



# **Main Street Unionville Streetscape Master Plan**

**Development Services Committee  
Feb 22, 2022**



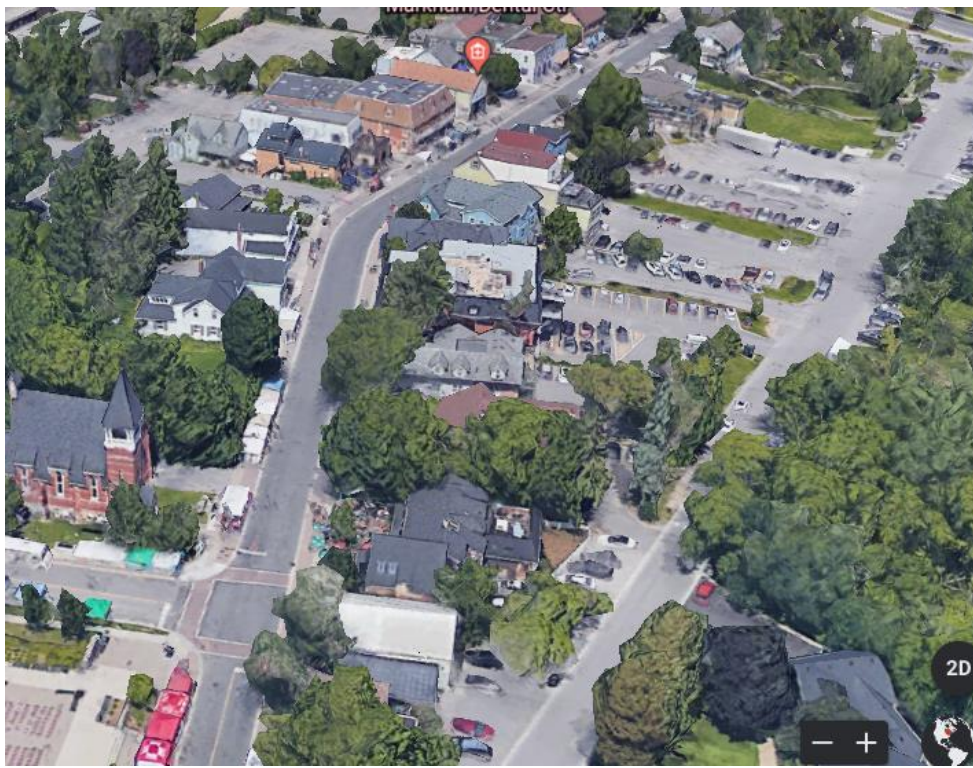
## Agenda

- Background-Existing Challenges
- Streetscape Master Plan Study
- Streetscape Layout
- Streetscape Treatment Enhancements
- Project Costs
- Funding Sources
- Project Schedule
- Staff Recommendations
- Streetscape Treatment Permutations & Combinations (for discussion purposes)



# Background

## Main Street Unionville Commercial Core



Main Street  
between railway  
tracks and  
Carlton Road

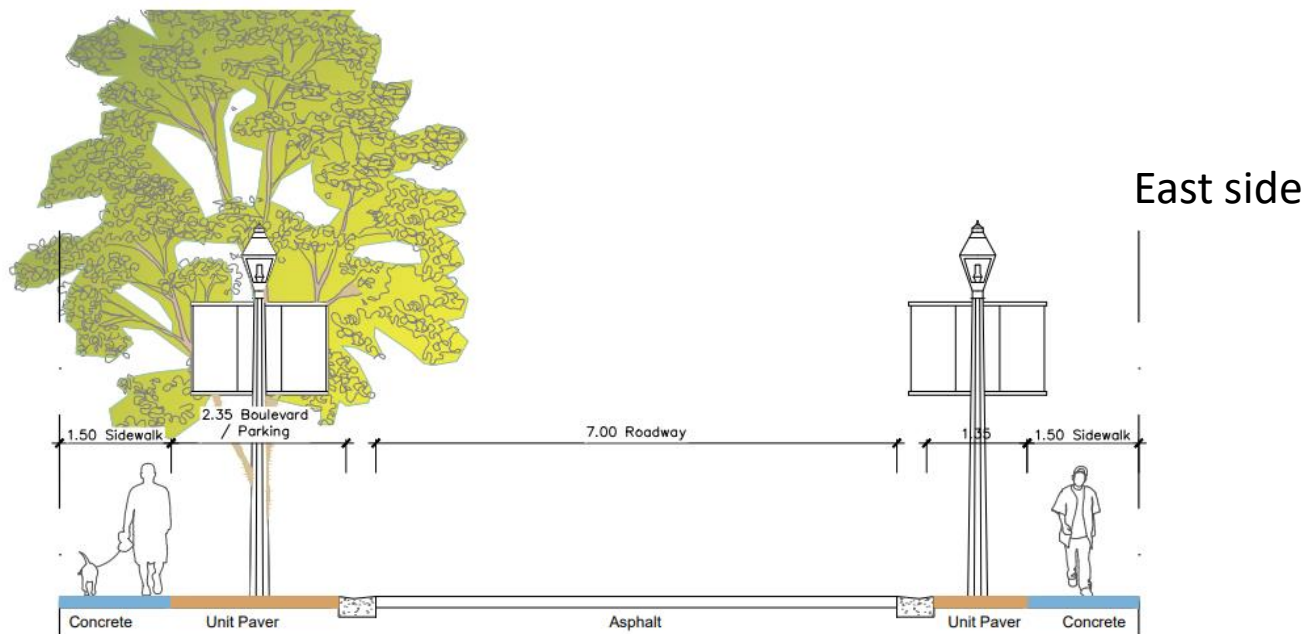




## Background

### Main Street Unionville Commercial Core

#### Current Road Cross-section/Layout





## Background

### **Existing Challenges on Main St**

- Narrow Sidewalks
- Reduced Tree Canopy On Street – Heat Island
- Lighting Dated & Low Light Levels
- Paving and Surface Conditions
- No Formalized Entry or Gateways
- Traffic Speed
- Limited Cycling Amenities – Bike Storage
- East Lane - Asphalt Sea
- Safety







# Background

## Community Vision Plan

- Major, comprehensive 2 year study (2013-2014) from Hwy 7 to Toogood Pond – a number of focus areas
- Addressed specific issues impacting the ongoing success and stability of historic Unionville
- Finding the appropriate balance to protect the unique heritage context while ensuring economic vitality and prosperity
- Examined new opportunities and strategies to support/enhance the Village



CITY OF MARKHAM  
TORTI GALLAS AND PARTNERS  
MICHAEL MORRISSEY



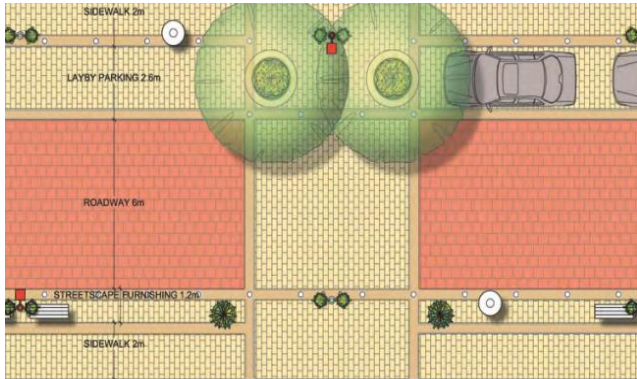
THE VILLAGE OF UNIONVILLE

MAIN STREET UNIONVILLE  
COMMUNITY VISION PLAN  
VERSION 3.1  
FEBRUARY 6, 2016

*“Main Street Unionville shall become a vibrant, thriving and successful heritage village that is a regional destination, but serves local needs”.*



## Background Community Vision Plan



- Key recommendation- undertake **streetscape improvement program**
- A Streetscape Strategy was proposed in the Vision Plan
- Non-asphalt driving surface, enhanced treatment of sidewalks and boulevards, trees and “street rooms” where amenities could be grouped.



# Streetscape Master Plan Study

## Objective:

- To develop a new streetscape that addresses the needs of residents, visitors and local business operators, and enhances the pedestrian experience while protecting the heritage character of the area
- Strengthen the sense of place
- Improve the physical attractiveness of the area

## Study Phases

- Phase 1 -Background Analysis
- Phase 2 -Issues, Opportunities and Option Development
- Phase 3 -Public Consultation
- Phase 4 -Preferred Concept



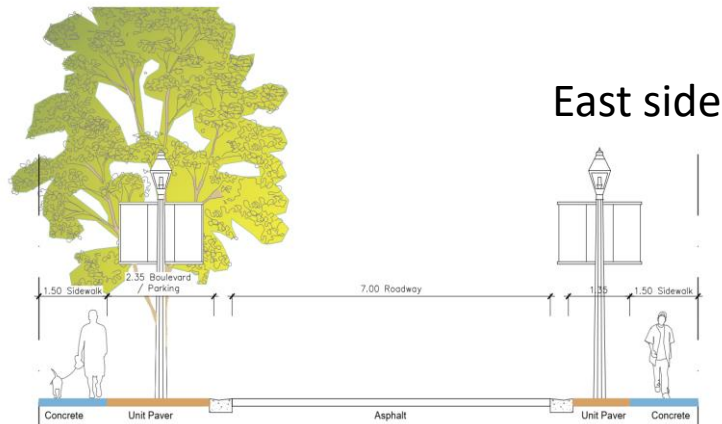


## Streetscape Layout

Three streetscape road configurations were developed

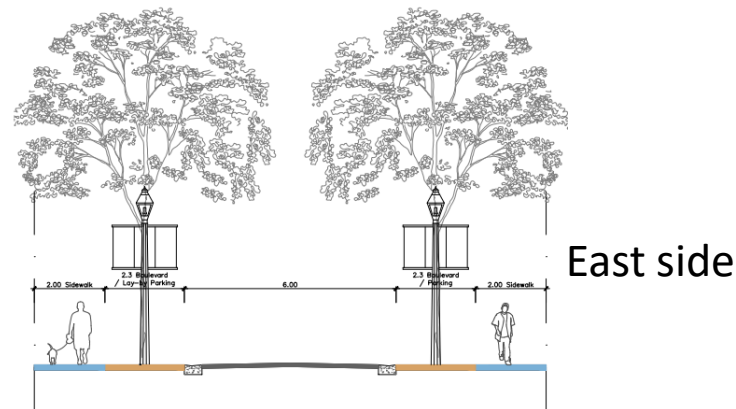
1. Concept 1 – Refresh the Street
2. Concept 2 – Modified Right of Way - Two Way Traffic
3. Concept 3 – One Way Main Street

### Concept 1 – Refresh the Street



Typical Cross Section

### Concept 3 – One Way Main Street

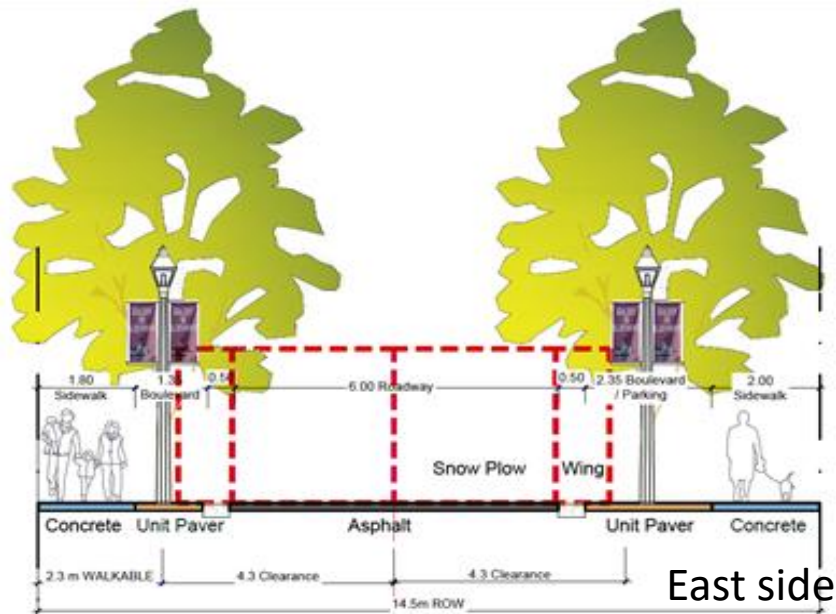


Concept 3 - Typical Cross Section



## Streetscape Layout

### Concept 2- Modified Right of Way - Two Way Traffic



**Concept 2 - Cross Section - 2m Sidewalk - Parking East Side**  
New Road Alignment \$6,390,000

- Reduced width roadway from 7.0m to 6.0 m with 0.5m rolled curbs
- Widened sidewalks up to 2.0 m on the east and 1.5 m on the west.
- Larger boulevard on east side only
- Resurface boulevard areas with textured aesthetic materials, i.e. at minimum - unit pavers
- Increase tree canopy in groupings
- Incorporate gateway 'Nodes'
- Upgrade street lighting and incorporate heritage style poles and fixtures
- Incorporate street amenity alcoves to include seating, bicycle storage garbage facilities and incorporate traffic calming.
- Improve East Lane lighting, tree canopy and parking opportunities



# Streetscape Layout Main Street and East Lane



Concept 2 - Street Layout



COSBURN LANDSCAPE ARCHITECTURE

## Main Street Unionville - Master Plan Streetscape Upgrade





## Streetscape Enhancements

- Like for Like Replacement (existing road alignment)
  - complete rehab on sections of the concrete sidewalk and unit paver boulevard. Remove and replace asphalt.
  - Streetscape Cost: \$N/A

Overall Project Cost: \$2,562,000







## Streetscape Enhancements

- Basic Streetscape Treatment (new road alignment)
  - Replace road, sidewalks and boulevard treatments to current standard (asphalt, concrete sidewalks and boulevard unit pavers) + historic-style lighting, increased tree canopy.
  - Streetscape Treatment: \$1,900,000      Overall Project Cost: \$8,700,000
  - New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000







## Streetscape Enhancements

- **Enhanced Treatment #1**

- Basic Treatment: current standard (asphalt road, concrete sidewalks and boulevard unit pavers) + Coloured impressed asphalt in two intersections and at road breaks.
- Streetscape Treatment : \$2,065,000      Overall Project Cost: \$8,865,000
- New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000





## Streetscape Enhancements

- **Enhanced Treatment #2**

- Basic Treatment: current standard (asphalt road, concrete sidewalks and boulevard unit pavers) + Coloured impressed asphalt in two intersections.
- Streetscape Treatment : \$2,000,000      Overall Project Cost: \$8,800,000
- New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000





## Streetscape Enhancements

- **Enhanced Treatment #3**

- Basic Treatment: current standard (asphalt road, and boulevard unit pavers) with upgraded unit paver sidewalk
  - Streetscape Treatment: \$2,120,000
  - New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000
- Overall Project Cost: \$8,920,000





## Streetscape Enhancements

- **Enhanced Treatment #4**

- Basic Treatment with stone paver upgrade to boulevard, and sidewalk areas. Road remains as asphalt with stone pavers used to provide street breaks in the roadway and used at the two intersections.
- Streetscape Treatment : \$3,450,000      Overall Project Cost: \$10,250,000
- New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000







## Streetscape Enhancements

- **Enhanced Treatment #5**

- Basic Treatment with stone paver upgrade to boulevard and roads with concrete sidewalk
- Streetscape Treatment : \$4,860,000      Overall Project Cost: \$11,660,000
- New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000







## Streetscape Enhancements

- **Enhanced Treatment #6**

- Basic Treatment with stone paver upgrade to boulevard, road and sidewalk areas.
- Streetscape Treatment : \$5,430,000      Overall Project Cost: \$12,230,000
- New Road Alignment \$6,390,000; Streetlighting Hwy 7 to RR tracks \$410,000





# Recommended Streetscape Enhancement

- Enhanced Treatment #4





## Project Cost Analysis

Streetscape Treatment Options*	Overall Project Capital Costs	Streetscape Treatment Component	Incremental O&M Cost	Annual
<b>Like for Like Replacement</b> <i>Sidewalk- concrete; Blvd- unit pavers; Road- asphalt; Intersections -asphalt (within the existing road cross section and alignment)</i>	\$2,562,000	N/A	N/A	
<b>Basic</b> <i>Sidewalk- concrete; Blvd- unit pavers; Road- asphalt; Intersections – asphalt (under Modified Concept #2)</i>	\$8,700,000 *	\$1,900,000	\$19,000	
<b>#2</b> <i>Sidewalk- concrete; Blvd- unit pavers; Road- asphalt; Intersections –colour stamped asphalt (under Modified Concept #2)</i>	\$8,800,000 *	\$2,000,000	\$30,000	
<b>#3</b> <i>Sidewalk &amp; Blvd- unit pavers; Road- asphalt; Intersections- asphalt (under Modified Concept #2)</i>	\$8,920,000 *	\$2,120,000	\$43,000	
<b>#4</b> <i>Sidewalk &amp; Blvd- stone pavers Road- asphalt with stone pavers at street breaks; Intersections- stone pavers. All on concrete base (under Modified Concept #2)</i>	\$10,250,000 *	\$3,450,000	\$103,500	
<b>#6</b> <i>Sidewalk, Blvd &amp; Road- stone pavers. All on concrete base (under Modified Concept #2)</i>	\$12,230,000 *	\$5,430,000	\$271,000	

\* The estimated capital cost estimate to reconstruct the road using the Modified Concept #2, with no enhanced streetscaping is \$6,390,000. The estimated cost to extend the streetlighting from the Tracks to Hwy & is approximately \$410,000



## Funding Sources

Option*	Overall Cost	Available Funding	Funding Requirement
Like for Like Replacement	\$2,562,000	\$2,562,000	\$0
Basic	\$8,700,000	\$2,977,000	\$5,723,000
#2	\$8,800,000	\$2,977,000	\$5,823,000
#3	\$8,920,000	\$2,977,000	\$5,943,000
#4	<b>\$10,250,000</b>	<b>\$2,977,000</b>	<b>\$7,273,000</b>
#6	\$12,230,000	\$2,977,000	\$9,253,000

Reserve	Amount
Life Cycle Replacement and Capital Reserve Fund	\$ 870,600
Waterworks Reserve	\$ 277,000
Development Charges	\$ 50,000
Stormwater Fee	\$ 1,364,400
Utility Share	\$ 415,000
Canada Community Building Fund (CCBF)	\$ 6,478,000
Non-DC Growth Reserve Fund	\$ 795,000
<b>Total:</b>	<b>\$ 10,250,000</b>



## Project Schedule

- Preliminary design for the civil work has commenced
- Detailed design including the streetscaping design will commence, upon endorsement from Council
- Design is scheduled to be completed by Q1-2023
- Construction tentatively scheduled for Q2-2023
- Tentative Completion Date – Q4-2024





## Staff Recommendations

That the Main Street Unionville Commercial Core Streetscape Master Plan 2021 -Study attached to the staff report as Attachments “A” and “B” be received and endorsed in principle as the guiding documents for streetscape improvements and treatment;

That Council endorse the Main Street Unionville Reconstruction Project with an estimated Capital Cost of \$10,250,000, including:

- Modified Right of Way Concept #2 for Main Street Unionville and the East Lane parking and landscape improvements, as outlined in the Study , with a capital cost estimate of \$6,390,000;
- Streetlighting replacement, from Highway 7 to the railway tracks, be endorsed by Council to be added as part of this project, at an estimated cost of \$410,000;
- Enhanced Streetscape Treatment Option #4 , with a capital cost estimate of \$3,450,000;



## Staff Recommendations

That the available funding of \$2,977,000 be endorsed and that the funding source for the additional \$7,273,000 be committed from the Canada Community Building Fund (CCBF) (\$6,478,000) and the Non-DC Growth Reserve (\$795,000);

That a new 2022 Engineering Capital Budget be established for the Main Street Unionville reconstruction in the amount of \$10,250,000, inclusive of HST, to be funded from the following reserves:

- a. Life Cycle Replacement and Capital Reserve Fund (\$870,600)
- b. Waterworks Reserve (\$277,000)
- c. Development Charges Reserve (\$50,000)
- d. Stormwater Fee (\$1,364,400)
- e. Utility Share (\$415,000)
- f. Canada Community Building Fund (CCBF) (\$6,478,000)
- g. Non-DC Growth Reserve Fund (\$795,000);



# Streetscape Treatment Permutations/Combinations

Treatment Option	ROW	Sidewalk	Boulevard	Road	Street Breaks	Intersection
Like for like	Same	Concrete	Brick Paver	Asphalt	Asphalt	Asphalt
Basic Treatment	Modified	Concrete	Brick Paver	Asphalt	Asphalt	Asphalt
Treatment Option #1	Modified	Concrete	Brick Paver	Asphalt	Stamped Asphalt	Stamped Asphalt
Treatment Option # 1 A	Modified	Concrete	Brick Paver	Asphalt	Brick Paver	Brick Paver
Treatment Option #2	Modified	Concrete	Brick Paver	Asphalt	Asphalt	Stamped Asphalt
Treatment Option #2 A	Modified	Concrete	Brick Paver	Asphalt	Asphalt	Brick Paver
Treatment Option #3	Modified	Brick Pavers	Brick Paver	Asphalt	Asphalt	Asphalt
Treatment Option #3 A	Modified	Brick Pavers	Brick Paver	Brick Paver	Brick Paver	Brick Paver
Treatment Option #3 B	Modified	Concrete	Brick Paver	Brick Paver	Brick Paver	Brick Paver
Treatment Option #4	Modified	Stone Pavers	Stone Paver	Asphalt	Stone Paver	Stone Paver
Treatment Option #5	Modified	Concrete	Stone Paver	Stone Paver	Stone Paver	Stone Paver
Treatment Option #6	Modified	Stone Pavers	Stone Paver	Stone Paver	Stone Paver	Stone Paver



## Streetscape Treatment Permutations/Combinations

Streetscape Treatment Options	Overall Project Capital Costs	Streetscape Treatment Component	Funding Requirement	Incremental Annual O&M Cost
Like for like	\$2,562,000	N/A	\$0	N/A
Basic Treatment	\$8,700,000	\$1,900,000	\$5,723,000	\$19,000
Treatment Option #1	\$8,865,000	\$2,065,000	\$5,888,000	\$31,000
Treatment Option #1 A	\$9,020,000	\$2,220,000	\$6,043,000	\$40,000
Treatment Option #2	\$8,800,000	\$2,000,000	\$5,823,000	\$30,000
Treatment Option #2 A	\$8,892,000	\$2,092,000	\$5,915,000	\$31,380
Treatment Option #3	\$8,920,000	\$2,120,000	\$5,943,000	\$43,000
Treatment Option #3 A	\$10,460,000	\$3,660,000	\$7,483,000	\$120,000
Treatment Option #3 B	\$10,240,000	\$3,440,000	\$7,263,000	\$105,000
Treatment Option #4	\$10,250,000	\$3,450,000	\$7,273,000	\$103,000
Treatment Option #5	\$11,660,000	\$4,860,000	\$8,683,000	\$243,000
Treatment Option #6	\$12,230,000	\$5,430,000	\$9,253,000	\$271,000



Questions ?