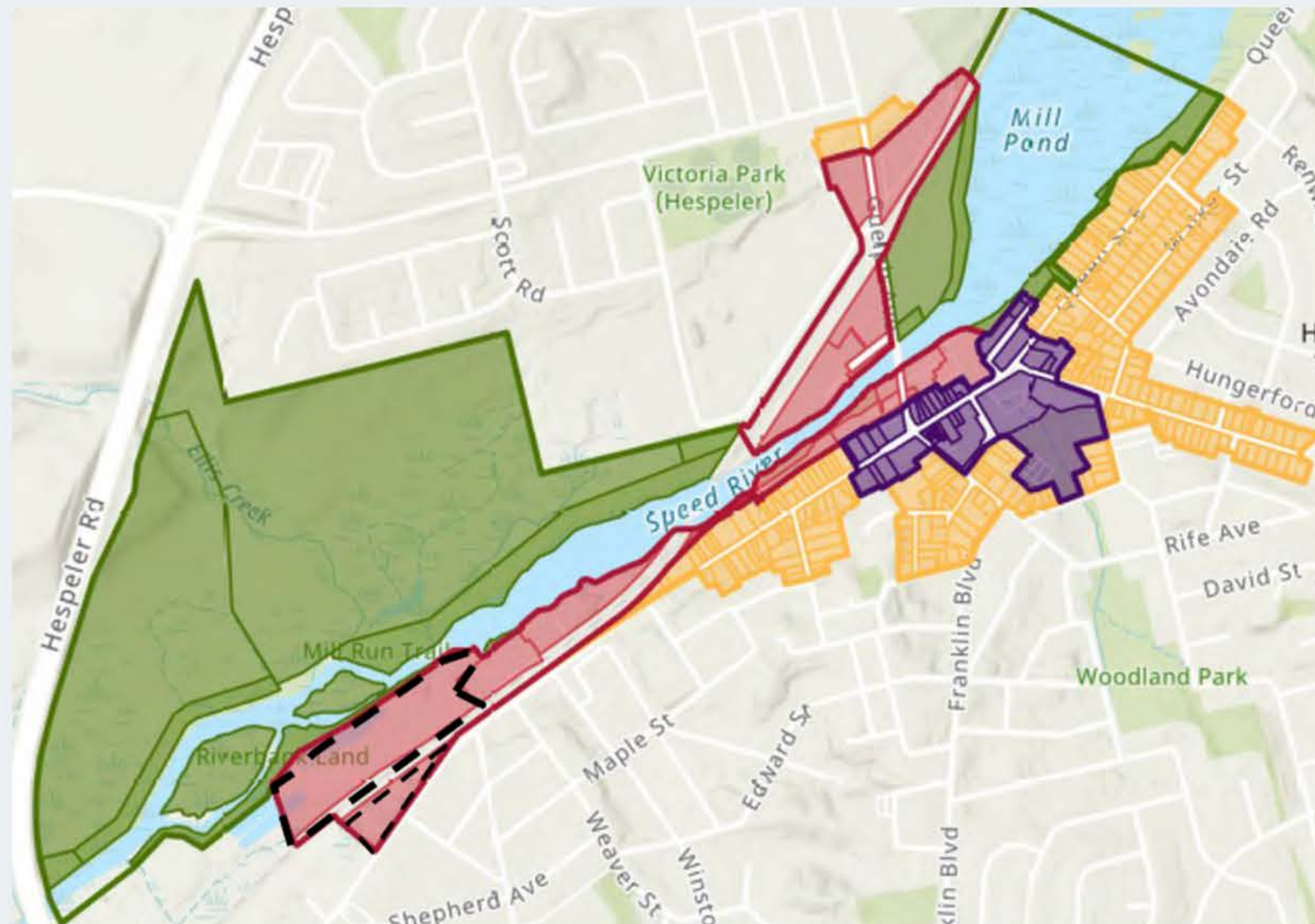




241 Queen Street West & proposed Hespeler HCD Plan

Subject Lands: 241 Queen St. W

- Subject Lands: includes 241 Queen Street W. & lands without municipal address (triangular shaped lot);
- Currently not listed or designated;
- Located at the edge of the recommended Hespeler HCD Boundary;
- Identified as a “contributing” property within the “former industrial” character area.



HCD Boundary and Character Areas

Subject Lands



(above) Aerial photograph of 241 Queen Street West, and lands without municipal address (vacant)

Summary of Findings

- We have determined that:
 - 1. The property does not include any heritage attributes identified in the HCD Plan and does not warrant inclusion in the HCD boundary;
 - 2. The City has not demonstrated that the subject lands are “contributing”.
- We propose that:
 - The subject lands should be considered for exclusion from the HCD boundary, given that it would not compromise the integrity of the District as a whole.



(above) View of downtown Hespeler looking east along Queen St W. from 241 Queen St. W.



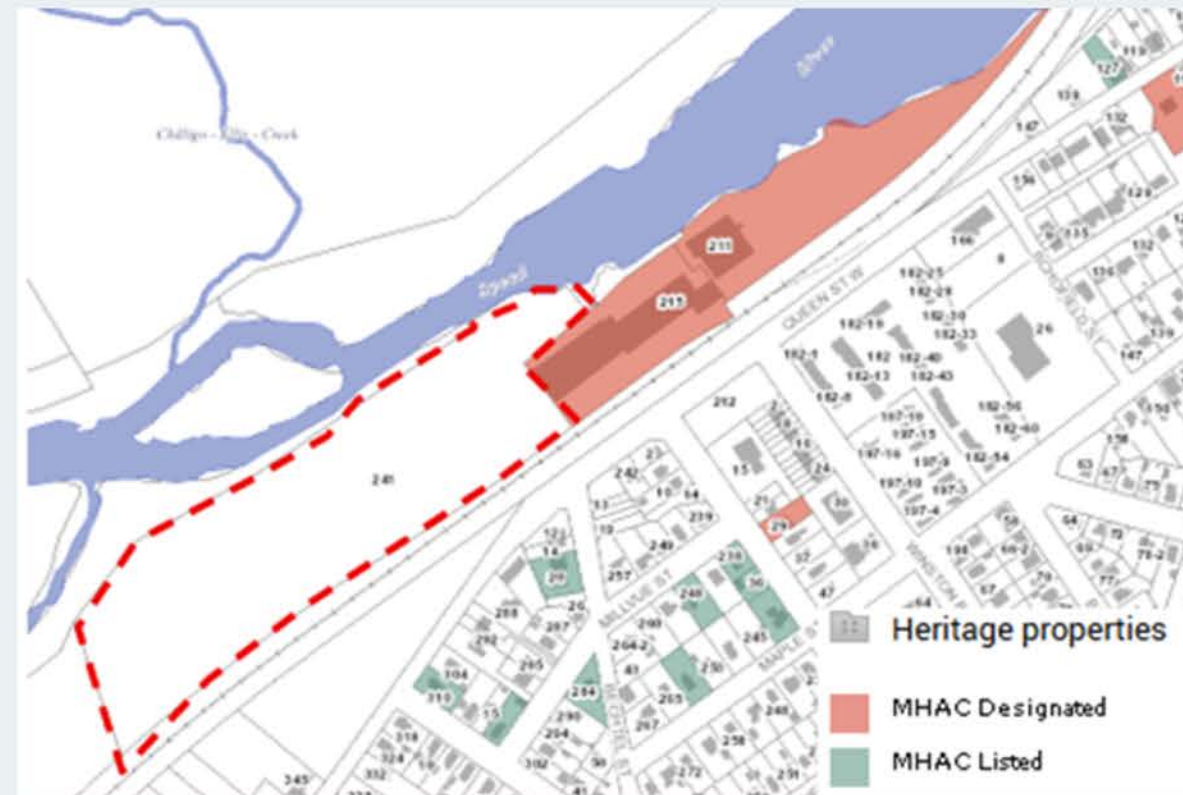
(above) 241 Queen Street West (leaf off conditions)

Background Information

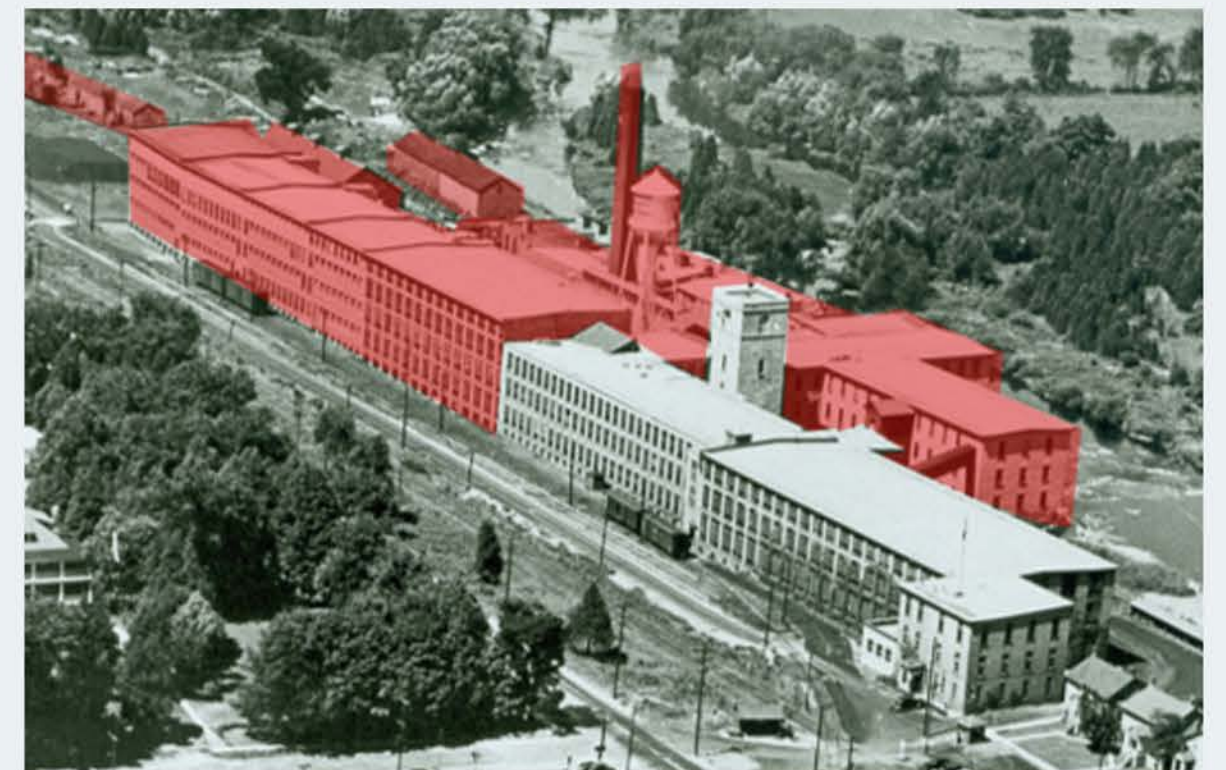
- The subject lands are currently vacant and do not include any structures, with the exception of a 1.5 ft. concrete retaining wall at 241 Queen Street W.;
- 241 Queen Street W. is adjacent to 215 Queen Street West (designated). These properties were formerly one property and contained the Dominion Woollen Mill factory;
- By 1995, all portions of the mill at 241 Queen Street West were removed;
- The remaining portions of the mill are on the adjacent property at 215 Queen Street W. (image below, right).



(above 1.5 ft. concrete retaining wall)



(above) City's Heritage Register map



(above) Historic photo noting buildings removed from 241 Queen St. W.

Review of HCD Boundary & Plan

1. The subject lands do not include any cultural heritage attributes identified in the HCD Plan:

The subject lands do not include any heritage attributes identified in the HCD Plan:

- Features of the Speed River, including former mill infrastructure (dams, waterway);
- Commercial and/or residential architecture;
- Identified features of Queen Street East or West (architecture, setbacks, building placements);
- Landmark buildings;
- Identified key views;
- Publicly enjoyed landscaped open spaces, places of informal recreation;
- Large scale industrial buildings;
- Places or recognizable features associated with social or cultural activities.



(above) triangular shaped lot, looking north from Queen Street West



(above) 241 Queen St. W, looking north towards river



(above) 241 Queen St. W, looking west

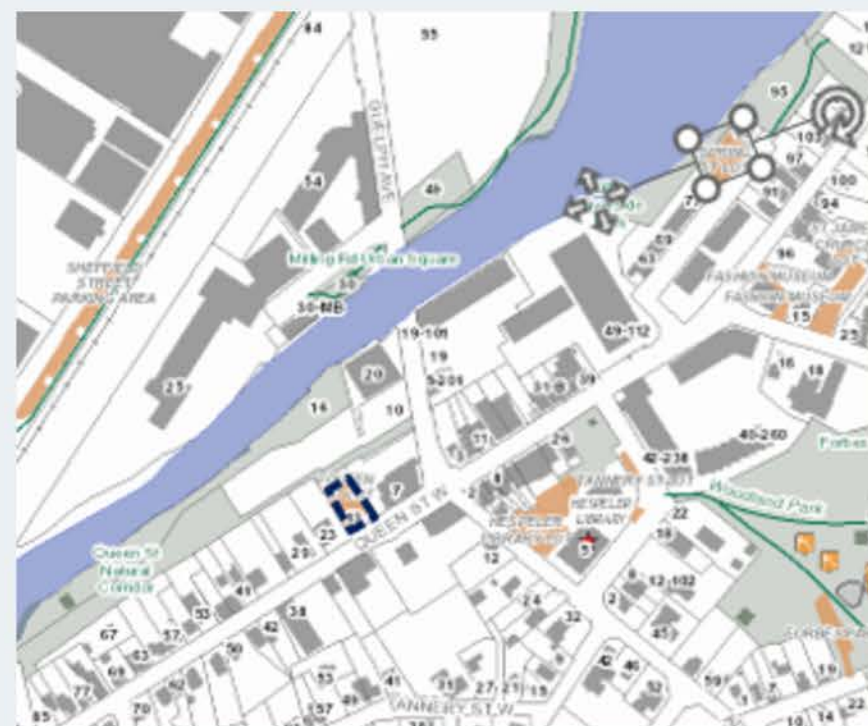
Review of HCD Boundary & Plan

2. The City has not justified that the subject lands are “contributing”:

- Several other properties in the HCD boundary include features similar to that of 241 Queen Street West, and have been identified as “non-contributing”:
- Example: municipal parking lot at 13 Queen Street West
 - located near the river;
 - formerly included a historic building (since removed);
 - offers publicly available views of the river.



13 Queen St. W. “non contributing”



13 Queen St. W. (municipal lot)



13 Queen St. W. (publicly accessible view of River)

Conclusion

- 241 Queen Street West does not include any identified heritage attributes and does not meet the definition of “contributing” in the HCD Plan;
- The property is located at the edge of the HCD boundary, and could be excluded without compromising the integrity of the district as a whole;
- The inclusion of the property in the HCD as a means to control future development is not necessary. If excluded from the HCD boundary, the City’s existing policy framework would require that any future development of 241 Queen Street W. be evaluated by way of a HIA due to adjacency to 215 Queen Street W.;
- We recommend that the subject lands be considered for exclusion from the HCD.



Questions?