

# Milling Road Streetscape and Urban Design Guidelines

# Team Introduction

## City of Cambridge

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Project Engineer

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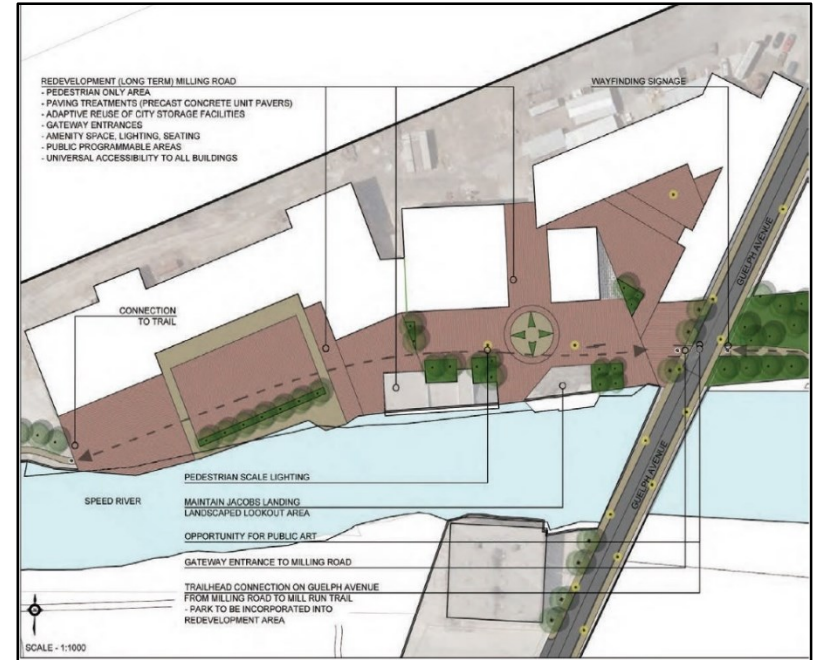
## GSP Group

**Brendan te Brinke**

Landscape Architect

# Project Introduction

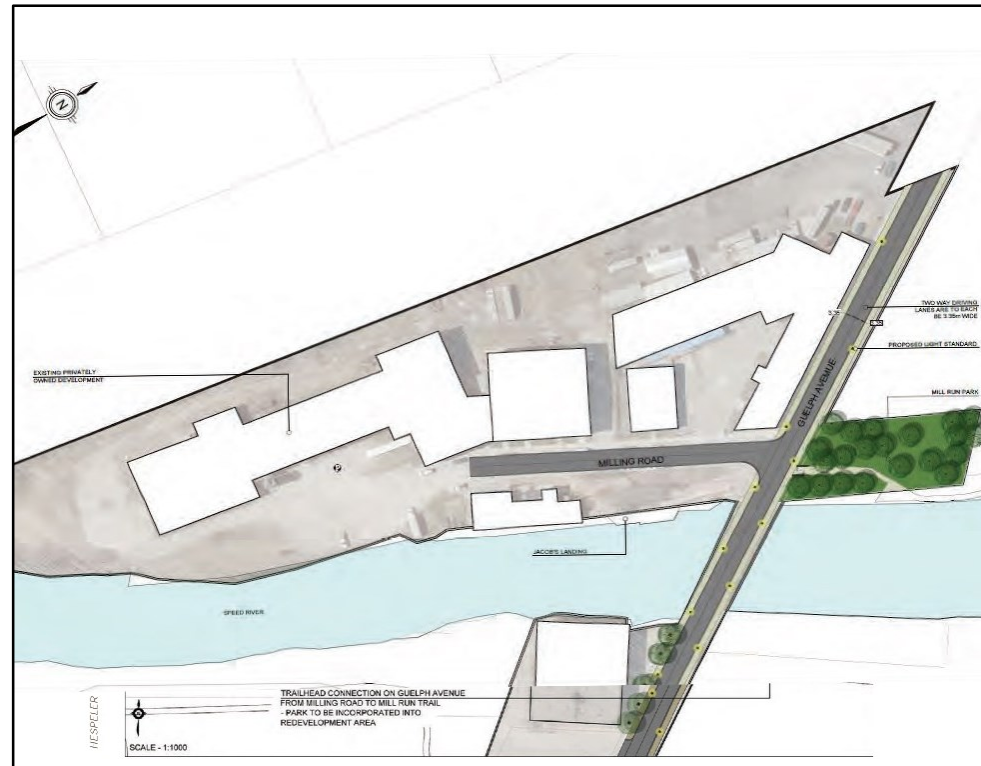
- Development and revitalization opportunities have been identified for Milling Road and Jacob's Landing area in Hespeler
- 2013 Hespeler Village Streetscape Plan and Urban Design Guidelines outlined some basic features
- GSP Group retained to create a Streetscape Plan and Urban Design Guidelines (SUDG) document



# Study Area

The study area includes:

- Milling Road
- Jacob's Landing on the west side of Guelph Avenue
- 54 Guelph Avenue (Privately owned)
- 25 Milling Road (Privately owned)
- 30 Milling Road (City owned)





# Project Background

- Industrial Heritage
- Located on the Speed River
- Connection to Village Core Area
- Connection to Mill Run Trail
- Parking Considerations
- Floodplain & Significant Valley Considerations



# Public Engagement & Consultation

- Stakeholder Meetings
  - BIA & City Technical Committee
- EngageCambridge Survey #1
  - Questions to inform Guidelines & Concept Designs
- Public Information Centre
  - Draft Guideline presented for public input
- EngageCambridge Survey #2
  - Concept Designs presented for public input



# Engagement Results

- Adaptive re-use of City-owned building or remove if necessary
- Current Uses: walking, fishing, enjoying the views, relaxation, small gatherings, canoe/kayak launch, photography and access to Mill Run Trail.
- Future Uses: Farmers' Market, retail, dining
- On street parking still preferred in some form (32% selected no on-street parking)
- Historical theme (57% of respondents)
- Enhance historic built form
- Sustainable considerations (95 % of respondents)
- The social, cultural and architectural history of Hespeler Village should contribute to the sense of place
- Pedestrian-only space
- Connect Mill Run Trail through Milling Road
- Pedestrian crossing at Guelph & Milling



# Project Highlights

- Pedestrian-friendly destination
- Create a unique sense of place within Hespeler Village.
- Celebrate the character of Milling Roads built form
- Desire for a Hespeler Village “District” (Placemaking)





# Preferred Concept

- Woonerf Street



# Concept Phasing

## Phase 1 - \$1.9 Million

- Streetscape Renewal
- Minor renovations to Jacob's Landing to blend with streetscape renewal

## Phase 2A – \$2.44 Million

- Partial Renovation of Jacob's Landing
- Building to Remain
- Cost includes Phase 1

## Phase 2B - \$2.84 Million

- Full Renovation of Jacob's Landing
- **Building to be Removed**
- Contingent on future plans for City building
- Cost includes Phase 1

Environmental Site Assessment = ~ \$40,000

Building Renovation (additional cost) =  
~\$2.5 Million

### Phase 1

Figure 19: Conceptual design of phase 1 streetscape renewal with Jacobs Landing Park and the building at 30 Milling Road preserved. Conceptual design and rendered plan prepared by GSP Group.



### Phase 2A

Figure 20: Conceptual design of phase 2 including the renewal of Jacobs Landing Park, the streetscape design from phase 1, and the existing building at 30 Milling Road. Conceptual design and rendered plan prepared by GSP Group.



### Phase 2B

Figure 21: Conceptual design of phase 2B including the full revitalization of Jacobs Landing Park and the removal of the building at 30 Milling Road. Conceptual design and rendered plan prepared by GSP Group.

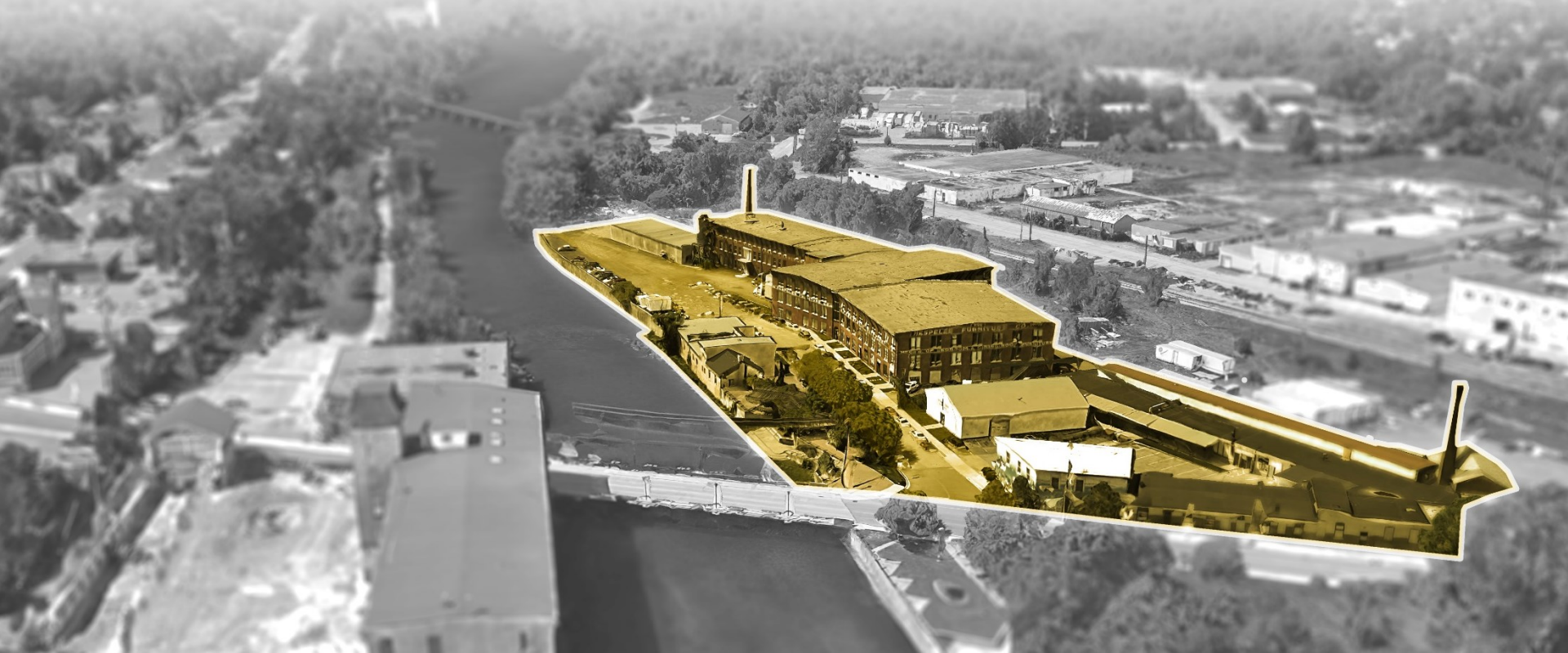


# Conclusion

It is recommended:

- THAT Report 22-010 (CD) - Milling Road Streetscape Plan and Urban Design Guideline Development and Consultation - be received;
- AND THAT the Milling Road Streetscape and Urban Design Guidelines contained in Appendix B of which outlines the preferred streetscape concept (Concept 2 - Phase 2A) be approved;
- AND FURTHER THAT \$40,000 in additional funding from the Economic Development Reserve Fund be transferred to existing project A/01030-20 Milling Road Conceptual Development to carry out Phase 1 and Phase 2 Environmental Site Assessments for the City owned 30 Milling Road property.





# Thank You

MARTIN **SIMMONS**  
ARCHITECTS

