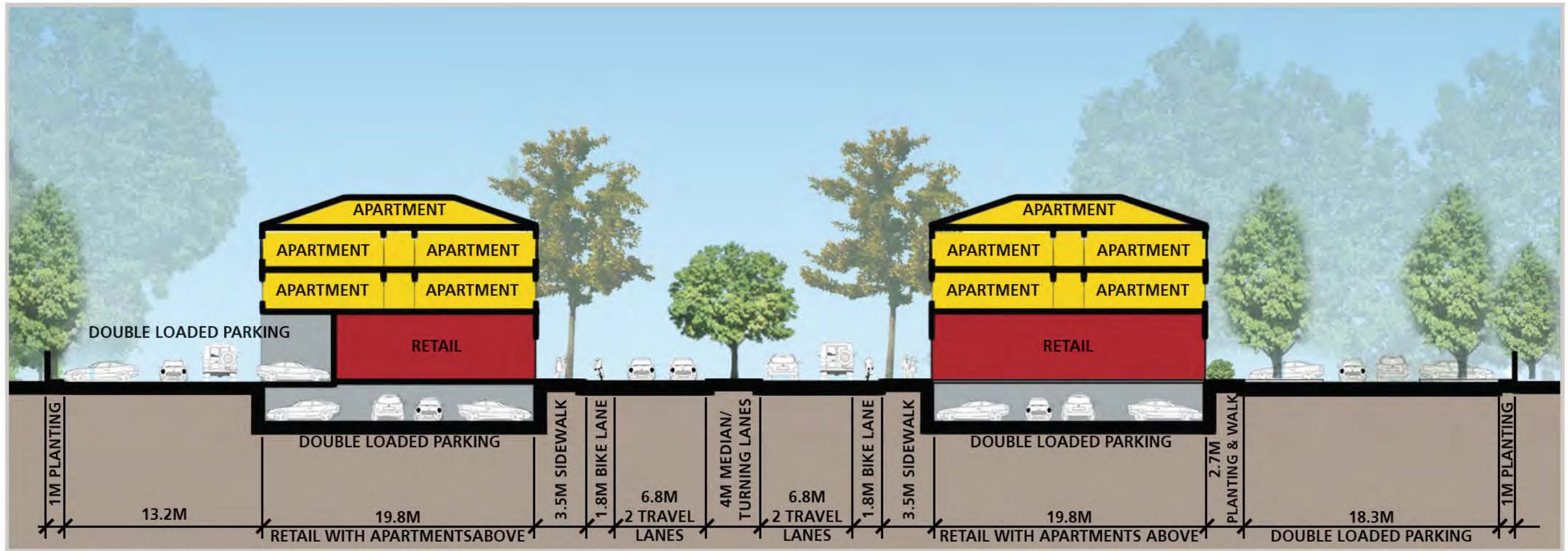
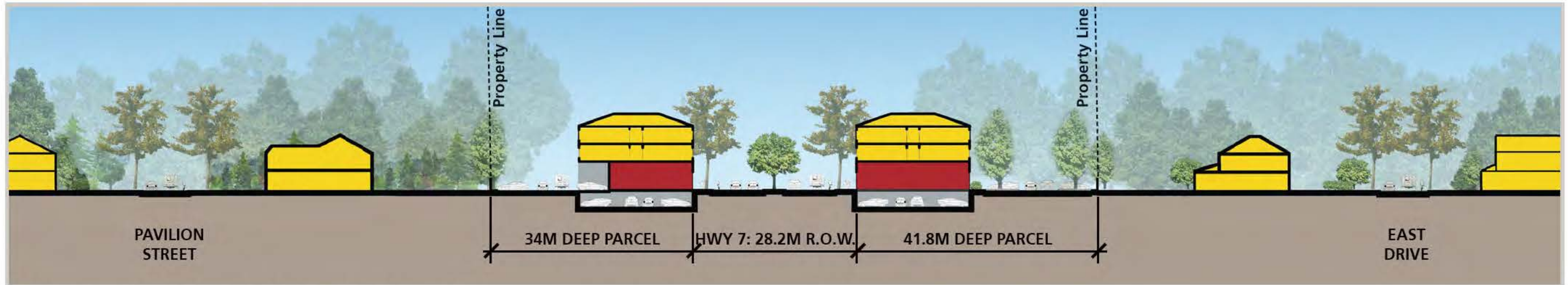


HWY 7 GATEWAY - CROSS SECTIONS



Proposed Street Section Looking West



Site Section looking West including Adjacent Neighborhoods

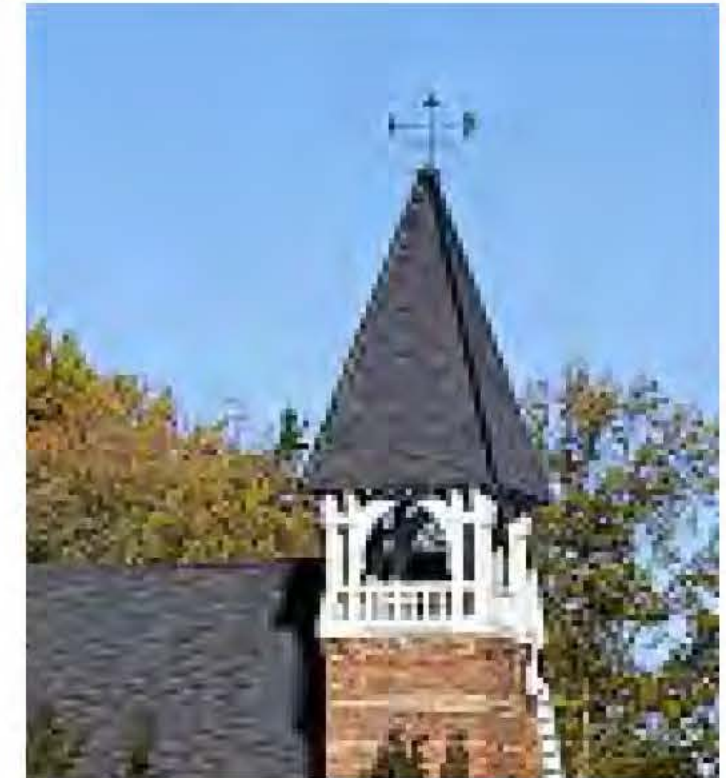
# HWY 7 GATEWAY - CORNER OF HWY 7 AND MAIN STREET UNIONVILLE



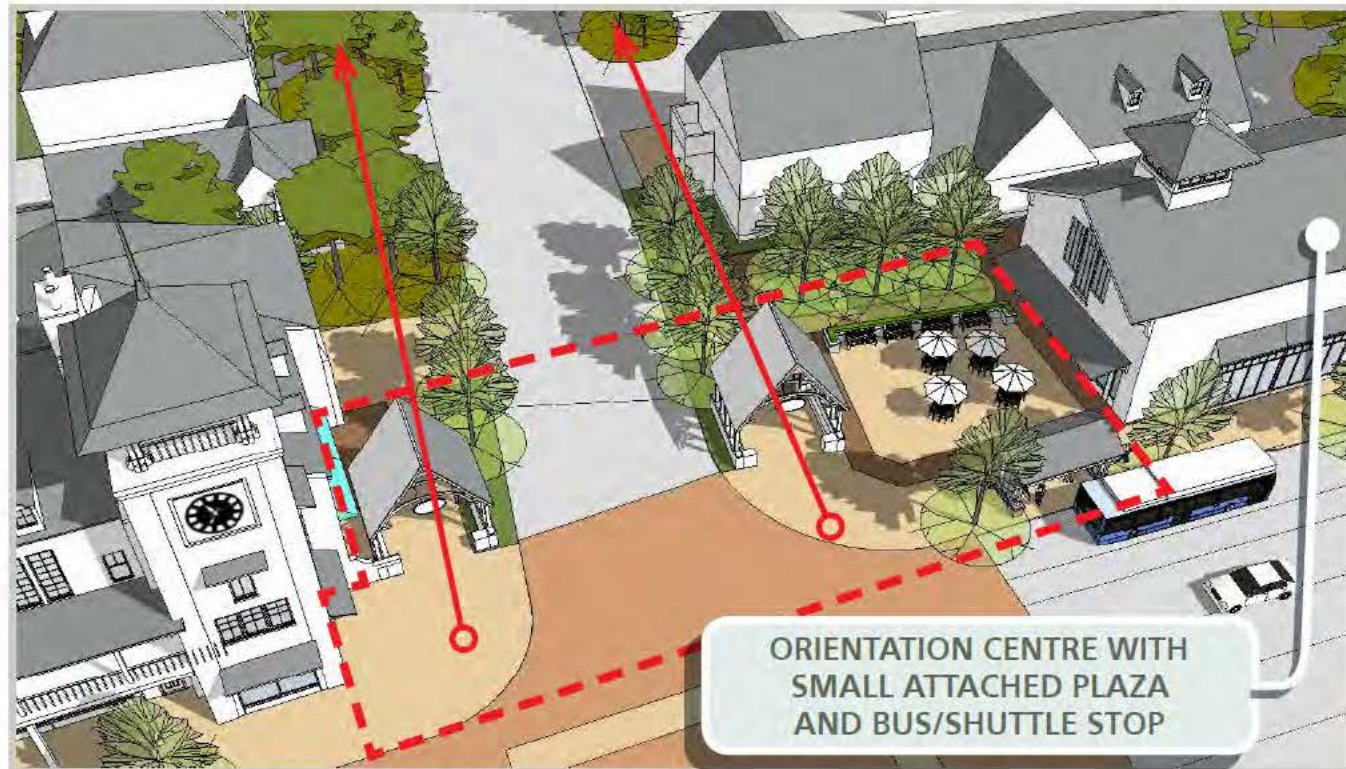
Existing Conditions



Welcome plaza and meeting place



Architectural Precedent for Lychgates



ORIENTATION CENTRE WITH  
SMALL ATTACHED PLAZA  
AND BUS/SHUTTLE STOP

Gateway at Main Street and Highway 7



A pair of lychgates function as pedestrian-scaled portals at the entrance to Unionville. The initial concept of an archway over Main Street was not supported by the City's Engineering Review.

VISION PLAN FOCUS AREAS



## A CULTURAL ANCHOR

We have ventured up Main Street and are rewarded with a stretch of charming heritage homes, generous lawns and well-tended gardens. The Central United Church sits on the east side, just south of the railroad tracks. These are the same tracks that cross Hwy 7 and curve northeast through Unionville on their way toward Markham Village.

When the Toronto and Nipissing Railway arrived in 1871, Unionville's settlement grew south from the Union Mills hub. Homes and businesses began to connect the two ends of Unionville. From the early 1900s, the Stiver Brothers Seed & Feed Mill helped farmers ship their grain harvests to market.

To the east, a rather plain recycling depot, well used by residents, rests mostly on GO Metrolinx (formerly CN) right-of-way land. A planing mill had existed where the creek crosses the lower end of Main Street, to convert the region's plentiful timber into needed lumber for a growing regional marketplace. The original mill succumbed to fire not once but twice. Today's re-created version houses retail shops, a restaurant overlooking the mill pond, and offices for small businesses upstairs.

Together, these sites form a vital anchor in the long-term vision of a thriving Unionville.



# STIVER MILL AREA

## Stiver Mill - Area Concept

The Stiver Mill Area is the threshold for Unionville's historic core. Located just north of the railroad tracks, the area is anchored by three prominent buildings: Stiver Mill (1916), the Train Station (1871), and the Planing Mill (1839, rebuilt 1987). The Stiver Mill site is also the current location of the weekly Farmers' Market. The Recycle Depot, located on the east side of Main Street by the railroad tracks, is an important functional component of this area. Several historic homes are located to the west along Station Lane, contributing to the historic character of the area.

The ensemble of buildings in the Stiver Mill Area creates a wonderful place of civic and historic uses, with its own distinct identity. This area should anchor the south end of the Main Street Unionville core walking loop, but has struggled to do so. This is due in part to the physical characteristics of Main Street Unionville between Fred Varley Drive and the Planing Mill. As one walks south along Main Street Unionville from Fred Varley Drive, the presence of retail becomes spotty. More generally, the 'street wall,' the line of buildings that front the street, becomes spotty too. These interruptions in the buildings fronting Main Street Unionville are not necessarily negative: The Bandstand at Millennium Plaza, and the forested mill stream opposite the Planing Mill are attractive features of the community. However, these features, combined with the intersection of Victoria Avenue and the Concession Road to the east, conspire to weaken the pedestrian experience along this segment of Main Street. Therefore, due to the lack of continuity, many visitors walking south along Main Street perceive that Fred Varley Drive is the 'natural' end of the walking loop, and turn back north. The Vision Plan employs a



Planing Mill



Wychwood Barns - Linear Pedestrian Walk



Catalyst - The newly renovated Stiver Mill



Wychwood Barns - Greenhouse/Food Centre



Wychwood Barns - Wayfinding



Wychwood Barns - Linear Farmers Market



Wychwood Barns - Bake Oven



## STIVER MILL AREA

number of design recommendations to make this segment of Main Street Unionville more inviting, attractive, and comfortable. An expanded program will make this area more of a destination, all with the intent to create a seamless pedestrian experience from the northern end of the core area to Stiver Mill.

### The Stiver Mill area concept includes the following elements for consideration:

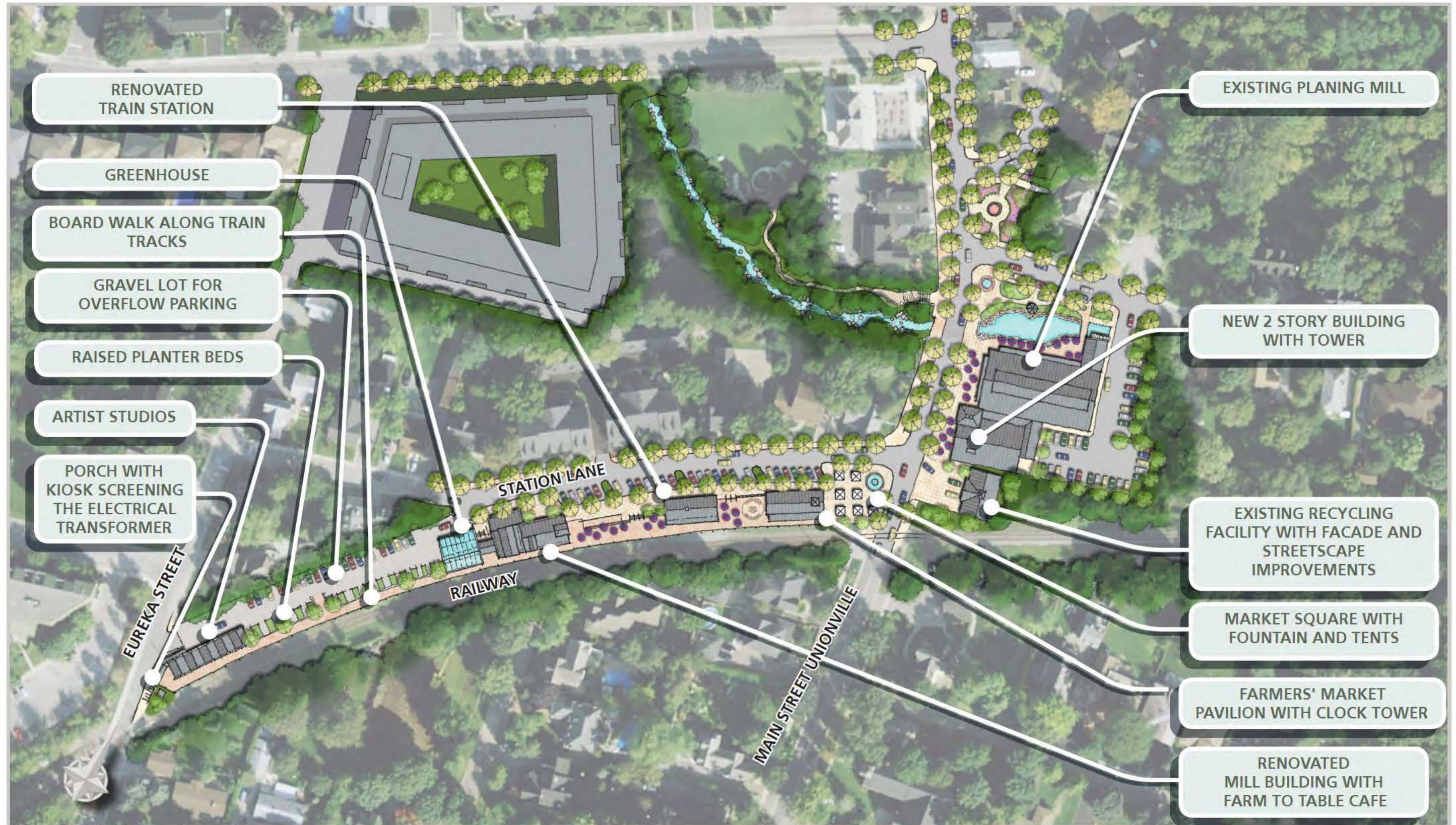
1. A linear composition of elements alongside the railroad tracks:
  - East of Main Street
    - A new façade on the Recycle Depot makes it compatible with the Heritage District’s architectural character.
    - An addition to the Planing Mill fills a gap in the street wall south of the existing building, and brings an element of the Planing Mill frontage up to the sidewalk.
  - West of Main Street
    - Market Square – a plaza space on the southwest corner of Main Street and Station Lane providing a more prominent location for the Farmers Market as an extension of the current market.
    - Market Pavilion with Clock Tower – provides a shelter for market activities and a civic presence on the square. As it can be seen from a distance, the clock tower is an element that will draw pedestrians further south to the Market Square.
    - Rail Walk Boardwalk and sitting areas – provides the connective element unifying the entire Train Station/Stiver Mill complex, from Market Square west to the potential Artist Studios, and be a part of a walkway system extending south to the future Markham Centre Mobility Hub.
    - Renovated Train Station – provides a community meeting venue;



View looking over the newly renovated Stiver Mill

The linear Rail Walk from Main Street to Eureka St. restates the historic agricultural spine of Unionville centred by the Stiver Mill. The placement of the Farmers Market open air pavilion at Main Street, a Greenhouse adjacent to the Mill and Artist Studios at Eureka completes this strong east-west axis.

STIVER MILL AREA



Illustrative Site Plan

## STIVER MILL AREA



Market Square and Fountain on Main Street - bringing the energy and vitality of the Farmers Market "front-of-house" onto Main Street. The Pavilion can be programmed for an assortment of other community gatherings and uses. The image on the right shows the 2014 relaunch of the Stiver Mill Farmers' Market.

- Renovated Stiver Mill Building – provides gallery space, with the recommended possible addition of a farm-to-table café;
- Greenhouse and raised planter boxes – provide farm produce and urban agricultural programs;
- Gravel area can be controlled as an open area for events or as an occasional parking lot;
- Artist Studios – creates a frontage on Eureka Street and a portal for the Rail Walk Boardwalk that parallels the tracks; opportunities at this location will need to be coordinated with Metrolinx;
- Diagonal parking – provided along the south side of Station Lane.

### 2. Promotion of a continuous pedestrian experience along Main Street Unionville from the northern core to the Stiver Mill Area:

- Reconfigure the intersection of Victoria Avenue and the Concession Road at Main Street Unionville to improve pedestrian safety and vehicular movement;
- Create a new landscaped square between the Concession Road and Victoria Avenue that bridges the pedestrian experience, improving the sense of continuity on the east side of Main Street. This square could be the location of a future monument;
- Reconfigure the southeast corner of Main Street and Victoria Avenue to include a water feature and improved landscaping, and relocate the existing gazebo adjacent to the Mill Pond. The corner water feature will draw people through its sound as well as its visual impact, while the relocated gazebo will enhance the pond.





# STIVER MILL AREA

- Provide a Tower Building addition to the Planing Mill to fill in the street wall and provide a landmark when looking south from the core, encouraging further exploration along this leg of the Main Street Unionville walking loop.
- Enhances the streetscape at the stream crossing, including improvements to the stream side picnic grotto, and a new path along the mill stream connecting back to the parterre garden in Millennium Park.

## Stiver Mill Area Program

- Planing Mill Addition 320 S.M.
- Renovated Recycling Depot
- Open Pavillion
- Farmer's Market
- Existing Station Building
- Existing Stiver Mill
- Greenhouse Addition
- 10 Artist Workshops 250 S.M.

## Parking Available

- Planning Mill Addition 10 Sp.
- Stiver Mill, Farmer's Market and 10 Artist Workshops 42 Sp.
- Total Parking Available 52 Sp.**

LAND USE DIAGRAM	
	Civic
	Retail



Land Use Plan



Aerial View of Stiver Mill Area looking from Eureka Street eastward towards Main Street

STIVER MILL AREA



Artist Studios on Eureka Street



The Stiver Mill Area could include a Christmas Market



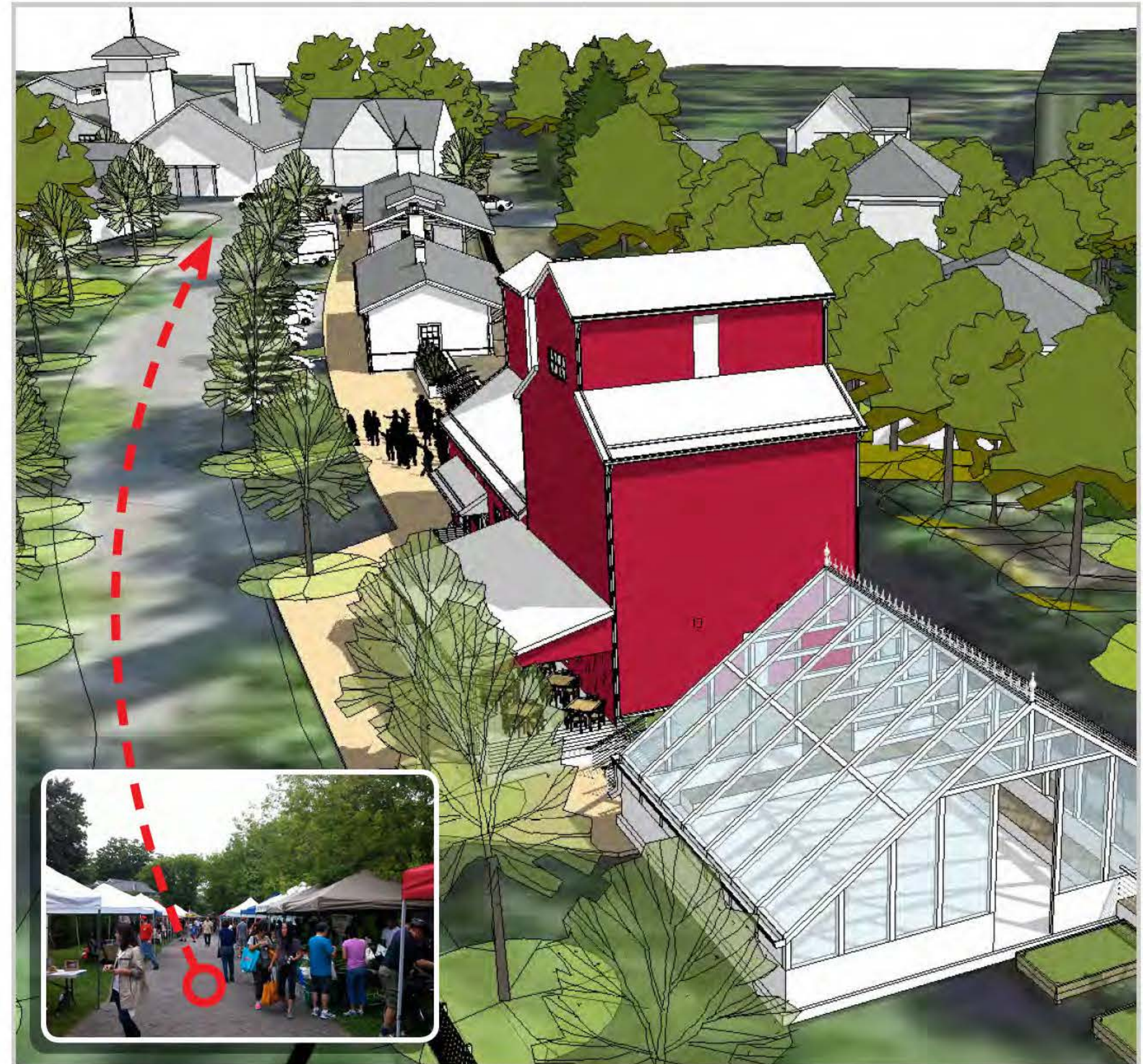
The Artist Studios could have a variety of artists and craftsman working in sculpture, painting and other allied crafts and arts.



Fall Harvest and Halloween Festivities celebrated at the Mill



The linear gravel area along the rail corridor can flexibly accommodate a variety of events like the Farmers Market and be used as a parking area throughout the year.



The linear agricultural spine centred by the newly renovated Stiver Mill is extended to Eureka Street with a greenhouse and artist studios. This area is envisioned as a cultural centre in the Village able to participate in seasonal events.

VISION PLAN FOCUS AREAS



## CHARACTER IS EVERYTHING

**F**rom the railroad tracks, we're ready to walk into the commercial centre of Unionville. For practical purposes, we'll explore opportunities for the core in three sections: West Side South, West Side North, and East Side.

Consider that many of these buildings were almost lost to progress at the end of the 1960s. Municipal officials wanted to widen Main Street to accommodate growing traffic volume – destroying most of the historic structures in the process. Alarmed citizens called attention to the problem by closing the street and holding an open-air festival.

The protest was so effective, the Town built the Kennedy Road Bypass instead. And, every year

since 1970, the community has gathered along Main Street on the first weekend in June to celebrate its triumph at the Unionville Festival.



# MAIN STREET VILLAGE CORE

## Unionville Village Core Area

The Village Core is the centrepiece of the design effort. It is the principal commercial precinct, easily walkable, and what most visitors currently understand to be Main Street -Unionville. It has many challenges that have prevented reinvestment and stymied sustainable retail. While the core area is an integrated whole, the plan addresses three focus areas:

- West Side North
- West Side South
- East Side

### Total Proposed Village Core Program

Retail	2300 S.M.
Condominiums-	75 Apt.
Apartments	31 Apt.
Townhouses	16 T.H.
Hotel	30 Rms.

### Parking Required

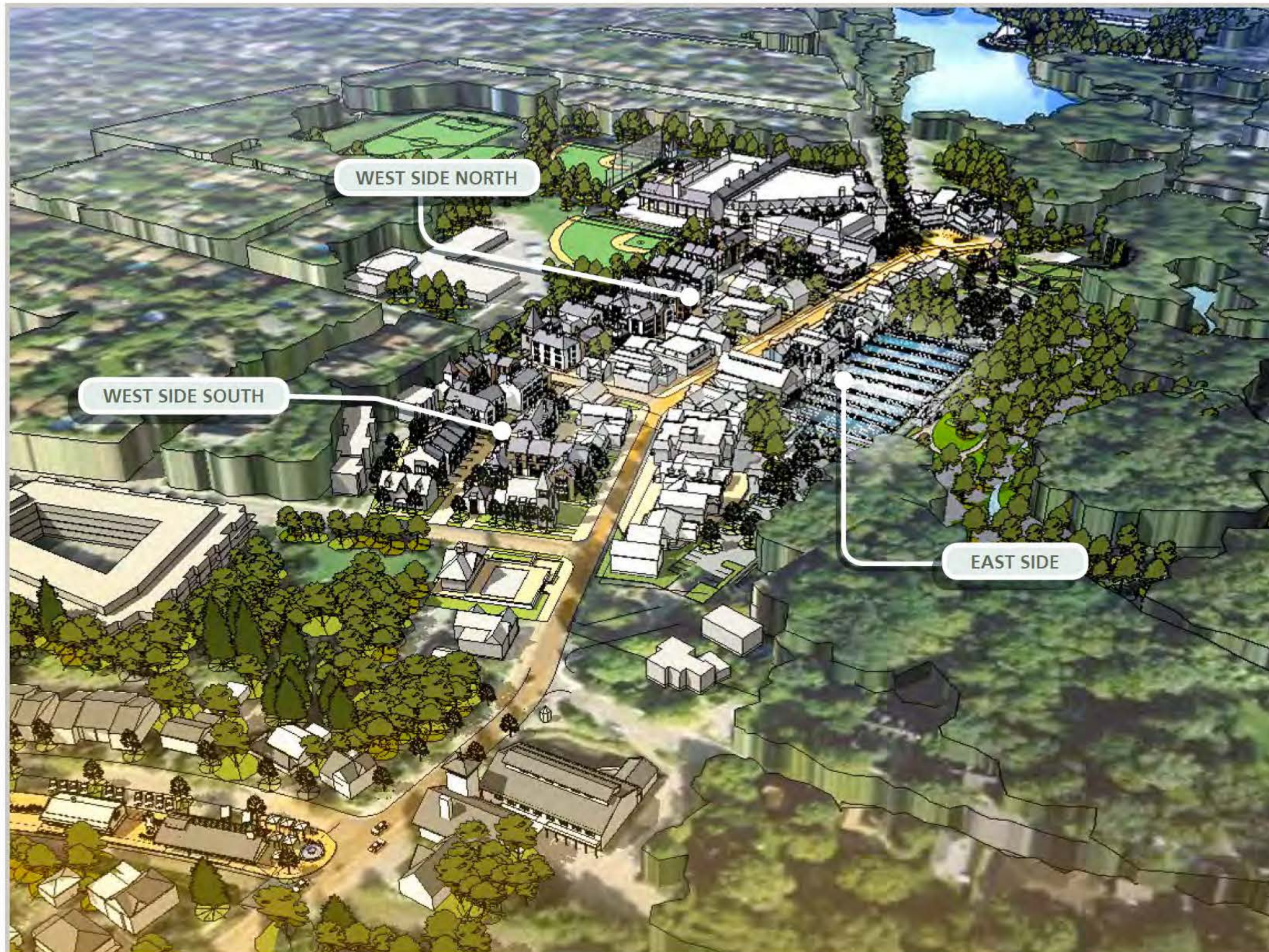
Retail	166 Sp.
Condominiums	113 Sp.
Apartments	37 Sp.
Townhouses	32 Sp.
Hotel	30 Sp.

**Total Parking Required 378 Sp.**



Illustrative Site Plan

# MAIN STREET VILLAGE CORE



Aerial View of Village Core outlined in red dash

The principal design issue in the Core Area relates to the opportunity to use the large amount of underutilized space behind and between existing buildings to create additional residential and retail space. For Unionville to function as a traditional village that provides for local needs while maintaining its unique appeal to those from across the province, it is essential that additional space be provided in a manner that allows the Village to grow gently over time and maintain its existing unique character. The built form of the existing and new structures will together promote a diverse program of retail, dining and residential that is relevant to both local residents and visitors. Another significant challenge is increasing parking capacity within the core, to accommodate existing and new customers and residents, while providing for the increased demand generated by festivals and special events. By providing a comprehensive solution to parking in the core area, the Vision Plan redistributes parking spaces from some existing locations to a central parking facility, thereby making those former parking sites available for more valuable infill opportunities.

In addition to parking, a central premise of the Vision Plan is to promote residential uses behind the existing buildings on the West Side of Main Street Unionville to bolster the year-round livability and use of the street. Most Main Streets are not solely dependent on retail to maintain year-round viability. The introduction of a residential program would counterbalance the singular dependence on destination retail, promote a diverse program of uses by adding year-round residents, and create new retail opportunities to serve local needs.



VISION PLAN FOCUS AREAS



## INSPIRING DESIGN

Unionville is blessed with a wealth of heritage buildings, well preserved from the 19th and early 20th centuries.

At the northwest corner of Main and Fred Varley Drive stands the iconic Congregational Church, 1879 (known locally as the Vet's Hall). Its architect, E.J. Lennox, later designed such Toronto landmarks as Old City Hall, the King Edward Hotel and Casa Loma. On the other side of Fred Varley Drive, the Millennium Bandstand, a popular public event venue built in 2001, pays tribute to Lennox's unique arches and multi-form columns.

North of the church, the huge lilac hedge on our left marks the front of the Mark Braithwaite

property, still owned by descendants of the family. It's one of many fine examples of classic Gothic Revival architecture throughout the Village.

This portion of the core ends where the street makes a right-hand bend, at the public laneway and walking path that lead west to Fonthill Boulevard.



# MAIN STREET WEST SIDE SOUTH

## West Side Concepts

The concept design for the West Side of Main Street Unionville expands the depth of the Village fabric while providing sustainable growth opportunities through the addition of infill buildings behind those that currently front Main Street. This area is currently underutilized and mainly devoted to surface parking. Expanding the village fabric in this manner will provide additional retail and residential space, promoting the social and economic sustainability at the heart of a functional Village. Furthermore, a second, delicately crafted layer of buildings on the West Side of Main Street will create a richer pedestrian experience by providing additional walking routes within the core and to the surrounding neighbourhoods.

The West Side of Main Street Unionville comprises two distinct focus areas: West Side South is bounded by Fred Varley Drive to the south and Fonthill Lane to the north, while West Side North extends from Fonthill Lane to Crosby Arena. While the Crosby Arena and Curling Club are located within the West Side North focus area, they are addressed separately as a distinct focus area due to the unique challenges they pose. The principal constraint for reinvestment on the West Side as a whole is the existing framework of small, individual lots, which are difficult to access in the rear for parking and service.



Illustrative Plan



Aerial View of West Side South