



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** August 14, 2024

**SUBJECT:** Heritage Permit Application  
216 Main Street Unionville  
Varley Art Gallery Courtyard Pavers Renewal

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**Project:** Courtyard/Accessible Parking Pad Paver Renewal Project- Fall 2024  
Frederick Varley Art Gallery

**Background:**

- The existing pavers are failing and need replacement. See Appendix 'A' for the location and aerial map and photo images.

*Proposed Paver Treatment*

- The pavers are to be introduced in the Varley courtyard (A) and adjacent areas (B and C) (see Attachment 'B').
  - The plan is to focus on the most exposed and deteriorated sections. This means that along with the Gallery's main courtyard and small adjacent areas (A), the accessibility parking spot (B) will also be addressed as it is in very poor condition. The accessibility parking is outside the scope of the Streetscape project, and it will look unappealing if not addressed.
  - Area C, is under the arcades. Because much more protected it is in comparatively good condition, requiring minor repairs.
- The plan is to replace the existing pavers, with similar, precast concrete pavers, (8 x 8 x 2 3/4 inches or 200 x 200 x 70 mm, see below), and following the existing pattern.
- The colour will be predominantly grey, which has been used for patches and repairs to date. Gallery staff believe the grey will provide a good background for the colourful courtyard furniture. Soldier courses, where required, will utilize a 7.875 x 3.875 x 2.75 inch (200 x 100 x 70 mm) paver in a Black Granite colour.
- The grey pavers should also work with the precast concrete pavers in shades of grey on the Main Street Unionville boulevards, when restored. (see Appendix 'C')
- Polymeric sand to be grey in colour.
- According to Gallery staff, this plan ensures:
  - The new pavers will match those pavers under the arcades
  - Funding will allow the Gallery to repave the areas that need it most (A and B)

- The RFP can be issued in August and the work completed by end of 2024, so avoiding any conflict with Engineering’s Streetscape Project schedule.
- The material will meet Unionville’s heritage aesthetic and blend with the precast concrete pavers to be installed in 2025.



Proposed grey paver and its current use as a patch in the existing courtyard.



*Relationship with the Main Street Unionville Streetscape Renewal*

- Heritage Section staff asked if consideration was given to using the same pavers selected for the Main Street sidewalk/boulevard treatment to achieve a more integrated approach to the overall design of this area.
- According to Engineering staff, the combined sidewalk and boulevard treatment on Main Street adjacent to the Gallery will be the same as south on Main Street. The east side boulevard of Main Street will also be treated the same. However, unlike south of the intersection, the road surface north of the intersection will be asphalt pavement. See Appendix ‘D’ for illustrative materials.
- Art Gallery staff indicated that the courtyard project was never part of the Main Street Unionville Restoration Project and is treated as a separate project. Although Engineering staff have not been involved in this project, they did provide their specifications for the Boulevard/Sidewalk treatment.
- To replicate the boulevard pavers would require the use of a precast concrete paver, Molina by Oaks or approved equivalent, in a random pattern. The selected colour is Luna and Moraine. The specs indicate that the pavers have to be laid on new material: 25 mm bedding sand on 175mm concrete Base and 200 mm of granular “A” base. This likely means longer removal, disposal and replacement of substrate materials and likely increased cost.
- A quote for this work was not available.

### *Timing of Work*

- The RFP is to be issued in August and finalized in September.
- The work is to start after October 13 and be completed by December 31 – weather permitting. If the project does not happen this year, it will likely have to be delayed until 2026 or whenever the Main Street Unionville Restoration is completed.

### *Other Elements*

- The project also will include removing the curved bench on the east side of the courtyard and replacing with 2 black iron heritage-approved benches, being purchased through Operations.

### *Policy Documents*

- Unionville Commercial Core Pattern Book – Village Design & Architectural Guidelines
  - The boundaries do not include the Art Gallery property, however, guidance is provided on how private open space should be treated in the commercial area to the south
    - 4. The design and materials should be coordinated with the future Unionville streetscape Master Plan which will address the public realm.
    - 5. Private open spaces on adjacent properties should be connected, where possible, and complementary in design treatment to provide a consistent approach to interconnected private open spaces, including walkways. Consistent features may include hard/soft landscaping, lighting treatment and furnishings.
- Unionville Heritage Conservation District Plan
  - One of the Plan’s objective is “To introduce landscape, streetscape and infrastructure improvements that will enhance the heritage character of the District.”
  - In referring to commercial patio space, the Plan notes “Similarly, furniture, awnings, umbrellas and landscape treatment should all be compatible with the character of the street and should comply with the spirit of the District Plan”.

### **Heritage Staff Comment**

- Heritage Staff opine that using the Streetscape Project Sidewalk/ Boulevard paver treatment on the Gallery property would help better integrate and connect the art gallery to the Main Street as the northern anchor of the new streetscape project. However, from a heritage impact perspective, staff has no objection to the use of the square grey paver proposed by the Gallery as it appears it will generally complement the Molina Paver in Moraine and Luna colours that will be used for the adjacent sidewalk and boulevard.
- It is suggested that the Gallery explore using the Molina Paver (Moraine and Luna, random pattern) in the accessible parking area (Area B) if timing and costs permit, as it will be immediately adjacent to the new sidewalk/boulevard treatment and would appear to enhance the connectivity of these spaces.

### **Suggested Recommendation for Heritage Markham**

That Heritage Markham has no objection from a heritage perspective to the proposed paver renewal project at the Varley Art Gallery (216 Main Street, Unionville).

Appendix 'A' - Location and Aerial Mapping and Photo Images

Appendix 'B' - Proposed Work

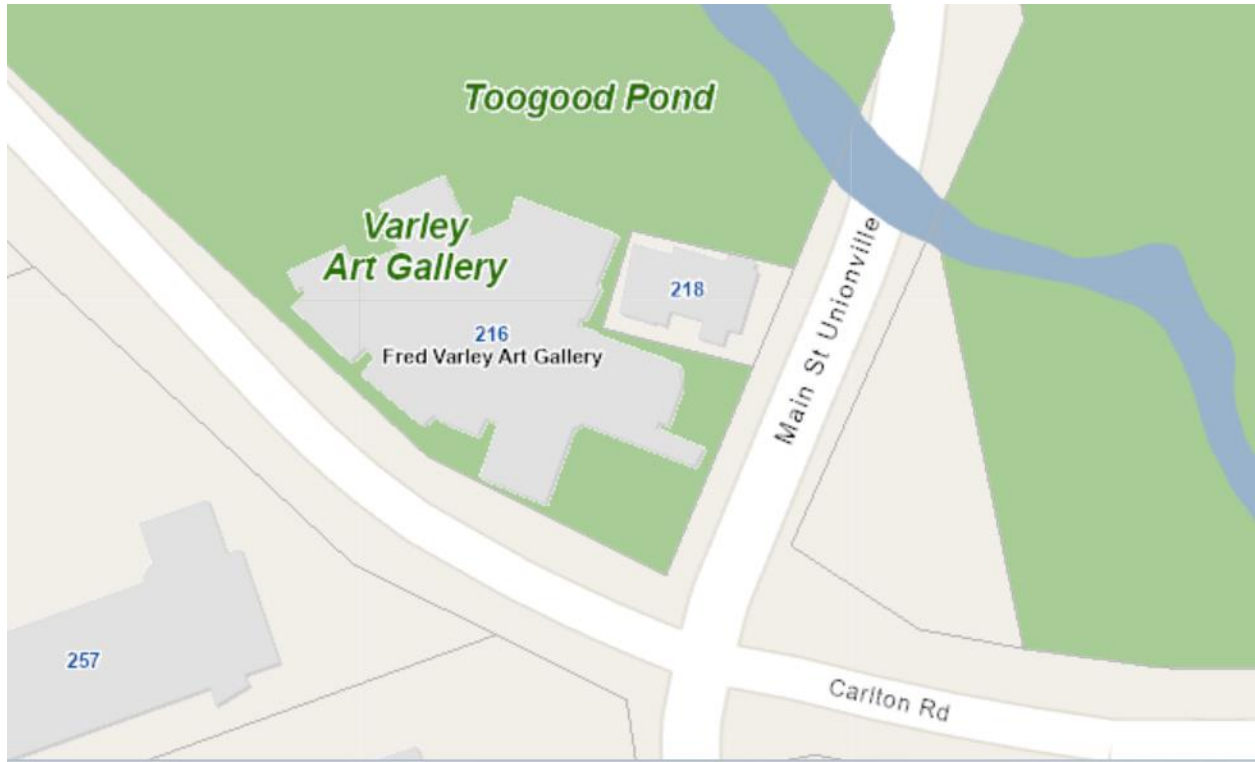
Appendix 'C' - Approved Work on Main Street Adjacent to Gallery and Material Selection

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# Appendix 'A'

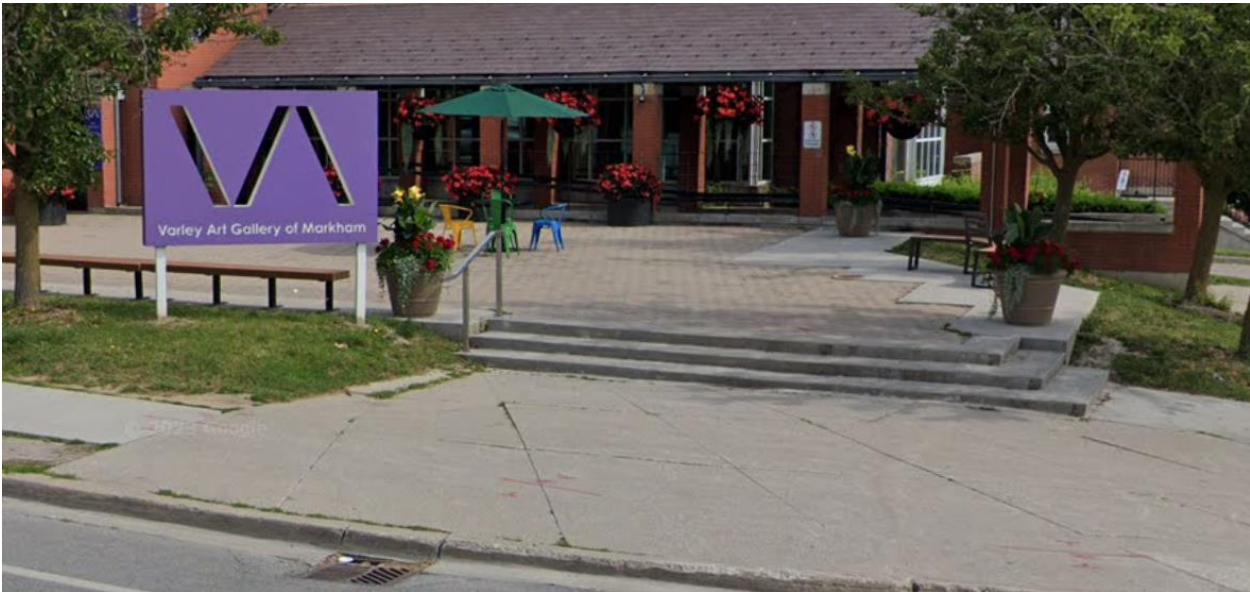
Location and Aerial Mapping and Photo Images







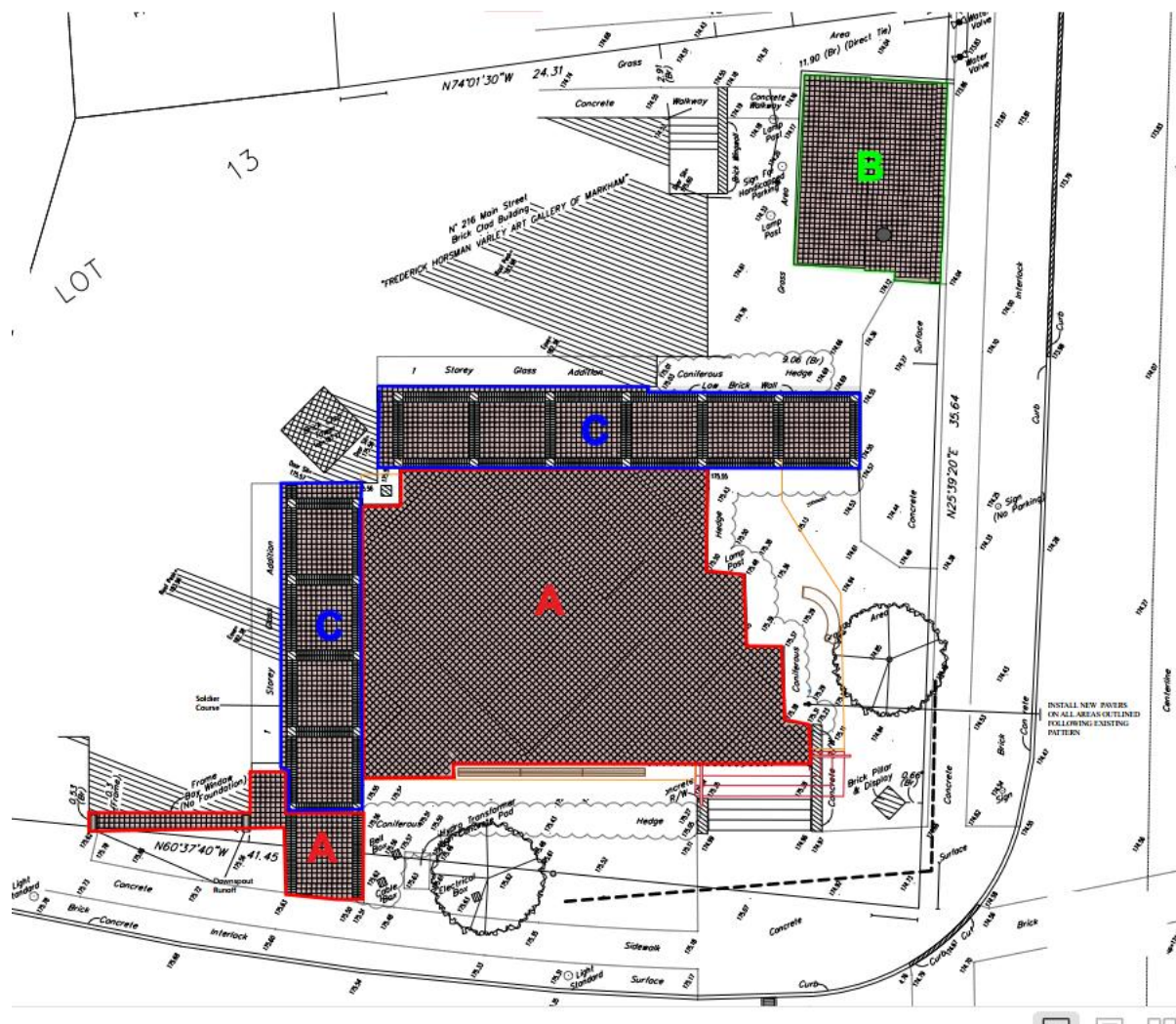
(Source: Google Maps, June 2023)



(Source: Google Maps, June 2023)

## Appendix 'B'

Proposed Work



### Legend

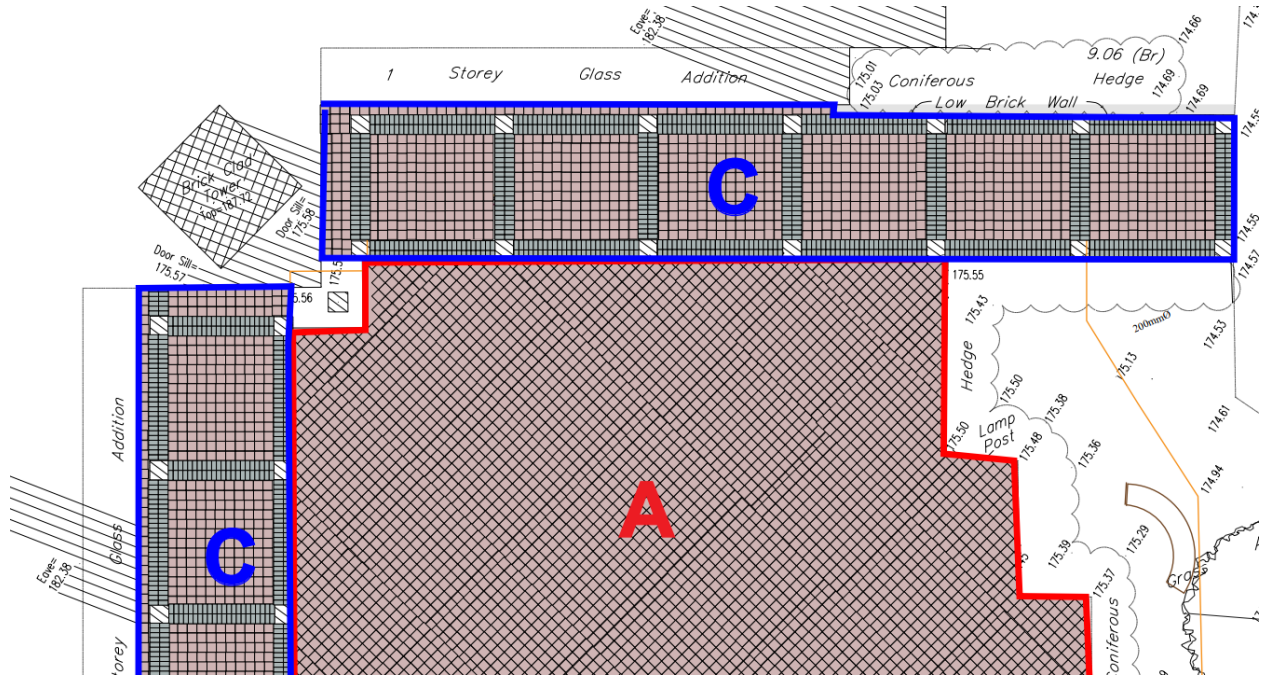
- A- Main Courtyard
- B- Parking Area
- C- Covered Walkways

Project involves removal, supply and installation of pavers in the areas as per the above plan following the pre-existing scheme, using Unilock Series manufactured pavers.

- Paver Dimensions: 8 x 8 x 2 3/4 inches (200 x 200 x 70 mm)
  - Colour: Glacier Grey
- Brick Dimension: 7.875 x 3.875 x 2.75 inches (200 x 100 x 70 mm) to create soldier courses, where required.
  - Colour: Black Granite

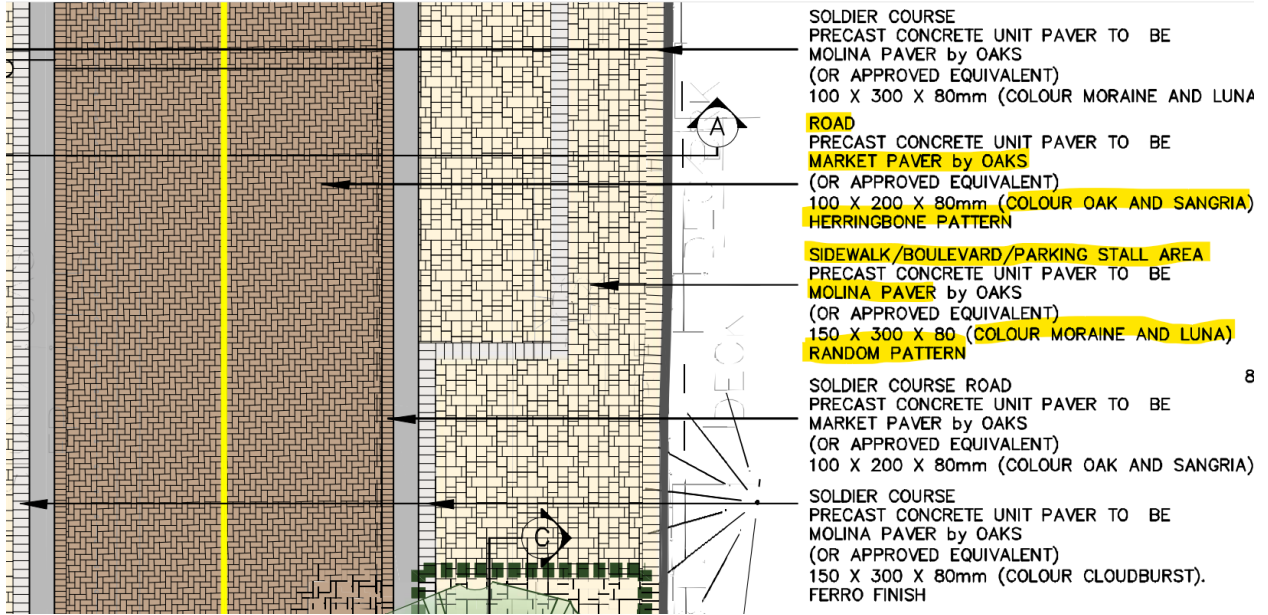
See enhanced view (below)







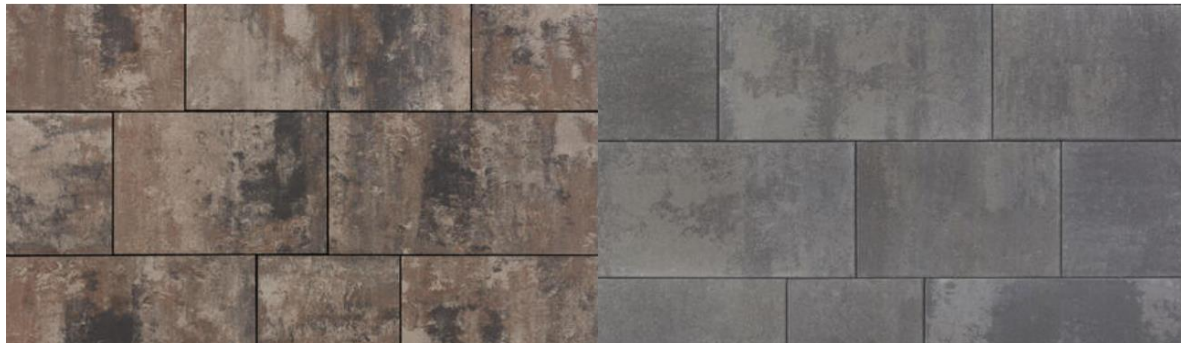




(Materials to be used on Main Street)



Rendering of Paver Treatment south of Carlton Rd and Main Street



Boulevard and Sidewalk Area: Moraine and Luna Pavers, by Oaks, random pattern