




THE VILLAGE OF UNIONVILLE

MAIN STREET UNIONVILLE
COMMUNITY VISION PLAN

VERSION 3.2

FEBRUARY 11, 2015.

 CITY OF MARKHAM
TORTI GALLAS AND PARTNERS
MICHAEL MORRISSEY



ACKNOWLEDGEMENTS

Prepared for

The City of Markham

Lead Consultant

Masterplanner & Architects

Torti Gallas and Partners
Michael Morrissey

Consultant Team

Ferris + Associates Landscape Architecture
Gibbs Planning Group Retail Consultant
Arup (Parking)
Nelson Nygaard Traffic Engineer
Daywriter Communications & Editor
Seamless Collaborative Retail Consulting
David Johnston Village Architect
Adam Cook Editor

Charrette Team June 4-9, 2013.

Crosby Community Arena

Charrette Team :

Robert Goodill	David Johnston
Michael Morrissey	Roy Chan
Daniel Ashtary	Ken Tai
Eric Aulestia	
Laurence Brady	
Chiawat Polanin	<i>Organization Team :</i>
Atul Sharma	Judi McIntyre
Paul Ferris	UBIA members
Kay Laidlaw	Bob Evans
Ted Merrick	Mary Creighton
Hilary Holden	Francine Perinet
Annika Hui	Rob Kadlovski
Christie Day	Sandra Tam
Robert Hyland	Mary Pan

Mayor

Frank Scarpitti

Main Street Unionville Committee

Chair

Regional Councillor Jim Jones
Councillor Don Hamilton (Vice-Chair)

Committee Members

Rob Kadlovski (UBIA)
Brian Brewer (URA)
Ann Laxton (UHS)
Charlie Deacon (UVA)
David Nesbitt (Heritage Markham)
Paul Vasilkovsky (UBIA)
Robert Fleischaker (UVA & UVC)
Jeff Morris (URA)
Larry Mariani (UBIA)
George Illopoulos (UBIA)
Mark Smith (Alternate-UBIA)

City of Markham Development Services Commission Staff

Commissioner of Development Services
Jim Baird
Commissioner of Community Services
Brenda Librecz and Staff
Director of Planning and Urban Design
Rino Mostacci and Staff
Senior Development Manager
Biju Karumanchery

Manager of Heritage Planning & Staff
Regan Hutcherson, Study Project Manager
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner





TABLE OF CONTENTS

PREFACE TO THE VISION	4
A Brief History	6
A Year in the Village	8
EXECUTIVE SUMMARY	14
I. THE GROUND WORK	22
Vision Plan Overview	24
Public Process	30
Urban Retail	32
Challenges and Opportunities	36
Precedent Villages	46
II. THE PLAN	58
Vision Plan Focus Areas	64
Highway 7 Gateway	66
Stiver Mill Area	76
Main Street Village Core	86
West Side South	90
West Side North	96
East Side	108
Village Square	118
Crosby Community Centre and Park	122
Toogood Pond Park and Amphitheatre	132
Additional Concepts	140
Streetscape Strategy	142
Main Street Program & Parking	144
Environmental Sustainability	148
Rouge River Walk	152
III. THE WAY FORWARD	154
Transformation - Conclusion	156
Recommendations	160
Community	164





PREFACE TO THE VISION

Welcome to the heritage village of Unionville, Ontario – and to a vision of how this extraordinary community can prosper well into the future.

Historically rich and visually stunning, Unionville faces considerable challenges if it is to remain vibrant over the long term. This document evaluates those challenges in detail, identifies opportunities for improvement, and recommends a set of interconnected solutions that can unfold over time.

Following an Executive Summary and Plan Overview and Goals, this Vision Book presents concepts for enhancing the community, unfolding in a series of focus areas and themes.

The reader is invited to imagine we are taking an unhurried walk up through the heart of the village. We'll stroll north along Main Street from Highway 7 all the way to Toogood Pond,

crossing the street now and then and taking short side trips to explore key details.

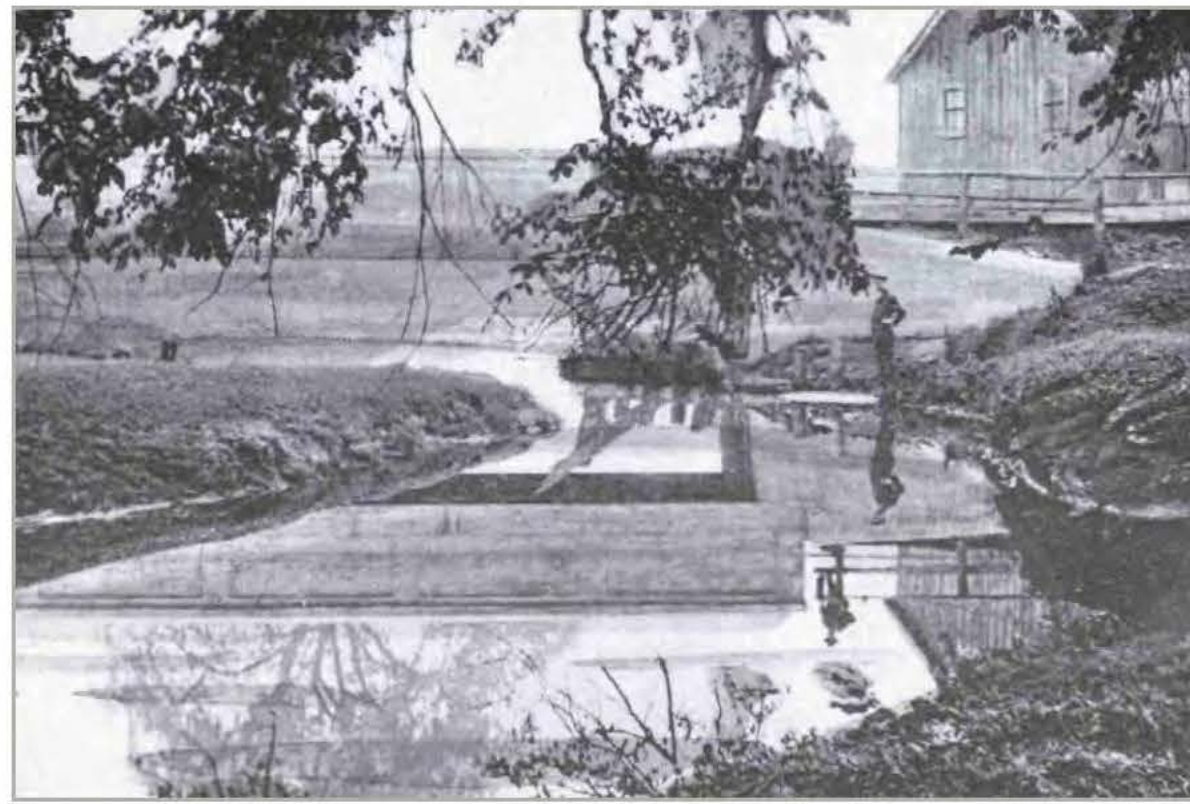
Our purpose is to learn what has been put in place over time, observe what is true today, and envision what could be for tomorrow.



It should be noted that this is a vision plan and that improvements and amenities, such as streetscapes, public washrooms, facilities (such as the amphitheatre), tree planting, renovation of the recycling depot, etc. are conceptual in nature. Implementation will depend upon feasibility of infrastructure installation, as well as available funding and resources identified in the course of plan review and implementation of the Vision Plan over time.

Additional future studies will be required to support the Community Vision Plan :

- *Transportation and Parking Study*
- *Environmental Site Assessment*
- *Master Environmental Servicing Study*
- *Functional Servicing Report*
- *Development and Phasing Plan*
- *Secondary Plan and Design Guidelines*





A BRIEF HISTORY

Like all good stories, this one starts a few centuries ago – in 1794, to be precise.

Hardy families emigrating from Germany and Pennsylvania, led by William Berczy, took advantage of free land grants. They began working the fertile, untouched farmland several miles north of “Muddy York,” the prim ancestor of modern Toronto. The area’s rich soil was well fed by a network of creeks and streams, part of today’s extensive Rouge River system.

The first hint of a village sprouted north of present-day Unionville, up Kennedy Road above 16th Avenue. Settler Philip Eckardt allowed his log cabin to double as a church. Soon a real church was built nearby. You can still find headstones from the late 1790s and early 1800s in the Bethesda Lutheran cemetery at the top of the hill.

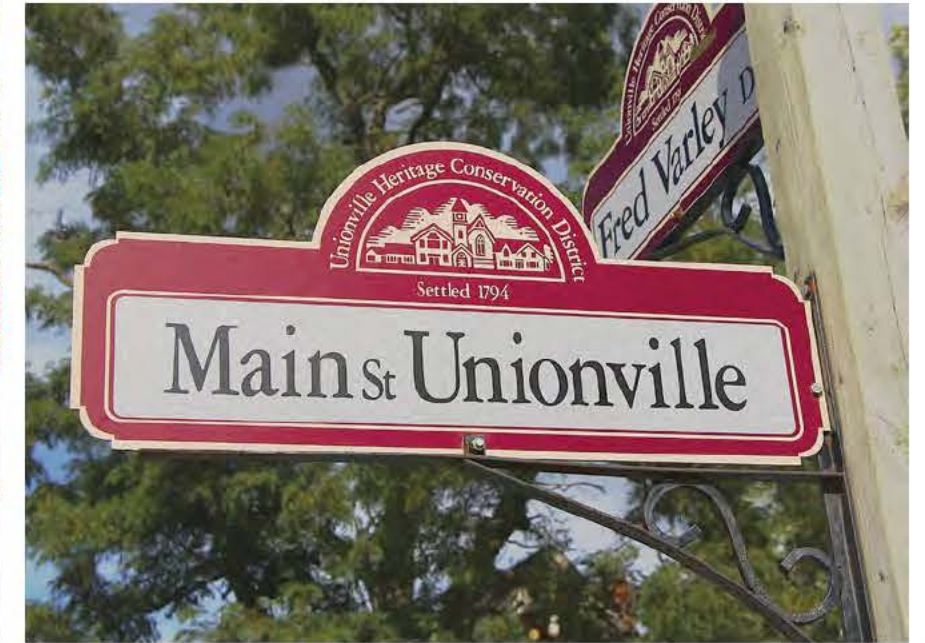


In time, the settlers had wheat to grind and livestock to feed. By the 1840s, the community centre moved southward with the building of the Union Mills, including two grist mills situated along a more protected part of the Rouge, and Unionville began to take shape.

The rest of the story unfolds on our walk through the focus areas.



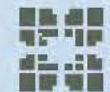
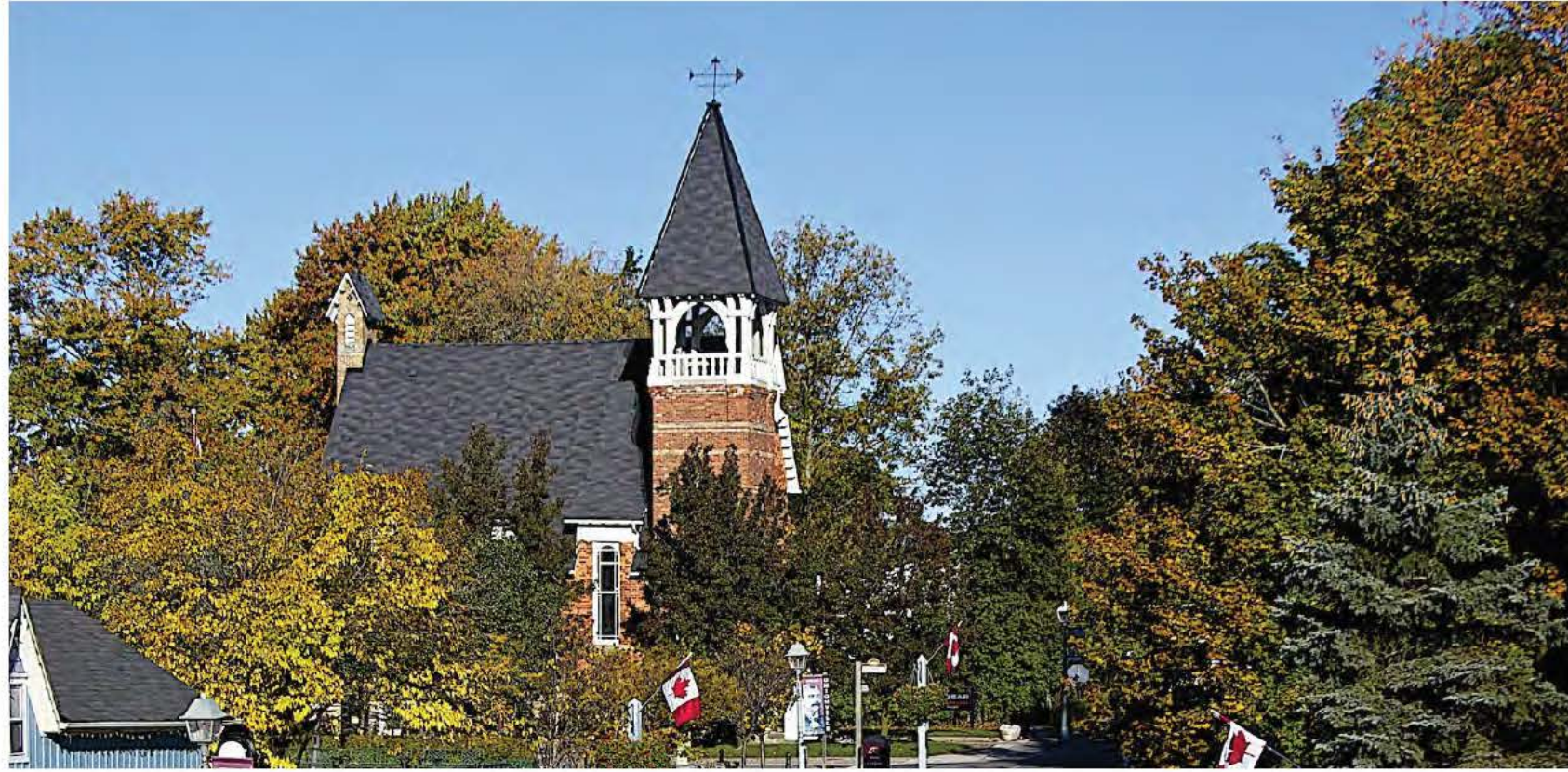
A YEAR IN THE VILLAGE



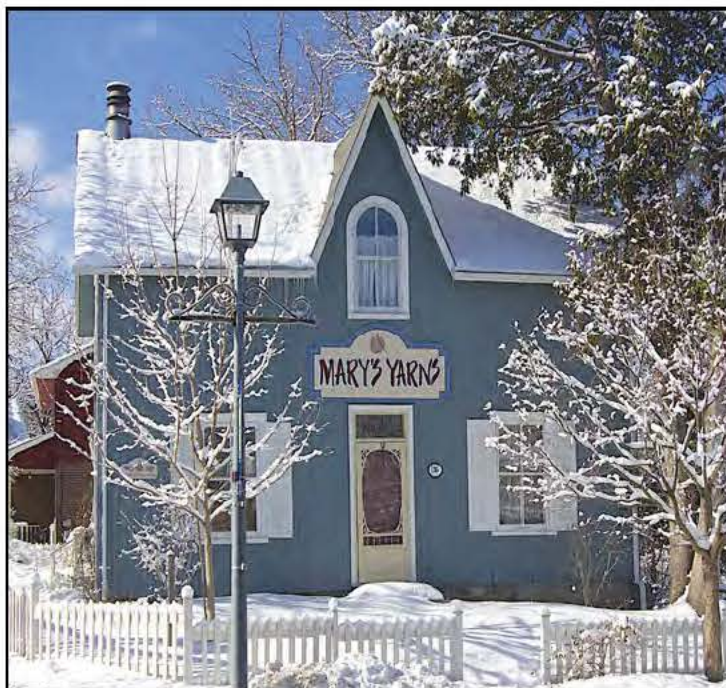
A YEAR IN THE VILLAGE



A YEAR IN THE VILLAGE



A YEAR IN THE VILLAGE



A YEAR IN THE VILLAGE



A YEAR IN THE VILLAGE



© Robert Hyland, Markham Jazz14

