaminated Soils (GUCS). Includes guidelines for soil, groundwater and sediment criteria for agricultural, residential/parkland, industrial/commercial land use for potable and non-potable ground water conditions.