

SUBJECT: Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines - Update
Ward 3

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080

REVIEWED BY: Ron Blake, Senior Development Manager, ext. 2600

RECOMMENDATION:

- 1) That the staff report titled “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines - Update”, dated June 25, 2018, be received; and
- 2) That Council approve the “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines” as revised by amendments outlined in Appendix ‘A’ to this report, for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville; and
- 3) That Council direct City staff to monitor the effectiveness of the Pattern Book for a period of at least two (2) years and determine if any further revisions to the document or related policies and implementation tools are warranted for Council consideration; and further
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide an update on consultation undertaken and proposed revisions to the Unionville Commercial Core Pattern Book, and to recommend that Council approve the document as revised by the amendments outlined in Appendix “A” to this report.

BACKGROUND:**The Pattern Book was presented to Development Services Committee in April**

A comprehensive overview of the Unionville Commercial Core Pattern Book was provided in a staff report reviewed at the April 16, 2018 Development Services Committee. The study consultant and staff also gave a presentation explaining the document and recommending approval. At the meeting and through submitted correspondence, there was some concern raised regarding the introduction of a rear service lane adjacent to the east boundary of Parkview Public School. The Committee recommended that consideration of the document be deferred to permit further consultation with those who identified concerns.

The staff report from April 16th and Extract from the Development Services Committee meeting is attached as Appendix ‘B’.

Consultation meeting was held utilizing the Historic Unionville Community Vision Committee

A consultation/ stakeholder engagement meeting was held on May 17, 2018 as part of the Historic Unionville Community Vision Committee (the “Vision Committee”) meeting. This was determined to be the appropriate venue as the Vision Committee has a mandate in part “to provide input on issues, projects, policy documents and studies, and advise on local

matters affecting the Historic Unionville area by providing a community perspective” and “to monitor, update and recommend revisions to the Community Vision Plan and other related documents, as necessary, to ensure these plans and documents reflect the community’s desired objectives”.

The Manager, Heritage Planning delivered a presentation explaining the development and intended use of the Pattern Book, including information on the key issue raised at the Development Services Committee meeting concerning the lane way concept next to the school property, and provided four conceptual options of how this issue could be resolved. A typical lane cross section was also provided.

A summary of the feedback provided by the individuals in attendance is provided in the minutes of the meeting attached as Appendix ‘C’. The key issues discussed were the placement of a service lane adjacent to the school property, the future potential development of the arena site and the general concept of redevelopment/ intensification of properties in the commercial core area and potential impacts on historic character.

The Vision Committee adopted the following recommendation regarding the Pattern Book as its advice to Council:

1. No lane is illustrated, but a notation in the document identifies the need for a laneway or appropriate access for emergency services and waste management; and
2. The manner in which these matters are addressed is basically deferred to the submission of an actual development proposal or through the Secondary Plan that is being prepared; and further
3. That the City would not be providing direction on a preferred approach at this time.

DISCUSSION:

Objective of the Pattern Book is to help achieve compatible infill development

The scope of work for the Pattern Book was to prepare a concise and well illustrated document that provides realistic architectural and urban design guidance for new infill development in the historic core area in keeping with the Vision Plan. The objective was to ensure that the form, massing and architecture of individual new buildings (which the Vision Plan promotes as multi-unit, 3 to 3 ½ storeys) and their surroundings will be compatible with and not diminish the existing cultural heritage resources and the historic character of the area.

The Pattern Book is provided as a basic guide to assist property owners, architects, builders and City staff in understanding the design principles that will create development compatible with the character of the Unionville Main Street commercial core area. The Pattern Book will work as a companion document to other statutory and non-statutory plans, policies and regulations. The Pattern Book notes that it is intended to provide a degree of certainty and clarity of common interpretation, however, as guidelines they should also be afforded some flexibility in application..

A complete discussion of the merits of the Pattern Book and its components is provided in the staff report dated April 16, 2018 and attached to this staff report as ‘Appendix ‘B’.

Revisions to the Pattern Book are recommended

Based on the feedback provided by local residents and stakeholders, and the guidance provided by the Vision Committee, staff is recommending that the Pattern Book be revised primarily to address the issue involving the suggestion of a laneway adjacent to the boundary of Parkview Public School. The Pattern Book, as revised, would remove the illustrated laneway adjacent to the school property and reference to 'Required Vehicular Access Ways' from the illustrations and from Section 2.4.3 – Internal Lanes and Walkways. Reference to 'Potential Pedestrian Access Way – Flexible Position' would still be included. The text from Section 2.5 – Block Structure would be completely replaced and would indicate in part:

“a public right-of-way or service lane may be needed in the West Side North and West Side South blocks to address the City’s waste management and emergency service requirements for future residential development. These lanes could be designed predominantly for use as pedestrian walkways with minimal or no vehicular traffic. The City currently owns a property that is used as a service access route between the West Side North and West Side South blocks, which could provide access to future service lanes on the west side...The manner in which these are addressed should be further considered in the future Secondary Plan and/or as part of future development submissions.”

Staff has also identified some minor technical edits. All of the proposed revisions are documented in a chart attached as Appendix 'A'.

Conclusion

The Pattern Book contained in Attachment 1, as revised by the amendments in Appendix 'A', will provide the necessary guidance for a more comprehensive range of appropriate low-rise residential or mixed-use building forms and address related village design issues. It will serve as a valuable addition to the City's tool kit to achieve the objectives of the Vision Plan. The report recommends that Council approve the revised Pattern Book for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville. Following Council's approval of the document, Planning staff will monitor and evaluate the effectiveness of the Pattern Book over a period of at least two (2) years, and report back to Council in the event that any further revisions to the document or related policies and implementation tools are warranted for Council's consideration.

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

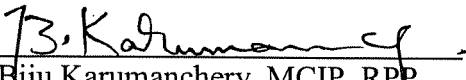
ALIGNMENT WITH STRATEGIC PRIORITIES:


Aligns with the strategic focus on appropriate Growth Management for intensification in a heritage conservation district.

BUSINESS UNITS CONSULTED AND AFFECTED:

Input was obtained from Planning and Urban Design, Fire, Waste Management and the Heritage Markham Committee and Historic Unionville Community Vision Committee

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director, Planning and Urban Design


Arvin Prasad, MCIP, RPP
Commissioner of Development
Services

ATTACHMENTS:

- | | |
|--------------|---|
| Attachment 1 | Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines |
| Appendix 'A' | Proposed Amendments to the Pattern Book document |
| Appendix 'B' | Staff Report and Extract from Development Services Committee (April 16, 2018) |
| Appendix 'C' | Notes from Consultation/Stakeholder Engagement Meeting (Historic Unionville Community Vision Committee, May 17, 2018) |

File Path:

Q:\Development\Heritage\SUBJECT\Unionville MSU Community Vision Plan 2014\Pattern Book\DSC June 25, 2018 Update report Revisions.doc

Pattern Book Boundary



Appendix 'A'
Proposed Amendments to the Pattern Book

Page	Proposed Change
Title Page	Remove “draft Revision Date April 2018” and just put in June 2018
5	First Paragraph “Each proposed new development shall be guided by the general direction of the Vision Plan, and be designed and reviewed for consistency and compatibility with the regulations and guidelines of this document, including...”
5	Middle column 4th paragraph <ul style="list-style-type: none"> • “ Building height and its relationship and transition to existing buildings,”
8	First Paragraph “The Vision Plan identifies specific opportunities for the commercial Core Area to help provide the foundation for new growth and development which are further refined in the Regulating Plan and Pattern Book Unionville Commercial Core Area Pattern Book. ”
13	Third Paragraph (list the subject matter and reference) “In addition to identifying Developable Areas, the Regulating Plan provides guidance on: <ul style="list-style-type: none"> • Cultural Heritage Resources (2.4.1) • Building Heights (2.4.2) • Internal Lanes and Walkways (2.4.3) • Open Space/ Non-build Areas (2.4.4) • Private Open Space/ Shared Outdoor Amenity Areas (2.4.5) • Parking, Access, Utilities and Site Services (2.4.6) • Grade Relationship to New Buildings (2.4.7) • Build-to-Lines (2.4.8)
13	Illustration To be modified to address the issue with vehicular access ways. The reference to the required vehicular access way adjacent to the school property will be removed. The “developable area” colour will extend to school boundary. Brown dots to be added as “Potential Pedestrian Access Ways, Flexible Position” Two boxes for “Vehicular Access Ways: Required Locations” and Vehicular and/or Pedestrian Access Ways: Potential Locations” to be removed.
14	Add in 2.4.1 to 2.4.8 in front of each heading
14	Changes to 2.4.3

The existing text to be modified as follows:


2.4.3 Streets, Internal Lanes and Walkways

New streets, Lanes and walkways may be required for specific properties to provide safe, comfortable and direct access to new multi-unit development. In addition, appropriate access for emergency services and waste management providers may be required depending on the development scenario proposed, particularly on the west of Main Street.

More than just circulation routes, ~~they these paths~~ can offer place-making opportunities to provide a sense of identity and allow different parts of the Core Area to connect with each other. ~~These connectors can include Required Vehicular Access Ways (RVAW) and Both Potential Vehicular Access Ways (PVAW) and Potential Pedestrian Access Ways (PPAW) are as conceptually~~ shown on the Regulating Plan.

1. These new features should extend and connect to local streets and pedestrian networks, and provide linkages to existing facilities.
2. ~~New streets,~~ Lanes and walkways should conform to the City's standards, and provide safe, direct, universally accessible pedestrian and cycling opportunities within new development. They should be inviting, attractive and comfortable pedestrian environments with landscaping, such as trees, lighting and other amenities.
3. ~~The RVAW shown on non-development land (white base) should be provided and positioned as shown on the Regulating Plan. This is in response to requirements of Markham Fire and Waste officials to ensure appropriate access for these services to new multi-unit development opportunities.~~
4. ~~3. These features~~ are introduced to facilitate pedestrian circulation, and a limited amount of vehicular access, through and within blocks. ~~The PVAWs They can help~~ assure that the new multi-unit building fabric is permeable and scaled to the existing village. ~~The PVAW Routes~~ as shown in the diagram are flexible and can alter in location in response to site specific design and service needs. ~~however the number of routes shown within a block should be provided and their spacing should be balanced throughout the block.~~ The manner in which these are addressed should be further considered in the future Secondary Plan and/or as part of future development

	<p>submissions.</p> <p>In the West Side North blocks, new building fabric is encouraged to should be longitudinally oriented on an east-west axis in order to preserve the historic graining of buildings on the block, and to facilitate pedestrian access ways and view corridors within and through the blocks.</p>
16	<p>2.5 Block Structure Delete all text and replace with the following:</p> <p>OVERVIEW The Block Structure diagram identifies the main development blocks. Based on future rights-of-way, service lanes or access easements, the blocks may be further subdivided.</p> <p>As indicated in section 2.4.3, a public right-of-way or service lane may be needed in the West Side North and West Side South blocks to address the City's waste management and emergency service requirements for future residential development. These lanes could be designed predominantly for use as pedestrian walkways with minimal or no vehicular traffic. The City currently owns a property that is used as a service access route between the West Side North and West Side South blocks, which could provide access to future service lanes on the west side. It is also anticipated that an additional service lane connector to Main Street may be required at the north end of the West Side North block potentially at 202 Main Street. The existing driveway on this property could provide access to future internal service lanes.</p> <p>The Block Structure diagram also illustrates the potential development of the Arena/Curling Club property and the possible associated service lanes that could be required.</p>
16	Modify illustration to remove lane adjacent to school property
17	<p>2.6 FRONTAGE Illustration to be modified - move the red primary frontage line to the border with the school</p>
19	<p>2.8 PARKING Illustration to be modified - modify the grey shading area to remove the lane way next to the school</p>
20	<p>2.9 VILLAGE SQUARE GREEN Option 1 The three illustrations to be modified to reflect the existing condition in</p>

	<p>the parking area and baseball field to the west of the existing buildings. Option 1 to reflect the aerial below.</p>  <p>Remove rear lane along west side of West Side North. Change to brown dots (Potential pedestrian access)</p>
21	<p>2.9 VILLAGE SQUARE GREEN Option 2 The three illustrations to be modified to remove rear lane along west side of West Side North Change to brown dots (potential pedestrian access)</p>
22	<p>2.10 WEST SIDE NORTH The illustration to be modified - move Build to Lines (Red) back to property line eliminating the lane feature Remove both of the Lane Box info Change the dots along the former rear lane to brown dot (potential pedestrian access) Revise the Illustrative Massing views to remove the rear lane.</p>
23	<p>2.11 WEST SIDE SOUTH The illustration to be modified Remove Lane Box info Remove rear lane adjacent to school Change the dots along the former rear lane to brown dot (potential pedestrian access) Revise the Illustrative Massing views to remove the rear lane.</p>
24	<p>2.12 EAST SIDE The illustration to be modified (rear lane can be seen in distance) Remove rear lane adjacent to school Change the dots along the former rear lane to brown dot (potential pedestrian access)</p>
26	<p>2.14 – General Development Standards</p>

	Remove the one orange dot along the west boundary lane
27	Massing Guidelines Under Building Size the maximum footprint is to be corrected 3750 sq ft = 348 sq m not 360 sq m as indicated.

File Path:

DEVELOPMENT SERVICES COMMITTEE
APRIL 16, 2018
EXTRACT

To: Manager, Heritage Planning (R. Hutcheson)

**7. UNIONVILLE COMMERCIAL CORE PATTERN BOOK
– VILLAGE DESIGN AND ARCHITECTURAL GUIDELINES
WARD 3 (16.11)**

Regan Hutcheson, Manager Heritage Planning and Michael Morrissey, Study Consultant delivered a PowerPoint presentation regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines. The presentation reviewed the desired level of intensification proposed for the core area in the Main Street Unionville Community Vision Plan which was adopted in principle by Council in January 2015. They noted that the proportion and massing of the new buildings and their style was to be compatible with the heritage character of the area (3 to 3 ½ storeys, primarily gabled roofed, residential building forms). The presentation reviewed the purpose of the Pattern Book, its regulatory framework, the village design guidelines (dealing with existing development constraints, height setbacks zones, internal lanes, frontages, vistas, build-to-lines, maximum building footprints, maximum height and façade treatment), and the four local architectural styles that could be appropriately translated into large scale buildings.

The Ward Councillor spoke in opposition of the proposed lane adjacent to the eastern boundary of Parkview Public School and inquired if it could be removed from the plan. Staff noted that the conceptual lane was on private lands, separated by a fence and would include a landscaped buffer, and if the City wants residential development on the rear back section of the western block an access lane is necessary for fire services and waste management (garbage/recycling pickup) especially if a number of existing driveways onto Main Street are to become pedestrian accesses. Staff advised that during the Main Street Community Vision Plan study, the York Region District School Board indicated that all parking requirements and traffic circulation would need to be accommodated without utilization of the Board lands at the school.

Staff also indicated that this document is conceptual, provides direction on how to achieve the design outcomes supported in the Vision Plan, and offers guidelines that have a certain degree of flexibility.

There was discussion regarding underground parking on the west side and how to screen enclosed at-grade parking facilities.

Bill Bilkas addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. He believes this Core Pattern Book should be deferred, and have further consultation with the local residents and businesses in the area especially related to the proposed lane location.

Ian Free addressed the Committee with respect to the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and stated concerns. He believes that there should be a clear definition of height, that mansard roofs should be banned, a concern about surface water and drainage, and that the proposed laneway behind the arena through the ball diamond should be removed.

Christine Bergauer-Free addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. Her concerns included the size and height of new infill development at 3 ½ storeys, the impact of construction on Main Street, commercial noise affecting future residential units, safety issues related to the proposed access road behind the school; insufficient allotted green space and further consultation with residents.

AJ Luo addressed the Committee with respect to the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and stated concerns. She believes that this Core Pattern book should be deferred, and that the Parent Council from Parkview Public School should be consulted, especially related to the lane.

Arma Nummi addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. She believes further consultation with residents and the Parent Council from Parkview Public School is necessary related to the laneway.

Tristen Bergauer-Free addressed the Committee with respect to the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition to redevelopment of the area.

George LeDonne, owner of 206 Main Street, Unionville with a current application submitted to the City for redevelopment of his property, addressed the Committee regarding the Unionville Commercial Core Pattern Book – Village Design and Architectural Guideline and spoke in opposition. He does not agree with the proposed access lane concept. Mr. LeDonne believes the plan should not be too specific, but have options. He is not in support of the proposed height restrictions. He also indicated that smaller sized building footprints as proposed in the Plan would frustrate interior layouts and redevelopment opportunities.

There was discussion regarding whether these design and architectural guidelines can be tested against reality of what could be developed. The Committee discussed the importance of finding the proper guidelines that will manage traffic issues, and how to introduce new multi-unit residential development in a three (3) to three and a half (3 ½) storey form in the commercial core area. Staff noted that contrary to some comments that had been made, small scale development could occur in the Special Policy Area, but must comply with the current policies set out in the Official Plan and current Zoning By-laws and be adequately flood-proofed.

The Committee suggested that staff investigate the impact on the development potential of the Commercial Core Area properties ~~that~~ if the parking structure on the east side is not introduced. Staff indicated that without the parking structure, each development parcel must address its parking requirements on its own property.

The Committee suggested that this item be deferred to a future Development Services Committee meeting to permit further consultation with the Historical Unionville Community Vision Committee, concerned residents, existing businesses, Mayor's office and Parent Council of Parkview Public School.

Moved by Councillor Don Hamilton
Seconded by Mayor Frank Scarpitti

- 1) That the presentation by Regan Hutcheson, Manager of Heritage Planning and Michael Morrissey, Study Consultant, be received; and,
- 2) That the correspondence from: Anoosh Sharif, Chair, Parkview Public School Council; Reid McAlpine; Mark Swailes; Sally Innanen; Ryan Xue; Gabriella Serravalle; Riaz Walji; Wei Xi; Henna Alvi; Abbas Alizadeh; Eva Lam and Mike Voulgaris; Aj Luo; Tao Wang; Bin Liu; Victor Guo; Guangyan Lu; Mia Ma; Yan Jiang; Zhen Yang; Joanne Ngan; Hang Ling Huang; Grace Guan; Xinwei Sun and Ting Liu, be received; and further,
- 3) That the staff report titled "Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines", dated April 16, 2018, be received **and consideration be deferred to a future Development Services Committee meeting.**

Carried

SUBJECT: Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines
Ward 3

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080

REVIEWED BY: Ron Blake, Senior Development Manager, ext. 2600

RECOMMENDATION:

- 1) That the staff report titled “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines”, dated April 16, 2018, be received; and
- 2) That Council approve the “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines” for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville; and
- 3) That Council direct City staff to monitor the effectiveness of the Pattern Book for a period of at least two (2) years and determine if any further revisions to the document or related policies and implementation tools are warranted for Council consideration; and further
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The purpose of this report is to provide information on the Unionville Commercial Core Pattern Book, and to recommend that Council approve the document as contained in Attachment 1 of this report for use in the review and evaluation of all current and new commercial and residential intensification development applications in the commercial core area of historic Unionville.

The Main Street Unionville Community Vision Plan (the “Vision Plan”) was a major comprehensive study undertaken by the City from 2013-2015. The Vision Plan promotes sensitive intensification in the historic commercial core area including commercial where appropriate and residential uses behind the existing buildings on the west side of Main Street to bolster year-round livability and use of the street. The Plan notes that the introduction of a residential program would help counterbalance the singular dependence on destination retail.

According to the Vision Plan, the proportions or massing of these new infill buildings and the style of their architecture will be compatible with the heritage character of Main Street and are depicted to be 3 to 3 ½ storeys in height primarily in a gable-roofed, residential building form. The Vision Plan was endorsed in principle by Council in 2015 and staff was directed to prepare a Pattern Book to help guide future development. This work began in 2017 utilizing the consultants the City retained for the Vision Plan.

The scope of work for the Pattern Book was to prepare a concise and well illustrated document that provides realistic architectural and urban design guidance for new infill

development in the historic core area in keeping with the Vision Plan. The objective was to ensure that the form, massing and architecture of individual new buildings and their surroundings will be compatible with and not diminish the existing cultural heritage resources and the historic character of the area.

The Pattern Book document consists of three components: 1) introduction; 2) village design guidelines to help regulate development and provide development standards; and 3) architectural guidelines highlighting four recommended style approaches. The introduction provides an explanation of the purpose and use of the document as well as its relationship with other municipal documents. The village design guidelines include: a brief overview of the Vision Plan; existing conditions/constraints; regulating plan including building height setbacks; block structure; frontage requirements; vista terminations/view sheds; parking facilities; building massing/design treatment objectives; and massing guidelines. The architectural style section focuses on styles typical to Unionville that could lend themselves to larger building masses: Vernacular/Gothic Revival; Georgian/Regency; Italianate and Edwardian. Basic massing and composition illustrations are provided for each style.

The Pattern Book has been reviewed with internal staff as well as the Heritage Markham Committee and the Historic Unionville Community Vision Committee. The Pattern Book will provide the necessary guidance for a more comprehensive range of appropriate low-rise residential or mixed-use building forms and address related village design issues. It will serve as a valuable addition to the City's tool kit to achieve the objectives of the Vision Plan.

PURPOSE:

The purpose of this report is to provide information on the Unionville Commercial Core Pattern Book, and to recommend that Council approve the document as contained in Attachment 1 of this report for use in the review and evaluation of all current and new commercial and residential intensification development applications in the commercial core area of historic Unionville.

BACKGROUND:**Main Street Unionville Community Vision Plan endorsed in principle in 2015**

The Main Street Unionville Community Vision Plan (the "Vision Plan") study was initiated at the request of the Unionville BIA in early 2013 to address specific issues impacting the ongoing success and stability of historic Unionville, and to develop new opportunities and strategies to support and enhance the village. The study process involved extensive consultation, including a well attended five day charrette workshop held on the Main Street of Unionville.

The Vision Plan offers a bold new strategy to further enhance this special area of Markham, and acknowledges that Unionville will face considerable challenges if it is to remain a vibrant commercial environment over the long term.

The Vision Plan promotes sensitive intensification in the commercial core area

As per the Vision Plan, the principal design issue in the commercial 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. The Vision Plan notes that the village needs to grow gently over time and maintain its existing unique character.

A central premise of the Vision Plan is to promote residential uses behind the existing buildings on the west side of Main Street to bolster year-round livability and use of the street. The Plan notes that the introduction of a residential program would help counterbalance the singular dependence on destination retail. According to the Vision Plan, the proportions or massing of these new buildings and the style of their architecture will be compatible with the heritage character of Main Street and are depicted to be 3 to 3 ½ storeys in height primarily in a gable-roofed, residential building form.

The Vision Plan and Council supported the preparation of a Pattern Book to guide future development

The Vision Plan presented 18 recommendations some of which were short term while others are more long term in nature. Recommendation #2 dealt with regulatory documents that would be required – *“That the City work to put in place the regulatory frameworks that will deliver the vision... and commission a Pattern Book to guide the architecture.”*

The Planning staff report prepared at the conclusion of the Vision Plan study included a number of primary recommendations, including the development of a Pattern Book (a historically inspired architectural guidebook for the design of new multi-storey buildings that reflect and respond to their context), to direct the design of infill development.

On January 13, 2015 Council adopted a series of recommendations related to the Vision Plan including the following:

“That the Main Street Unionville Community Vision Plan be endorsed in principle (subject to modifications in Appendix ‘D’ to this report) as a guideline for a future secondary plan for the area and that the City and other affected parties/stakeholders be guided by the general direction of the Vision Plan when initiating or reviewing proposed changes in both the public and private realms of the Unionville Heritage Conservation District;

That staff be authorized to undertake the preparation of a new Secondary Plan for the Unionville Heritage Conservation District as is recommended in the new Official Plan, and the preparation of a Pattern Book to help guide the overall design of new multi-storey development specifically for the Hwy 7 and the Village Core/Crosby Arena focus areas;”

The Pattern Book project was initiated in 2017

The City retained Torti Gallas and Partners Inc in conjunction with Michael Morrissey in September 2017 to undertake the work associated with the creation of the Pattern book. The consultants were also the prime consultants for the Vision Plan study.

DISCUSSION:**Objective of the Pattern Book is to help achieve compatible infill development**

The scope of work for the Pattern Book was to prepare a concise and well illustrated document that provides realistic architectural and urban design guidance for new infill development in the historic core area in keeping with the Vision Plan. The objective was to ensure that the form, massing and architecture of individual new buildings (which the Vision Plan promotes as multi-unit, 3 to 3 ½ storeys) and their surroundings will be compatible with and not diminish the existing cultural heritage resources and the historic character of the area. During the Vision Plan study process, there were concerns raised by some in the community that the proposed scale and height of the mixed use and residential infill potentially threatens to diminish and overshadow the significance of the existing heritage buildings and affect the small village character.

Design guidelines, principles and regulations lead to predictable development. This can provide the general public with security in knowing what is to be achieved, and land owners and developers likewise can understand the municipality's expectations in the development process.

Composition of the Pattern Book

The Pattern Book document consists of three components: 1) introduction; 2) village design guidelines to help regulate development and provide development standards, 3) and architectural guidelines highlighting four recommended style approaches.

Introduction – Overview and Policy/Regulatory Framework

The introduction provides an explanation of the purpose and use of the document as well as its relationship with other municipal documents. The Pattern Book is provided as a basic guide to assist property owners, architects, builders and City staff in understanding the design principles that will create development compatible with the character of the Unionville Main Street commercial core area. The Pattern Book will work as a companion document to other statutory and non-statutory plans, policies and regulations including:

- Main Street Unionville Community Vision Plan
- Unionville Heritage Conservation District Plan
- Markham Official Plan (2014) and future Secondary Plan
- Toronto and Region Conservation Authority Provincial Regulations

The Pattern Book notes that it is intended to provide a degree of certainty and clarity of common interpretation, however, as guidelines they should also be afforded some flexibility in application, particularly when considered cumulatively.

Village Design Guidelines

The second component of the document begins with a brief review of the Vision Plan 2014 to explain the objectives of the former study and the key recommendations to be implemented in order to realize its goals, including the creation of the Pattern Book.

The Pattern Book then describes the existing conditions and restrictions which may have an impact on any new development opportunities in this specific area. These include heritage conservation policies; existing land use controls; development constraints due to the

floodplain and Special Policy Area policies; and public and private land holdings. The document also illustrates how the commercial core area has been divided into five unique sub-districts as well as the block structure.

A regulating plan section highlights the developable areas (both with and without TRCA restrictions), vehicular and/or pedestrian access ways and building height restrictions lines. Of particular note, the document notes traditional building heights are 1 – 2 storeys, but that enhanced building heights for new multi-unit development are supported if appropriately setback from the existing streetscapes. Building heights are regulated in three specific zones increasing from 2 storeys to up to 3 ½ storeys. This section also includes design guidance on:

- Streets, internal lanes and walkways;
- Open space and non-build area;
- Private open space and shared outdoor amenity areas;
- Parking, access, utilities and site services;
- Grade relationship to new buildings
- Build-to-lines

The document also provides guidance on those areas requiring a primary frontage treatment (the most conscious design effect and quality of architectural design) and a secondary frontage treatment (more service oriented with less design scrutiny). A section on vista terminations and view sheds identifies specific locations where enhanced architectural treatment is warranted.

The section on the provision of adequate parking facilities provides direction on design measures associated with surface parking, below grade parking structures, enclosed at-grade parking and stand along above-grade parking structures.

Sections 2.9 to 2.13 provide detailed regulating plans for each sub-district.

The final section of this component of the Pattern Book focuses on building massing and design treatment to guide new development in the form of what is both encouraged and discouraged. Key features that are encouraged include:

- Buildings that are residential in character, scale and proportion.
- Simple yet varied massing that includes a primary building mass with attached wings that are subordinate.
- Building forms with multiple building masses tied together each with its own shared entrance.
- Consistent and cohesive design elements with larger masses broken up with multiple identities.
- Materials that are high quality, durable and wear well with age.

Development that is discouraged includes:

- Formal massing with long unbroken façade lengths and overly repetitive motifs.
- Large scale elements – ganged windows or extensive areas of glazing.
- Overly complicated massing without hierarchy of forms- lacking intimacy.

-
- Corridor buildings with single entrances and single cores.
 - Excessive use of projecting balconies.

The massing guidelines also provide direction on appropriate building heights overall (3 ½ storeys and how it is measured for the purposes of this document) as well as maximum height per finished floor. The maximum building footprint for a typical building is proposed to be 360sq m (3,750sq ft) and these building masses can be linked together with shorter building masses of one to two storeys. Also, building facades are to be articulated every 12 metres (40ft) with a change in façade plane a minimum of 2 m (6.5 ft) or change in eave height of one storey.

Architectural Guidelines

The final component of the Pattern Book is architectural guidelines. The village design principles in the previous section will help assure the appropriate placement, massing and scale of new buildings and additions, but they are not sufficient to protect the heritage character of the village. For the new buildings to “belong to the village”, they should reflect the village architecture. The selected architectural styles in this section were chosen because they are both common in the village and suitable for emulation in the form of larger scale, multi-unit buildings. However, it should be noted that producing exact replicas of historic buildings in whole or part, is not the intention of the guidelines. For each of the four selected styles, guidance is provided on many of the essential features and details that define that style as well as illustrative massing and composition diagrams. These diagrams provide direction on how the building can be assembled in a complementary manner.

Review of the Pattern Book

The draft document was reviewed with the Heritage Markham Committee on March 14, 2018. In its recommendation, the committee indicated that it was looking forward to utilizing the document as a companion document to the Unionville Heritage Conservation District Plan to achieve the type of complementary multi-unit/multi-storey infill development as envisioned in the Vision document. (see Appendix ‘A’). The draft document was presented to the Historic Unionville Community Vision Committee on February 28, 2018 by the consultants. This committee is comprised of representatives of the Unionville BIA, all the Unionville community groups and four citizen representatives, and part of its mandate is to assist with the implementation of the Vision and provide input on policy documents and studies by providing a community perspective. The committee discussed the massing concepts and was interested in the amount of development potential this would provide. The consultant noted that future development would be challenging, but as consultants they were attempting to find the correct balance between protecting the village character while still offering realistic development opportunities.

Conclusion

The Pattern Book contained in Attachment 1 will provide the necessary guidance for a more comprehensive range of appropriate low-rise residential or mixed-use building forms and address related village design issues. It will serve as a valuable addition to the City’s tool kit to achieve the objectives of the Vision Plan. The report recommends that Council approve the Pattern Book for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville.

Following Council's approval of the document, Planning staff will monitor and evaluate the effectiveness of the Pattern Book over a period of at least two (2) years, and report back to Council in the event that any further revisions to the document or related policies and implementation tools are warranted for Council's consideration.

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

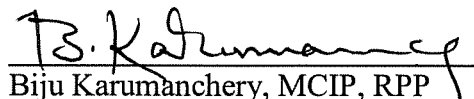
ALIGNMENT WITH STRATEGIC PRIORITIES:

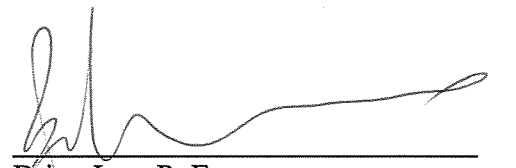
Aligns with the strategic focus on appropriate Growth Management for intensification in a heritage conservation district.

BUSINESS UNITS CONSULTED AND AFFECTED:

Input was obtained from Planning and Urban Design, Fire, Waste Management and the Heritage Markham Committee and Historic Unionville Community Vision Committee

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director, Planning and Urban Design


Brian Lee, P. Eng
Acting Commissioner of Development
Services

ATTACHMENTS:

Attachment 1- Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines

Appendix 'A' – Heritage Markham Committee – Extract from March 14, 2018

File Path:

Q:\Development\Heritage\SUBJECT\Unionville MSU Community Vision Plan 2014\Pattern Book\DSC April 2018 Pattern Book.doc

Pattern Book Boundary



Appendix 'A'

HERITAGE MARKHAM
EXTRACT

DATE: March 22, 2018

TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #11 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 14, 2018.

11. **Information,**
Unionville Commercial Core Pattern book Update (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning delivered a presentation regarding the Unionville Commercial Core Pattern Book. It was explained that the creation of a Pattern Book was a recommendation of the Main Street Unionville Community Vision Plan and Council directed staff to produce a document that would provide guidance for new intensification reflective of the Vision Plan. Of particular importance was guidance on how to introduce new multi-unit residential development in a three (3) to three and half (3 ½) storey form in the commercial core area.

Mr. Hutcheson indicated the document consists of two sections: village design guidelines to help regulate development and provide development standards, and architectural guidelines highlighting four recommended style approaches.

Mr. Hutcheson briefly reviewed the Vision Plan objectives, existing conditions in the core area that impact development (including the TRCA restrictions on development potential in certain areas), a regulating plan, block structure, frontage/build to lines, vista termination/view shed, and parking opportunities. The proposed General Development Standards include the type of building massing and design treatment features that are both encouraged and discouraged. The massing guidelines limit height to 3 ½ storeys and a footprint of 3,750 sq ft per building component, but noted that these components can be linked together by connector buildings to create larger developments. The architectural style section focuses on styles typical to Unionville that could lend themselves to larger building masses: Vernacular/Gothic Revival; Georgian/Regency; Italianate and Edwardian. Basic massing and composition illustrations are provided for each style.

The Committee thanked staff for the presentation and look forward to receiving a copy of the book following Council endorsement.

Recommendation:

That Heritage Markham Committee receive the presentation on the Pattern Book as information and looks forward to utilizing the Pattern Book as a companion document to the Unionville Heritage Conservation District Plan to achieve the type of complementary multi-unit/ multi-storey infill development as envisioned in the Main Street Unionville Community Vision Plan.

CARRIED

UNIONVILLE COMMERCIAL CORE PATTERN BOOK

VILLAGE DESIGN & ARCHITECTURAL
GUIDELINES



MAIN STREET UNIONVILLE
CITY OF MARKHAM



DRAFT REVISION DATE:
APRIL 2018

CREDITS

PREPARED FOR:
CITY OF MARKHAM

CONSULTANTS:
TORTI GALLAS AND PARTNERS, INC.
MICHAEL MORRISSEY



TABLE OF CONTENTS

I
INTRODUCTION

1.1 OVERVIEW 4
1.2 POLICY AND REGULATORY FRAMEWORK..... 5

II
VILLAGE DESIGN GUIDELINES

2.1 VISION PLAN INTRODUCTION 7
2.2 EXISTING CONDITIONS 9
2.3 CORE AREA PLAN 12
2.4 REGULATING PLAN 13
2.5 BLOCK STRUCTURE..... 16
2.6 FRONTAGE..... 17
2.7 VISTA TERMINATIONS & VIEW SHEDS..... 18
2.8 PARKING 19
2.9 VILLAGE SQUARE GREEN..... 20
2.10 WEST SIDE NORTH..... 22
2.11 WEST SIDE SOUTH..... 23
2.12 EAST SIDE 24
2.13 PLANING MILL AREA 25
2.14 GENERAL DEVELOPMENT STANDARDS 26

III
ARCHITECTURAL GUIDELINES

3.1 OVERVIEW 29
3.2 VERNACULAR | GOTHIC REVIVAL..... 30
3.3 GEORGIAN | REGENCY..... 34
3.4 ITALIANATE 38
3.5 EDWARDIAN CLASSICAL 42



I INTRODUCTION



1.1 OVERVIEW

Formed by its gently angled main street, picturesque assemblage of charming, village-scale buildings and system of delicately interwoven private and public open spaces, Main Street in Unionville retains many of the aspects of an authentic, nineteenth century Ontario village. While the physical fabric of the village remains relatively intact, a number of ongoing issues present challenges to its continued growth and viability. The Main Street Unionville Community Vision Plan (hereafter the Vision Plan), undertaken by the City of Markham (2013 – 2015), provides guidance to address these challenges, and ensure the village's present and future sustainability.

A key component of the Vision Plan is the recommendation for new development on sites in and around the commercial Core Area of Main Street, both to enhance and enlarge existing land uses and support a more robust village life. The Unionville Commercial Core Pattern Book (hereafter the Pattern Book) supports the implementation of the Vision Plan and is intended to help regulate and guide new development in the commercial Core Area of Main Street to ensure its compatibility with the existing village character. The boundary of the Core Area is defined in the Regulating Plan portion of the document.

New development can include additions to existing heritage and non-heritage structures, new buildings including parking facilities, and replacement of non-heritage structures. While new buildings or additions to existing buildings should stand on their own design merit, they more importantly should ensure that the form, massing and architectural treatment will be compatible with and not diminish the existing cultural heritage resources and village-like character of historic Unionville. Of particular importance is appropriate guidance on how to introduce complementary new multi-unit residential development in a 3 to 3 ½ storey form.

The Pattern Book is provided as a basic guide to assist property owners, architects, builders and City staff in understanding the design principles that will create development compatible with the character of the Unionville Main Street commercial Core Area. Design direction, accepted principles and guidelines lead to predictable development. Predictable outcomes provide security for the public who wish to protect their community and clearly defines the expectations for land owners and the development community. The document consists of two principal sections:

- Village Design Guidelines composed of the Regulating Plan diagrams and General Development Standards; and
- Architectural Guidelines describing the four recommended architectural styles.



I INTRODUCTION

Each proposed new development shall be guided by the general direction of the Vision Plan, and be designed and reviewed for consistency and compatibility with the regulations and guidelines of this document, including appropriate architectural character established in the Architectural Guidelines. The details, illustrations, and general suggestions within the Architectural Guidelines are not prescriptive, nor are they intended to dictate historically accurate buildings and details. Rather, they provide general design concepts that will help shape the character of new development.

1.2 POLICY AND REGULATORY FRAMEWORK

The Pattern Book is to be used primarily to help guide the form and character of multi-unit development in the commercial Core Area of Unionville in conjunction with other statutory and non-statutory plans, policies and regulations. New development within the commercial Core Area is subject to the following:

- [The Main Street Unionville Community Vision Plan](#),
- [The Unionville Heritage Conservation District Plan](#),
- [The Markham Official Plan \(2014\)](#) as well as a future Secondary Plan for the Unionville Heritage Centre,
- [Toronto and Region Conservation Authority \(TRCA\) Provincial Regulations](#).

The Community Vision Plan was endorsed in principle by Markham Council in January 2015, subject to certain modifications, as a guideline for a future secondary plan for this area and Council directed that the City and other affected parties/ stakeholders will be guided by the general direction of the Vision Plan when initiating or reviewing proposed changes in both the public and private realms of the Unionville Heritage Conservation District.

The Unionville Heritage Conservation District Plan was adopted by municipal by-law to provide appropriate guidance for the conservation of heritage resources and features as well as providing advice and control for alterations and new development in the District. The District Plan encourages compatible infill construction that enhances the District's heritage character, complements the village's human scale of development and guides the design of new development to be sympathetic and compatible with the heritage character while providing for contemporary needs.

The Markham Official Plan (2014) includes a robust series of policies for cultural heritage resources, which help guide the design and form of new development in heritage conservation districts. For instance, it is the policy of Council "to ensure development is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource,

including considerations such as scale, massing, height, building orientation and location relative to the resource". The land use policies associated with properties identified as Mixed Use Heritage Main Street (which includes the Unionville Core Area) specifically strive to protect and enhance the unique heritage character within the area through limitations on building type and heights. Further, specific land use policies for the commercial Core Area recognize the distinctive character of this area's buildings, sites and landscapes and require compatible infill development and redevelopment to enhance and complement the area's village-like, human scale of development. Markham Council has also authorized the preparation of a Secondary Plan for the Unionville Heritage Conservation District, which will help translate the key elements and direction of the Vision Plan into a statutory planning document.

A number of properties in the commercial Core Area are within the floodplain, but identified as Special Policy Area (SPA) and regulated by the TRCA. These SPA lands historically existed within the floodplain, but site-specific policies approved by the Province of Ontario provide for the continued viability of existing uses and may permit some minor expansion subject to strict controls and requirements.

The Pattern Book is intended to provide a degree of certainty and clarity of common interpretation, however, as guidelines they should also be afforded some flexibility in application, particularly when considered cumulatively.

Utilizing the above policy and regulatory framework, the following elements associated with new development will be addressed through the development approval process:

- Building height and its relationship and transition to existing building,
- All building facades, including fronts, sides and rears, including facade composition,
- Scale, massing, and proportions,
- Roof lines, roof elements, materials, gutters, and downspouts,
- Building features such as entries, porches, balconies, bays, embellishments and details,
- Door, windows, and shutters,
- Exterior materials, colors, and detailing,
- Chimney design and materials,
- Screening of surface and structured parking, either free-standing or as incorporated in buildings, including access points,

- Location and screening of building and site utility elements,
- Landscape, hardscape, fencing and site amenities.

The Pattern Book does not assume responsibility for:

- Compliance with building codes, accessibility codes, safety requirements, and governmental laws, regulations or ordinances
- Structural adequacy, capacity, or safety features
- Non-compatible or unstable soil conditions, erosion, etc.
- Performance or quality of the work of contractors.





VILLAGE DESIGN GUIDELINES

II

VILLAGE DESIGN GUIDELINES

2.1 VISION PLAN SUMMARY



MAIN STREET UNIONVILLE COMMUNITY VISION PLAN

In January 2015 after a two-year study process, the Main Street Unionville Community Vision Plan -2014 was endorsed in principle by Markham Council to help guide new development and changes in both the public and private realms. The objective of the undertaking was to address specific issues impacting the ongoing success and stability of historic Unionville and to develop new opportunities and strategies to support and enhance the village. A key aim was to find the appropriate balance between protecting the unique heritage environment while ensuring the area's economic vitality and prosperity.

The Community Vision Plan establishes a shared concept to give direction to future investments, development and community building initiatives over the next 30 years. The Vision Statement notes that "Main Street Unionville shall become a vibrant, thriving and successful heritage village that is a regional destination, but serves local needs". The Vision Plan affirms that Main Street Unionville as an entity can evolve to be both in form and function a contemporary traditional village, but it will take great care. Where new buildings appear, their specific placement, shape, size, height and architecture will be fundamentally important to preserving and enhancing the existing character of the village. The scale and character of existing buildings and open space are essential to the identity and ongoing viability of the village.

The Vision Plan includes a number of specific recommendations to realize its goals. One of the key recommendations was to create a Pattern Book with Regulating Plan to guide future architectural development, and direct the design of infill development, especially that of larger format, multi-unit residential development greater than two storeys in height. To achieve this, a strict regulatory framework needs to be developed that allows for predictable development that is at the same time part of a unified vision for the urban village. This predictability of form, scale and architecture is at the core of what will be needed to create new development consistent with the Vision Plan.

Although the Vision Plan explores issues and opportunities from Highway 7 in the south to Toogood Pond in the north, the key focus area was on the commercial Core Area, referred to in the Vision Plan as the Village Core Area (West Side North and South and East Side). The boundaries of the commercial Core Area for the purpose of this document are Carlton Road to the north, the railway tracks to the south and the commercial properties on both sides of Main Street as shown on the illustration.



II

VILLAGE DESIGN GUIDELINES

2.1 VISION PLAN SUMMARY



The Vision Plan identifies specific opportunities for the commercial Core Area to help provide the foundation for new growth and development which are further refined in the Regulating Plan and Pattern Book. These opportunities to gently grow the village include:

- Creating space for enhanced retail opportunities,
- Creating opportunities for full-time residents,
- Enhancing public spaces and providing opportunities for new ones that will augment the existing social and festival culture,
- Re-imagining existing community and sports facilities while preserving their functions,
- Addressing on-going parking issues,
- Revitalizing the streetscape of Main Street,
- Augmenting existing pedestrian systems with new pedestrian routes in and around Main Street,
- Strengthening the connections to surrounding natural resources.



II VILLAGE DESIGN GUIDELINES 2.2 EXISTING CONDITIONS



COMMERCIAL CORE AREA

There are a number of existing conditions and restrictions, which may have an impact on new development opportunities in the commercial Core Area of Main Street in Unionville. These include heritage protection and land use controls, floodplain and floodway areas that are regulated by the Toronto and Region Conservation Authority, and public versus private land ownership.

Heritage Controls

The commercial Core Area is within the boundaries of the Unionville Heritage Conservation District, and is subject to the District's policies and guidelines, whose purpose is to preserve the original heritage attributes and features of the area's buildings and public realm. They also strive to ensure that new construction and alterations are complementary and respectful of the District's character.

This area contains many properties that are significant cultural heritage resources and are identified as "Heritage Buildings" on the adjacent illustration. Specific direction related to additions and alterations to these buildings is provided in the District Plan. Non-heritage buildings and additions are also identified on the attached illustration, and although most are very complementary to the heritage district, they could be removed to facilitate redevelopment opportunities. The District Plan also provides extensive guidance on the appropriate construction of new buildings ranging from style and scale to cladding materials and architectural details. However, the District Plan lacks direction on the design approach for larger scale infill development, especially that of larger format, multi-unit residential development greater than two storeys in height. The Pattern Book will support and provide direction to the District Plan.

Legend

- ● ● ● ● Core Area Boundary
- ● ● ● ● TRCA Regulatory Boundary
- Heritage Buildings
- Non-Heritage Buildings/Additions
- City-Owned Property
- Special Policy Area Regulated Lands
- TRCA Floodway Areas, Non-Buildable Areas
- TRCA Floodway Boundary



II

VILLAGE DESIGN GUIDELINES

2.2 EXISTING CONDITIONS



Land Use Controls

Both the Markham Official Plan and the zoning by-law for this area provide limitations on development in terms of land uses and development criteria as well as environmental limitations due to the floodplain. For example, the Official Plan limits building height for these lands to a maximum of 2 storeys. However, the Vision Plan and this Pattern Book support a building height of up to 3 ½ storeys in certain areas. Amendments will be required to a number of statutory documents to ensure that all City documents are consistent and work together harmoniously.

Development Constraints in the Floodplain

As illustrated on the attached diagram, many of the properties are located within a floodplain and are identified as Special Policy Areas (SPA). These properties have limited development potential. They are regulated through the TRCA by site-specific policies approved by the Province and included in the Markham Official Plan. These policies address the management of these areas including criteria and procedures for development, redevelopment or site alteration, and prevail over all other Official Plan policies.

The SPA policies limit the scope of development to reflect existing approvals as per the new Official Plan and/or the current zoning. Any request for land use change or intensification beyond the existing policy scope would require extensive study and review as well as provincial approval. According to the TRCA, modest development (primarily in the form of small additions to existing buildings) in keeping with approved policies and land use designations could be supported. This means that there is limited development opportunity on the east side of Main Street and in the southern part of the Core Area.

Public and Private Lands

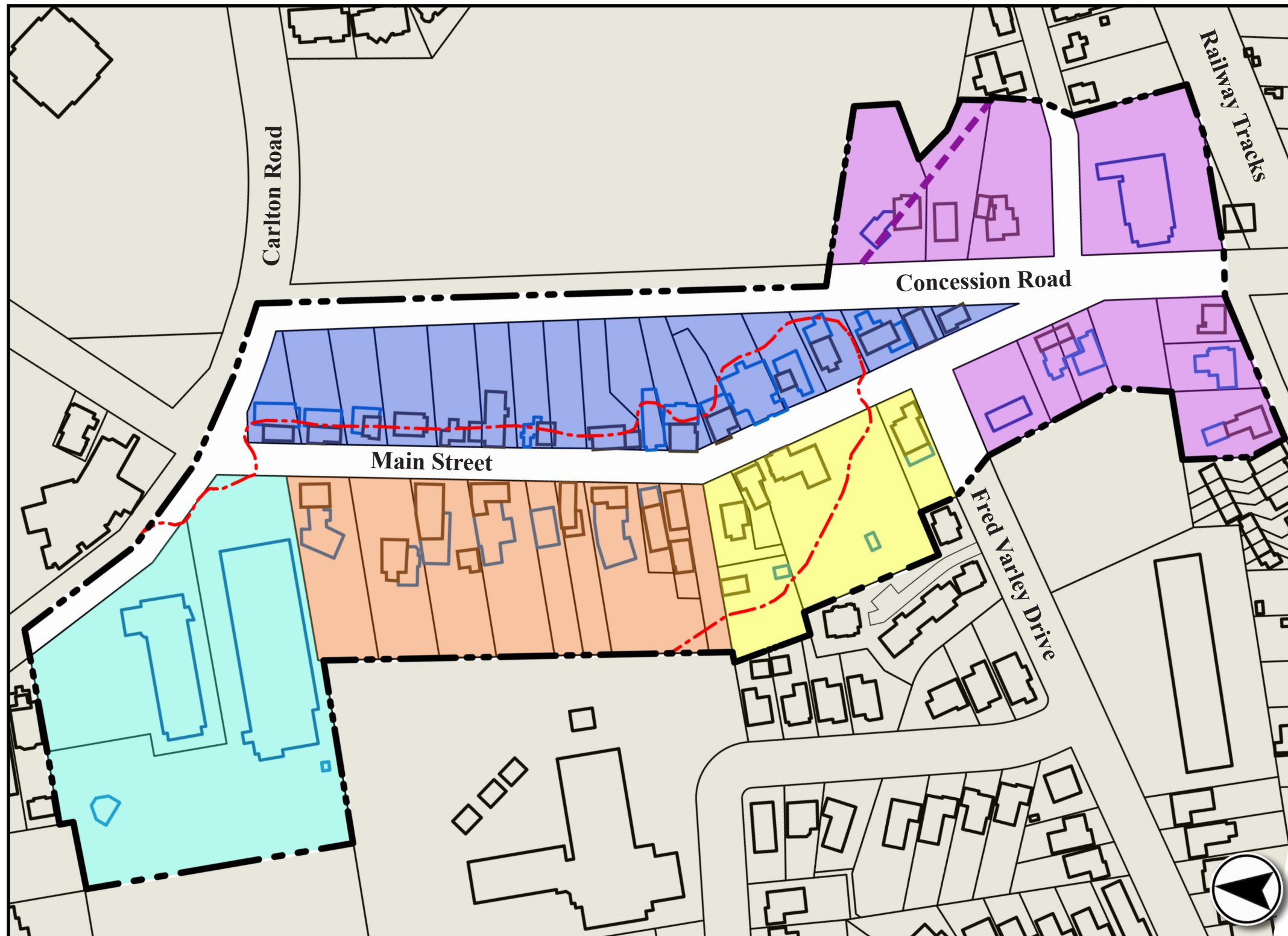
The diagram illustrates those lands in private ownership and those lands controlled by the City of Markham.



II
VILLAGE DESIGN GUIDELINES
2.2 EXISTING CONDITIONS



II VILLAGE DESIGN GUIDELINES 2.3 CORE AREA PLAN



KEY PLAN

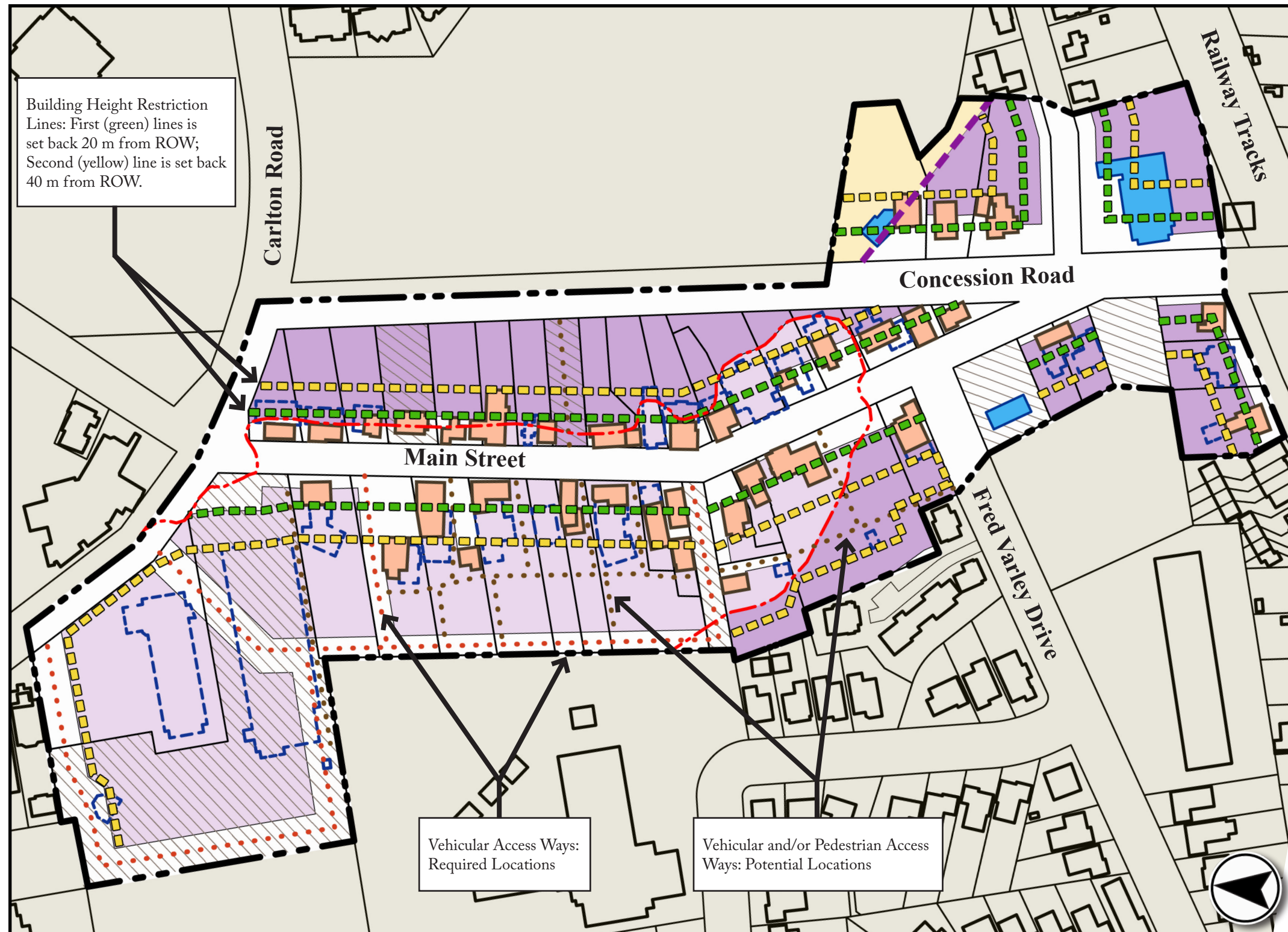
Five sub-areas are established within the Core Area, as shown in this Diagram. Detailed Regulating Plans are provided for each sub-area as follows:

- Village Square Green - Section 2.9
- West Side North - Section 2.10
- West Side South - Section 2.11
- East Side - Section 2.12
- Planing Mill - Section 2.13.

Legend

- Core Area Boundary
- TRCA Regulatory Boundary
- TRCA Floodway Boundary
- Village Square Green
- West Side North
- West Side South
- East Side
- Planing Mill Area

II VILLAGE DESIGN GUIDELINES 2.4 REGULATING PLAN



OVERVIEW

The Regulating Plan establishes the location and perimeter of the land areas available for development. A portion of the developable area is located within the Special Policy Area (SPA) established by the Toronto and Region Conservation Authority (TRCA) and is subject to the limitations and the approval process established by that authority.

This diagram shows the overall regulating framework of the Core Area. Detailed plans for each of the Core sub-areas are provided in Sections 2.9 - 2.13, which include Build-to Lines not shown here.

In addition to identifying Developable Areas, the Regulating Plan stipulates:

Legend

- ● ● ● Core Area Boundary
- ● ● TRCA Regulatory Boundary
- Heritage Buildings
- Non-Heritage Buildings to Remain
- Non-Heritage Buildings, Replaceable
- 2 Storey Building Height Restriction
- 2 1/2 Storey Building Height Restriction
- Open Space/Non-Build Areas
- Developable Areas
- Developable Area Subject to TRCA Constraints
- City-Owned Property
- TRCA Floodway Areas, Non-Buildable Areas
- TRCA Floodway Boundary
- ● ● Required Vehicular Access Ways
- ● ● Pedestrian/Vehicular Access Ways, Flexible Position



II

VILLAGE DESIGN GUIDELINES

2.4 REGULATING PLAN

Cultural Heritage Resources

New multi-unit development is to be located and designed to conserve the cultural heritage values, attributes and character of on-site and adjacent heritage resources.

1. Heritage resources should be conserved and integrated into development in a manner that is consistent with accepted principles of good heritage conservation, the Unionville Heritage Conservation District Plan, and Markham's Official Plan cultural heritage policies.
2. The integrity of the heritage resource's attributes should be retained.
3. New development should respect the scale, setbacks, proportions, visual relationships, topography and materials of the historic context.

Building Heights

Traditional building heights are one to two storeys in this area. Enhanced building heights for new multi-unit development are supported, but setback from the existing streetscapes of the Core Area. Building heights are regulated in three specific zones by Building Height Restriction Lines (BHRL) which should provide a transition in the building height down to lower-scale neighbours.

1. Zone 1 permits up to 2 storeys and is from the street right-of-way line to the green BHRL (20m).
2. Zone 2 permits up to 2 ½ storeys and is between the green BHRL and the yellow BHRL (40m from the street).
3. Zone 3 permits up to 3 ½ storeys behind the yellow BHRL.

Building Height Restriction Lines (BHRL) are located 20 metres and 40 metres from Main Street, Fred Varley Drive, Victoria Avenue, and Concession Road ROW's. In the Village Square Green Area, 3 ½ storeys is permitted up to the stand-alone yellow BHRL shown in the Regulating Plan.

In addition to the three height zones identified above, proposed new buildings should step their height down in a manner sensitive to the adjacent context.

Streets, Internal Lanes and Walkways

New streets, lanes and walkways may be required for specific properties to provide safe, comfortable and direct access to new multi-unit development. More than just circulation routes, they can offer place-making opportunities to provide a sense of identity and allow different parts of the Core Area to connect with each other. These connectors can include Required Vehicular Access Ways (RVAW) and Pedestrian/Vehicular Access Ways (PVAW) as shown on the Regulating Plan.

1. These new features should extend and connect to local streets and pedestrian networks, and provide linkages to existing facilities.
2. New streets, lanes and walkways should conform to the City's standards, and provide safe, direct, universally accessible pedestrian and cycling opportunities within new development. They should be inviting, attractive and comfortable pedestrian environments with landscaping, such as trees, lighting and other amenities.
3. The RVAW shown on non-development land (white base) should be provided and positioned as shown on the Regulating Plan. This is in response to requirements of Markham Fire and Waste officials to ensure appropriate access for these services to new multi-unit development opportunities.
4. The PVAW are introduced to facilitate pedestrian circulation, and limited amount of vehicular access, through and within blocks. The PVAWs assure that the new multi-unit building fabric is permeable and scaled to the existing village. The PVAW routes as shown in the diagram are flexible and can alter in location in response to site specific design needs, however the number of routes shown within a block should be provided and their spacing should be balanced throughout the block.

In the West Side North blocks, new building fabric should be longitudinally oriented on an east-west axis in order to preserve the historic graining of buildings on the block, and to facilitate pedestrian access ways and view corridors within and through the blocks.

Open Space/ Non-Build Areas

These areas are identified in the general locations shown in order to provide public gathering spaces and/or preserve visibility to existing cultural heritage resources. Additional public space may be introduced in Developable Areas.

Private Open Space/ Shared Outdoor Amenity Areas

Where appropriate, privately owned shared outdoor amenity areas could be publicly accessible within new developments. This may include courtyards with landscaped open space located within a single or consolidated block with no direct street frontage and could offer potential children's play space. It could also include plazas offering animated gathering places with predominantly hard surface landscape features or the spaces within and between private developments that are connected to the public realm. These areas should be designed holistically and coordinated between neighbours to avoid contrasting or conflicting designs.

1. These areas should maximize visibility and access, and be located to maximize access to sunlight.

2. The area should be animated and framed with appropriate building massing and active uses such as entrances and windows to enhance safety through passive surveillance. Parking, mechanical equipment and service areas should be separated from these areas.
3. Site elements should be well-designed and high-quality with durable and attractive materials and detailing, and may include paving materials and stair treatments, railings and decorative features, pedestrian- scale lighting, way-finding systems, public art, and site furniture (benches, garbage and recycling containers, bike racks).
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.
6. The space should be designed for year round use, particularly when part of its function is as a pedestrian connection through a site, and should address snow storage, and create a micro-climate that supports pedestrian comfort, accessibility, sustainability and safety.

Parking, Access, Utilities and Site Services

Activities such as loading, servicing, utilities, storage and parking associated with multi-unit development should be located away from the public realm and public view. In particular, parking has long been identified as a key challenge for the commercial Core Area. Residential intensification in development areas, particularly on the west side of Main Street, will require the removal of at-grade or surface commercial parking.

1. The Vision Plan identified two main options relating to the provision of additional parking opportunities which continue to be explored:
 - The introduction of a one-level parking platform to the east of Main Street in the floodplain area; and
 - A stand-alone parking garage, possibly on the Curling Club lands.
2. The TRCA has raised significant concerns with any parking platform in the floodplain due to flood depths and associated velocities during a major storm event. Extensive study and approvals would be required, including the introduction of flood risk reduction strategies at great expense. It has been suggested that opportunities for structured parking outside the floodplain would be a more feasible and practical solution.



II

VILLAGE DESIGN GUIDELINES

2.4 REGULATING PLAN

3. Improvements to the existing surface parking east of Main Street including parking lot consolidation, improved layout and enhanced landscaping should be considered as an option to increase parking spaces for any new development on these properties.
4. New multi-unit developments elsewhere in the Core Area should address their commercial and residential parking requirements on-site, which given the limited land available, will likely be located in underground garages. Surface parking, when provided, should be limited to visitors and commercial customers, and appropriately screened from public views.
5. Parking garage ramps, access stairs, garbage collection storage areas and loading areas should be incorporated into the design of new multi-unit buildings.
6. Access to site servicing and parking should be provided at the rear of the building or site, from a lane, or from a shared driveway.
7. Site services and utilities such as transformers, utility metres (gas, hydro), communication boxes and other site and building equipment (HVAC units and ventilation equipment) should be located within the new multi-unit building or underground.
8. When inclusion within the new building is not possible, high quality architectural elements and landscape design should be used to screen site servicing and utilities (including green energy infrastructure such as solar panels) from the public realm, nearby residential units, shared open space and adjacent properties. Ventilation shafts and grates often associated with multi-unit development should be located away from publicly visible areas, walkways, and shared/private amenity spaces.
9. The use of shared infrastructure and efficient layouts can minimize the extent of areas dedicated to servicing and parking, and should be explored.
10. Consideration should be given to limiting the extent of underground parking structures near property boundaries to allow potential areas for tree growth and water infiltration. Appropriate soil depths above an underground structural slab should also be considered if a landscape treatment/trees are to be introduced.
11. Above-ground parking structures abutting a street or a public space should be wrapped with development facing these areas to ensure animation.

Grade Relationship to New Buildings

New development should relate directly to the existing or natural grade and blend in with the topography of the surrounding development.

1. Wherever possible, new buildings should respect existing grades on site and avoid artificially raised or lowered grades.

2. Existing grades should be maintained at property lines and avoid the use of retaining walls, especially along streets, opens spaces and other areas of the public realm.

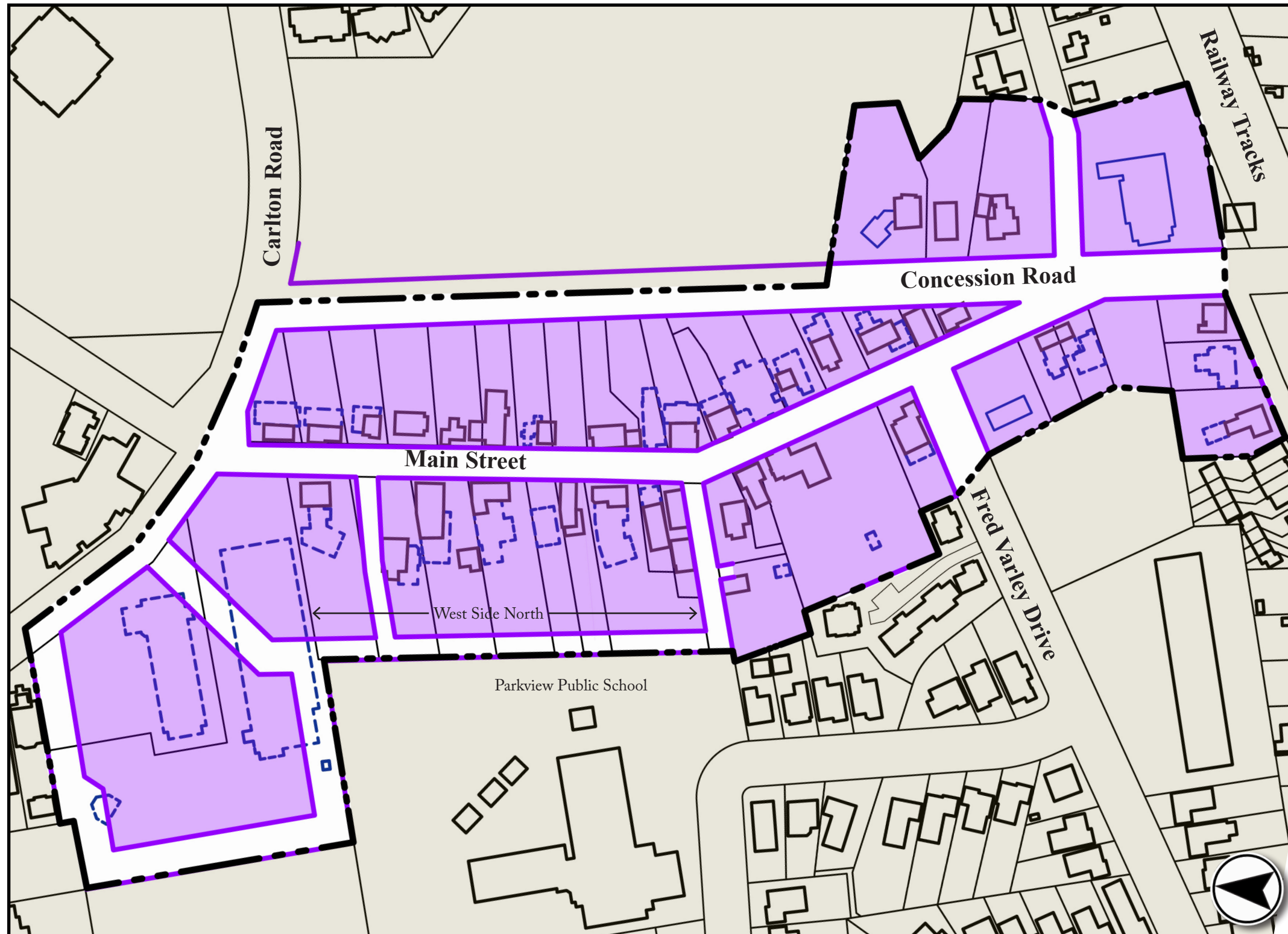
Build-to Lines

In addition to the regulating parameters described above, the sub-area Detailed Regulating Plans include build-to lines. These additional regulating lines are established along streets, lanes, and open space frontages. They define the block face for purposes of building placement, such that each building facade fronting on a build-to line should generally occupy that line for the percentage occupancy specified. The percentage occupancy requirement shall be deemed compliant for any occupancy within 2 meter (6.56 feet) of the line. A building facade need not be parallel with the build-to line, provided it is placed, corner to corner, within the 2 meter setback.

Frontage occupancy is specified as a range of percentage occupancy, such that the building facade must occupy the build-to line no less than the lower number in the range, and no more than the higher number in the range. The percentage of occupancy is calculated as the length of building facade fronting the line divided by the length of the line measured between flanking lot lines, either of a single lot on which the building will reside, or the combined width of assembled lots on which the building will reside. No building facade, or element thereof, should encroach or otherwise project beyond any build-to line, even within a lot or assemblage of lots.



II VILLAGE DESIGN GUIDELINES 2.5 BLOCK STRUCTURE



OVERVIEW

The Block Structure diagram locates and regulates the required public right-of-ways (ROW), public access easements, and potential pedestrian walkways and service lanes. With the introduction of a new access lane bordering the school property, a block frontage is created requiring a primary frontage facing the school.

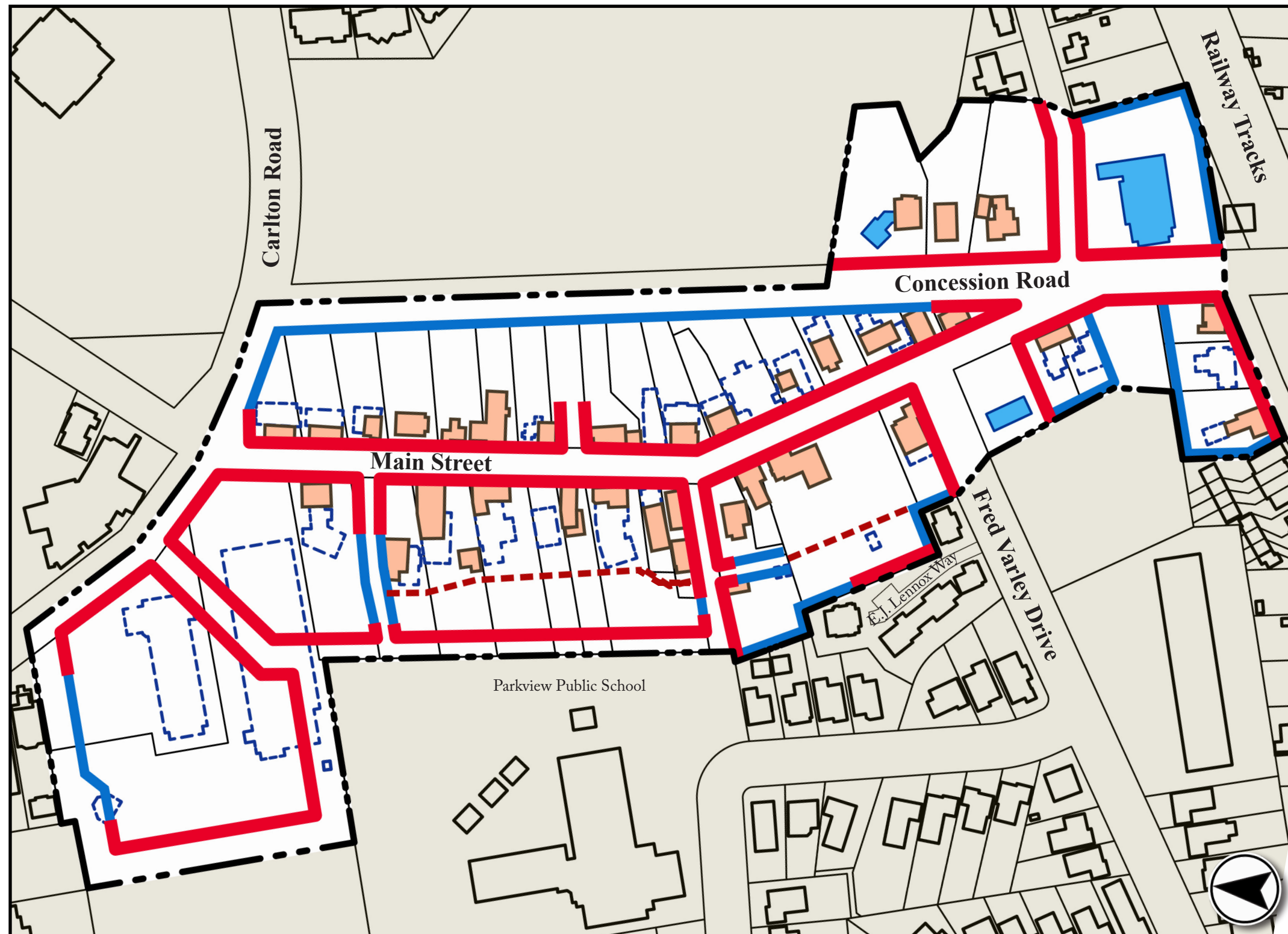
The Block Structure illustrates:

- A public easement and fire lane 10.0 m wide along the west property line adjacent to the school. This lane at the specified width reflects the requirements identified by City Waste and Fire officials to service future residential units. There are several mature trees located along this property boundary that will require assessment as part of future development review.
- An additional public easement and fire lane 8.5 m wide (but excluding the footprint of the historic structure) is recommended on the lot at 202 Main Street, retaining the existing driveway access to the back of the lot and connecting with the 10.0 m public access easements described above.
- These two laneways will not only address waste and fire concerns, but will assist site servicing and residents when moving in and out of their units. The laneways could provide alternative access routes when Main Street is closed for street festivals and events. These laneways will be designed predominantly for use as pedestrian walkways; high-volume vehicular use is not anticipated.

Legend

- Core Area Boundary
- Blocks

II VILLAGE DESIGN GUIDELINES 2.6 FRONTAGE



OVERVIEW

Frontage requirements include the percentage of new building facades required to occupy the build-to line (see Detailed Regulating Plans, Sections 2.9-2.13 below), as well as the expected quality of architectural design and building material hierarchy.

The Frontage Diagram identifies areas requiring a Primary Frontage and those requiring a Secondary Frontage. Primary Frontages are those building facades which are most visible and important. These frontages are considered the “face of the building”, usually include a main entrance feature, and reflect the most conscious design effort and material expenditure. Secondary Frontages are those that are more service-oriented and not subject to the same level of scrutiny for design and materials.

Primary Frontages suggest 75% or more of new building facades to be located on the build-to line; building facades on Primary Frontages shall display the highest quality of architectural design expressed on new buildings or additions. Generally, build-to lines along right-of-ways and easements are delineated, and frontage requirements assigned, based on the immediate context, particularly with respect to impacts on adjacent historic structures.

A secondary optional frontage line has been illustrated to indicate the need for an enhanced frontage if a mid-block pedestrian and/or vehicular access route is introduced.

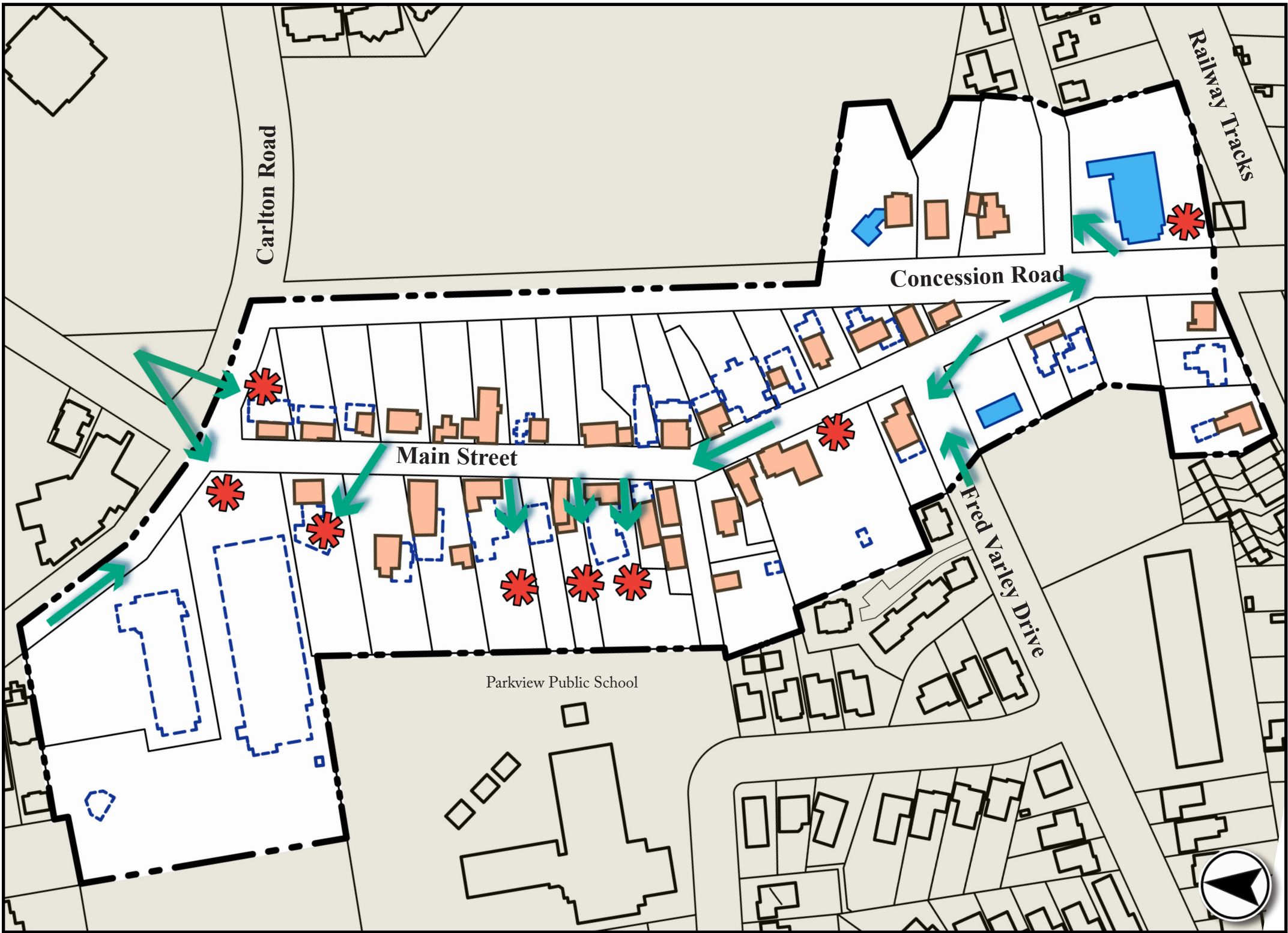
E.J. Lennox Way is a special circumstance. The building(s) designed here will likely be addressed on Main Street and will likely function from the Main Street side. The face of the building(s) on Lennox Way should look like a second ‘building front’ in design and material.

Legend

- Core Area Boundary
- Heritage Regulatory Buildings
- Non-Heritage Buildings to Remain
- Non-Heritage Buildings, Replaceable
- Primary Frontage
- Secondary Frontage
- Secondary Optional Frontage



II
VILLAGE DESIGN GUIDELINES
2.7 VISTA TERMINATIONS & VIEW SHEDS



OBJECTIVE

The idiosyncratic composition and siting of buildings on Main Street, together with the gentle bend in the street, create a number of long distance views. Some of these are accentuated with tower elements that terminate the view with an appropriately vertical feature.

The gaps between Main Street buildings also create view sheds which likewise require distinctive architectural enhancements to embellish the views and draw people into new spaces.

The accompanying diagram identifies the specific locations for new architectural enhancements at existing view sheds and long-distance views, which may be as follows:

- **Vista Termini** - A vertical element, either free-standing or embedded in a building, is suggested at the visual axis of the long view as identified on the diagram. The special element shall be of the same Architectural Style as the building or complex to which it is attached or associated.
- **View Sheds** - Require an architectural feature incorporated in the building or complex to attract visual attention. Features may include a tower, corner tower, symmetrical building features located along a visual axis, an embellished architectural entry or other feature.

Legend

- ● ● ● Core Area Boundary
- Heritage Buildings
- Non-Heritage Buildings to Remain
- Non-Heritage Buildings, Replaceable
- Vista
- ✱ Architectural Enhancement

II VILLAGE DESIGN GUIDELINES 2.8 PARKING



PARKING REQUIREMENTS

As was described in Section 2.3, adequate parking facilities must be provided to accommodate the expansion of uses in the Core Area. In addition, commensurate measures must be taken to mitigate the visual impact of new parking facilities on the historic character of the Village.

The following design measures shall be required, based on type of parking facility:

Surface Parking - should be located away from Primary Frontages, preferably at the rear of the building. If located adjacent to a Primary Frontage, it should be screened from view by architectural elements, landscaping, screen walls, or building facades.

Below Grade Parking Structures - will be below new buildings and are permitted in all areas, provided they are in conformity with existing regulations.

Enclosed At-Grade Parking - must be encapsulated within the envelope of the building and designed to appear as one of the building's principal uses from the exterior, with architectural details that articulate and animate the first floor façade treatment.

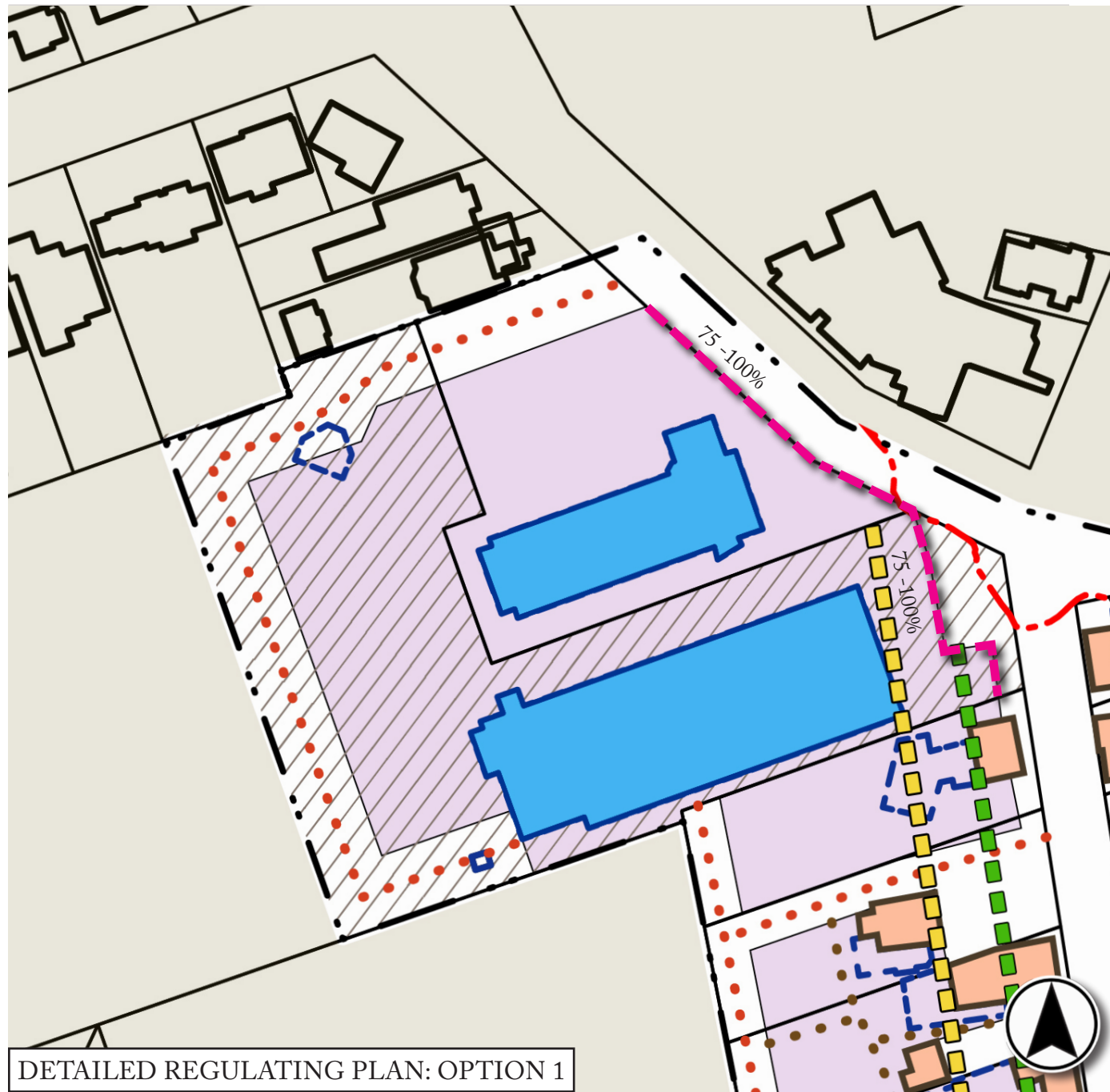
Stand Alone Above-Grade Parking Garage - in accordance with the alternate strategy for parking in the Vision Plan, a 3-4 storey parking garage could potentially be located on the Curling Club property at the north end of the Core Area. Tucked in behind and north of the existing building, it would need to be screened from Carlton Road and animated by a liner of retail or office uses facing the street front. If the parking platform concept was to be introduced east of Main Street, it would have minimal design impact on Main Street properties due to the grading of the land, but would have to possess an enhanced design treatment along the Concession Road.

Legend

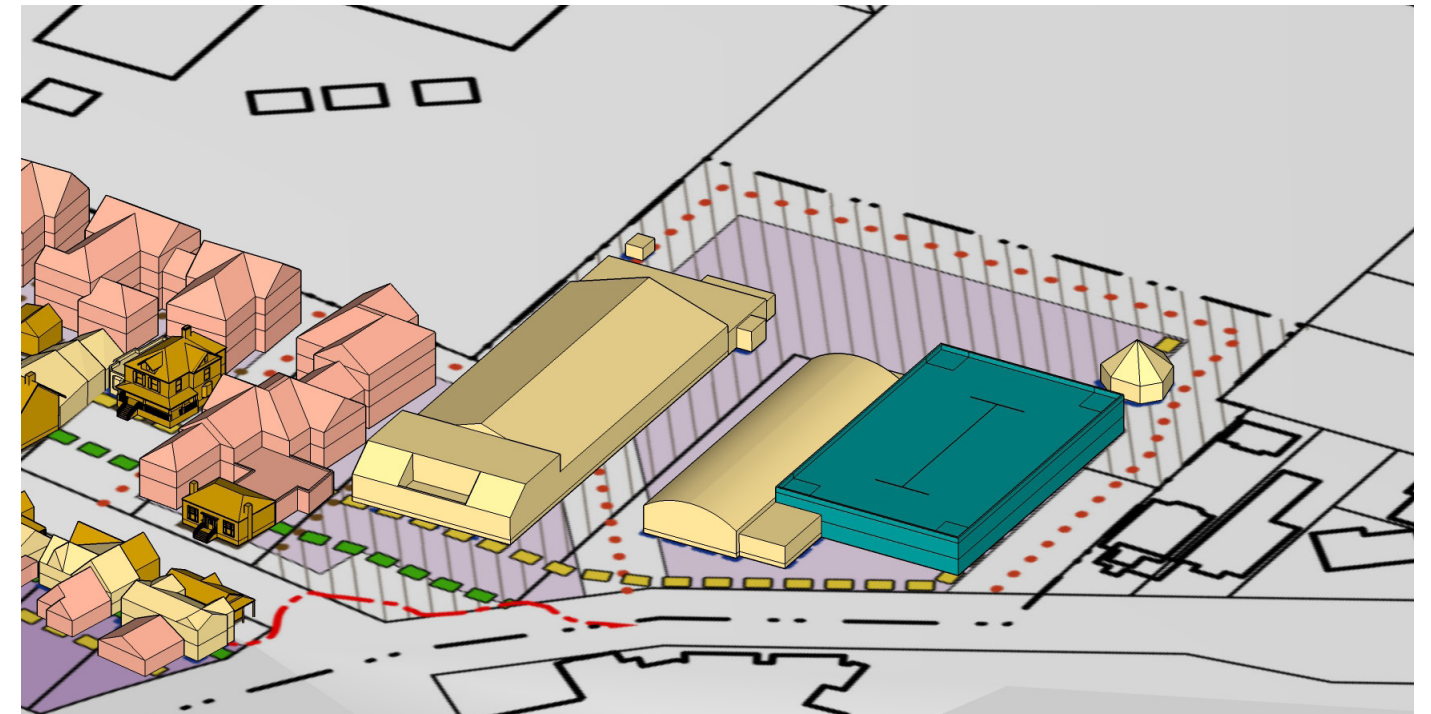
- Core Area Boundary
- TRCA Regulatory Boundary
- TRCA Floodway Boundary
- Potential Parking Garage
- Screened Parking
- Unscreened Parking



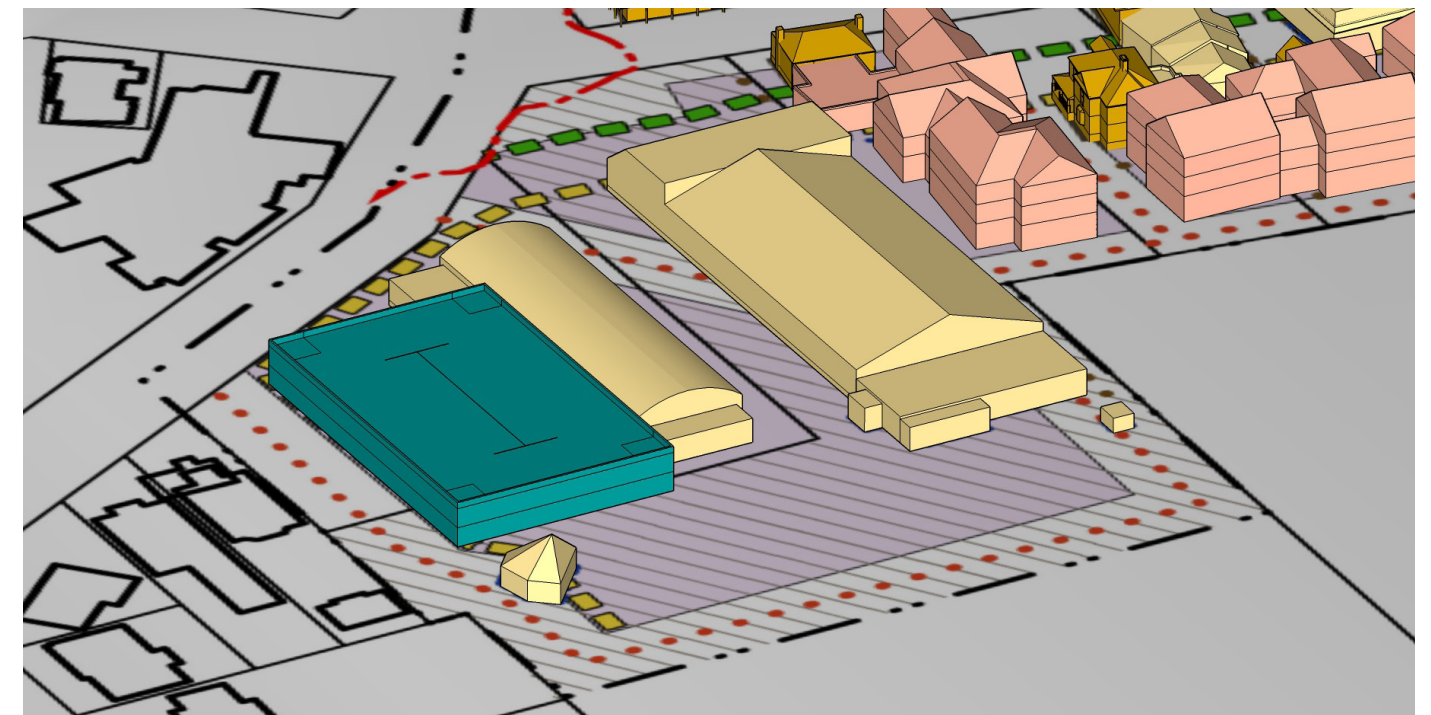
II VILLAGE DESIGN GUIDELINES 2.9 VILLAGE SQUARE GREEN



- | | | | |
|----------|---------------------------------------|---------|--|
| ●●●●●●●● | Core Area Boundary | | Non-Heritage Buildings to Remain |
| ●●●●●●●● | TRCA Regulatory Boundary | | 2 Storey Building Height Restriction Line (BHRL-2) |
| | Developable Areas | | 2 1/2 Storey Building Height Restriction Line (BHRL-2.5) |
| | Dev. Area Subject to TRCA Constraints | | Potential Pedestrian/Vehicular Access |
| | City-Owned Property (Overlay) | | Build-to Lines |
| | | XX -YY% | Build-to Frontage Requirement |

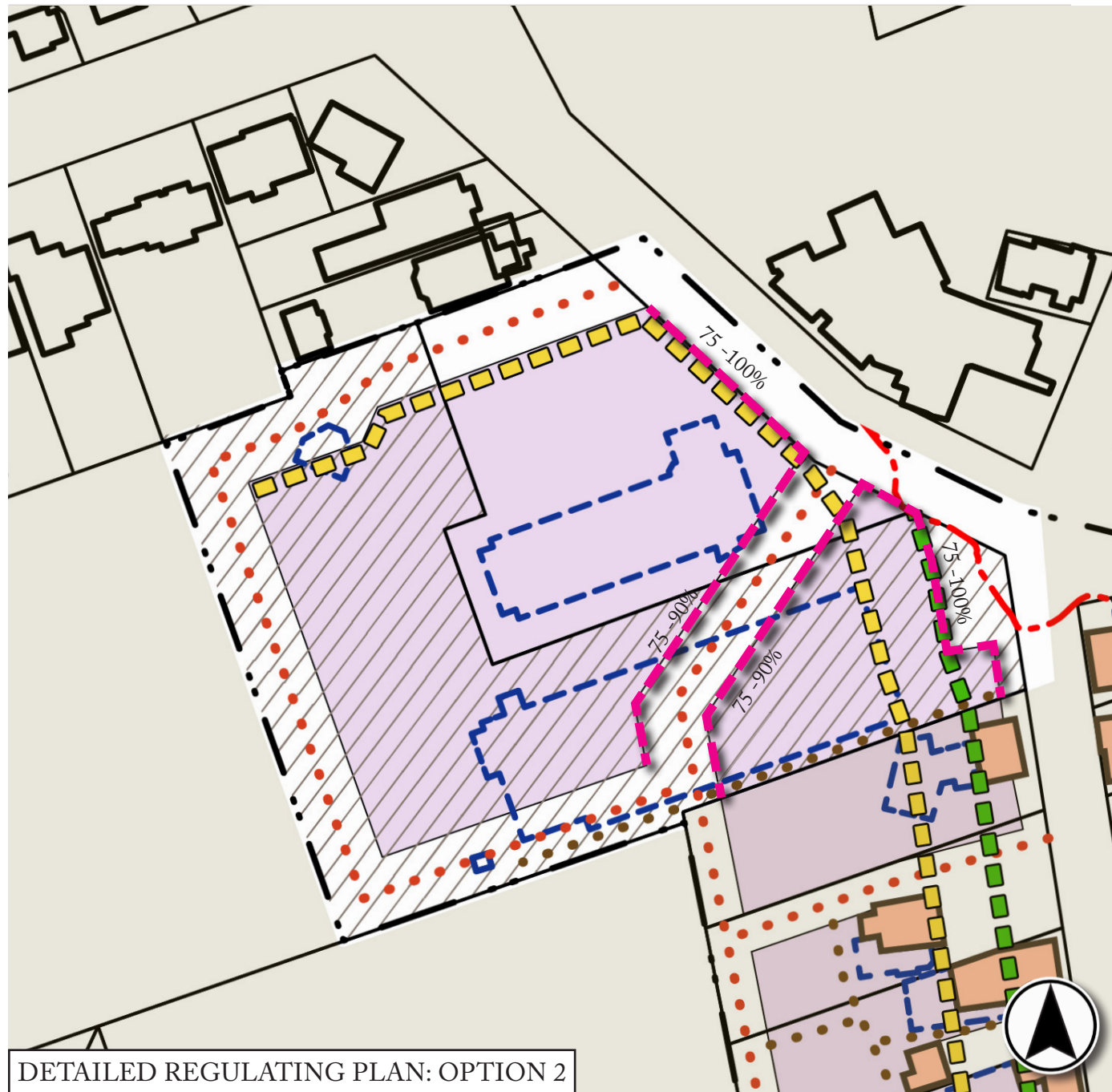


ILLUSTRATIVE MASSING: VIEW FROM THE EAST, POTENTIAL PARKING GARAGE LOCATION WITH COMMERCIAL LINER

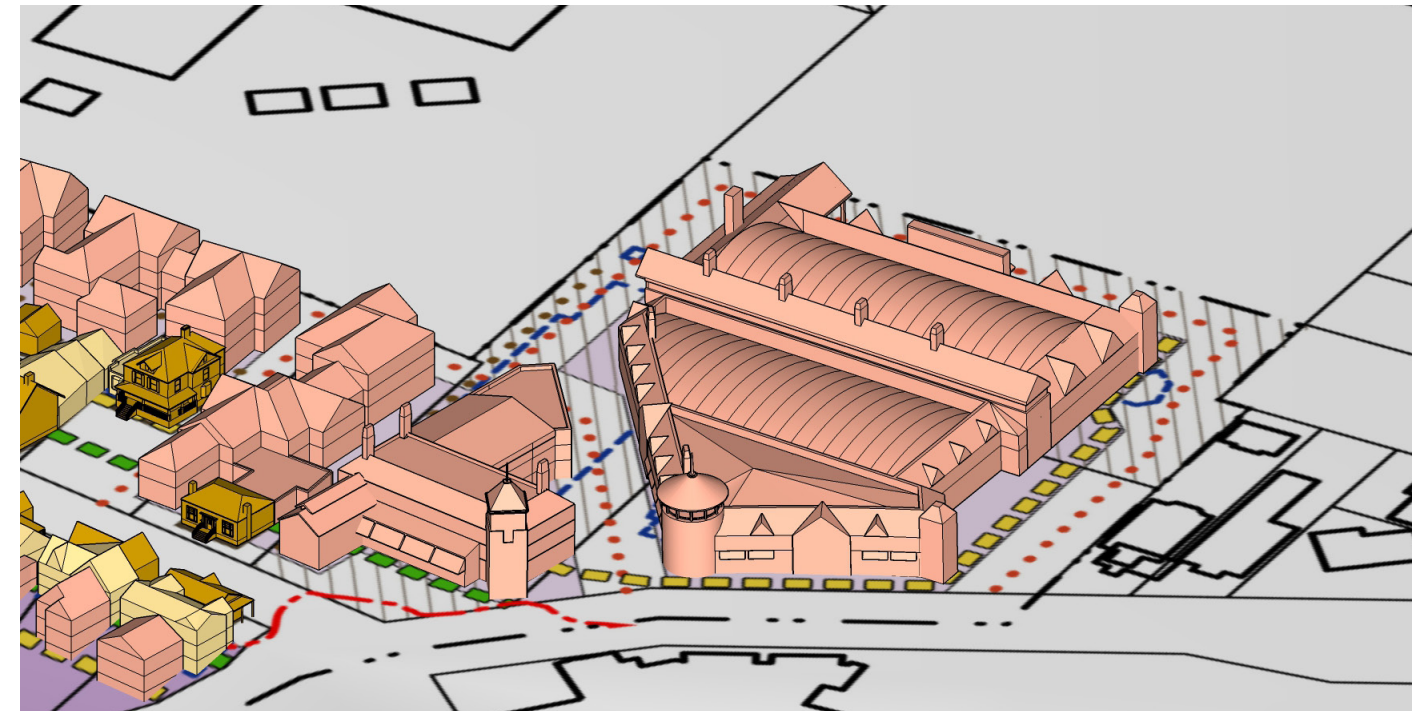


ILLUSTRATIVE MASSING: VIEW FROM THE WEST

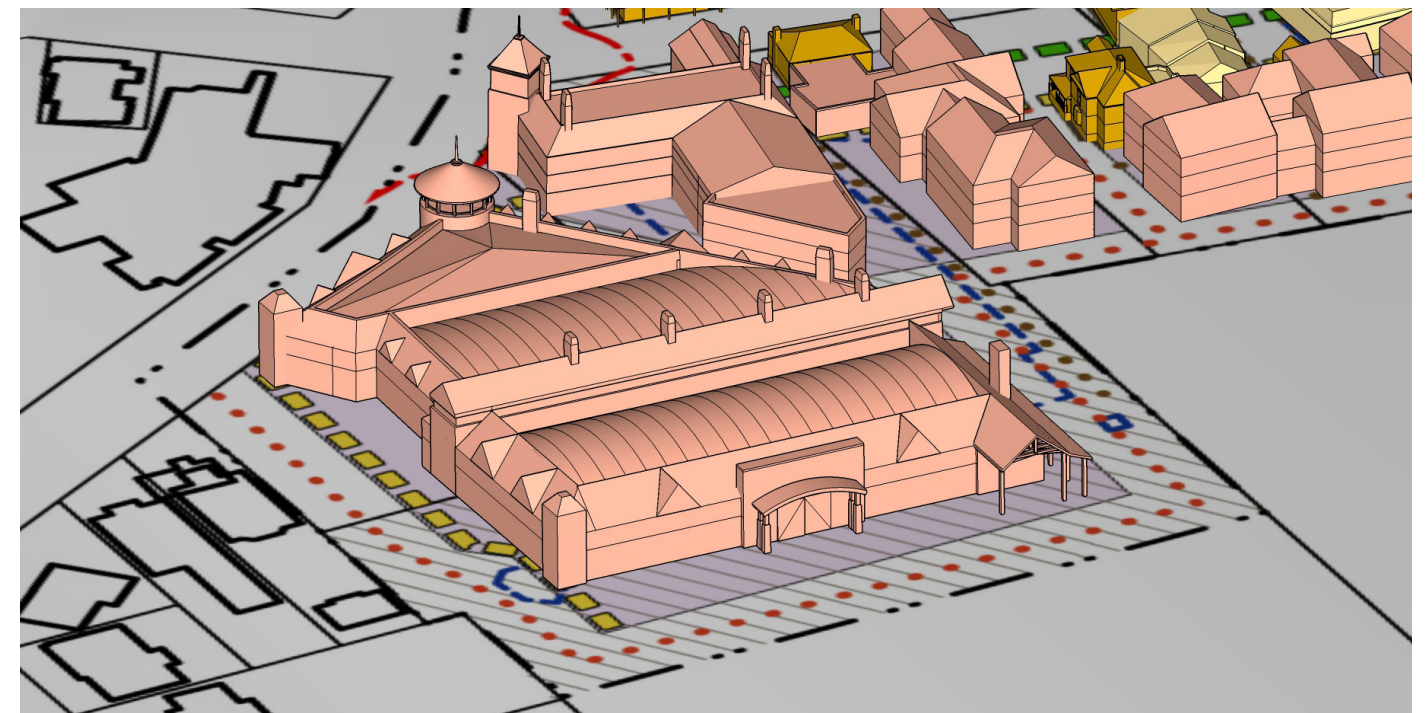
II VILLAGE DESIGN GUIDELINES 2.9 VILLAGE SQUARE GREEN



- | | | | |
|----------|---------------------------------------|----------|--|
| ●●●●●●●● | Core Area Boundary | ■■■■■■■■ | Non-Heritage Buildings, Replaceable |
| ●■■■■■■● | TRCA Regulatory Boundary | ■■■■■■■■ | 2 Storey Building Height Restriction Line (BHRL-2) |
| ■■■■■■■■ | Developable Areas | ■■■■■■■■ | 2 1/2 Storey Building Height Restriction Line (BHRL-2.5) |
| ■■■■■■■■ | Dev. Area Subject to TRCA Constraints | ●●■■■■●● | Potential Pedestrian/Vehicular Access |
| ■■■■■■■■ | City-Owned Property (Overlay) | ■■■■■■■■ | Build-to Lines |
| | | XX-YY% | Build-to Frontage Requirement |



ILLUSTRATIVE MASSING: VIEW FROM THE EAST, POTENTIAL RESIDENTIAL / COMMERCIAL BUILDINGS AND NEW ARENA COMPLEX



ILLUSTRATIVE MASSING: VIEW FROM THE WEST



A 3D perspective view of a residential neighborhood. The scene features several houses with red roofs and light-colored walls, arranged in a grid-like pattern. A central square area is visible, surrounded by buildings. The houses are connected by a network of streets, some of which are marked with red dots. The overall style is a simple, blocky 3D model.



ILLUSTRATIVE MASSING: VIEW FROM THE WEST



II VILLAGE DESIGN GUIDELINES 2.11 WEST SIDE SOUTH



- | | | | |
|--------|---------------------------------------|--------|--|
| ●●●●●● | Core Area Boundary | □□□□ | Non-Heritage Buildings, Replaceable |
| ●●●●●● | TRCA Regulatory Boundary | □□□□ | 2 Storey Building Height Restriction Line (BHRL-2) |
| □□□□ | Developable Areas | □□□□ | 2 1/2 Storey Building Height Restriction Line (BHRL-2.5) |
| □□□□ | Dev. Area Subject to TRCA Constraints | ●●●● | Potential Pedestrian/Vehicular Access |
| □□□□ | City-Owned Property (Overlay) | □□□□ | Build-to Lines |
| | | XX-YY% | Build-to Frontage Requirement |



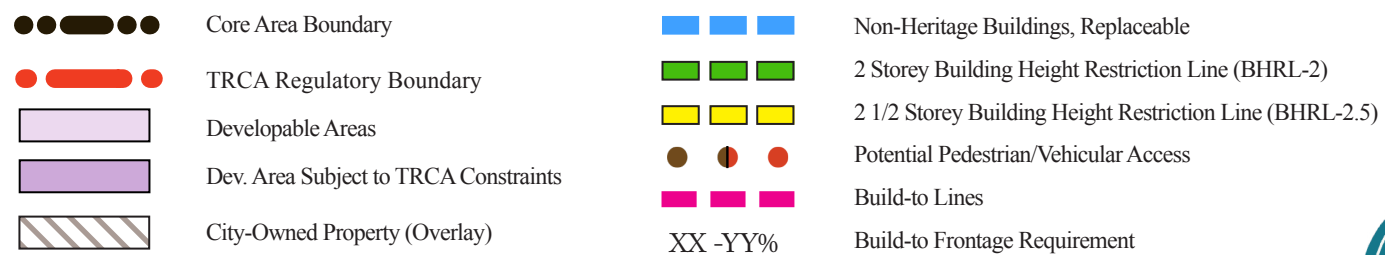
ILLUSTRATIVE MASSING: VIEW FROM THE EAST



ILLUSTRATIVE MASSING: VIEW FROM THE WEST



II VILLAGE DESIGN GUIDELINES 2.12 EAST SIDE

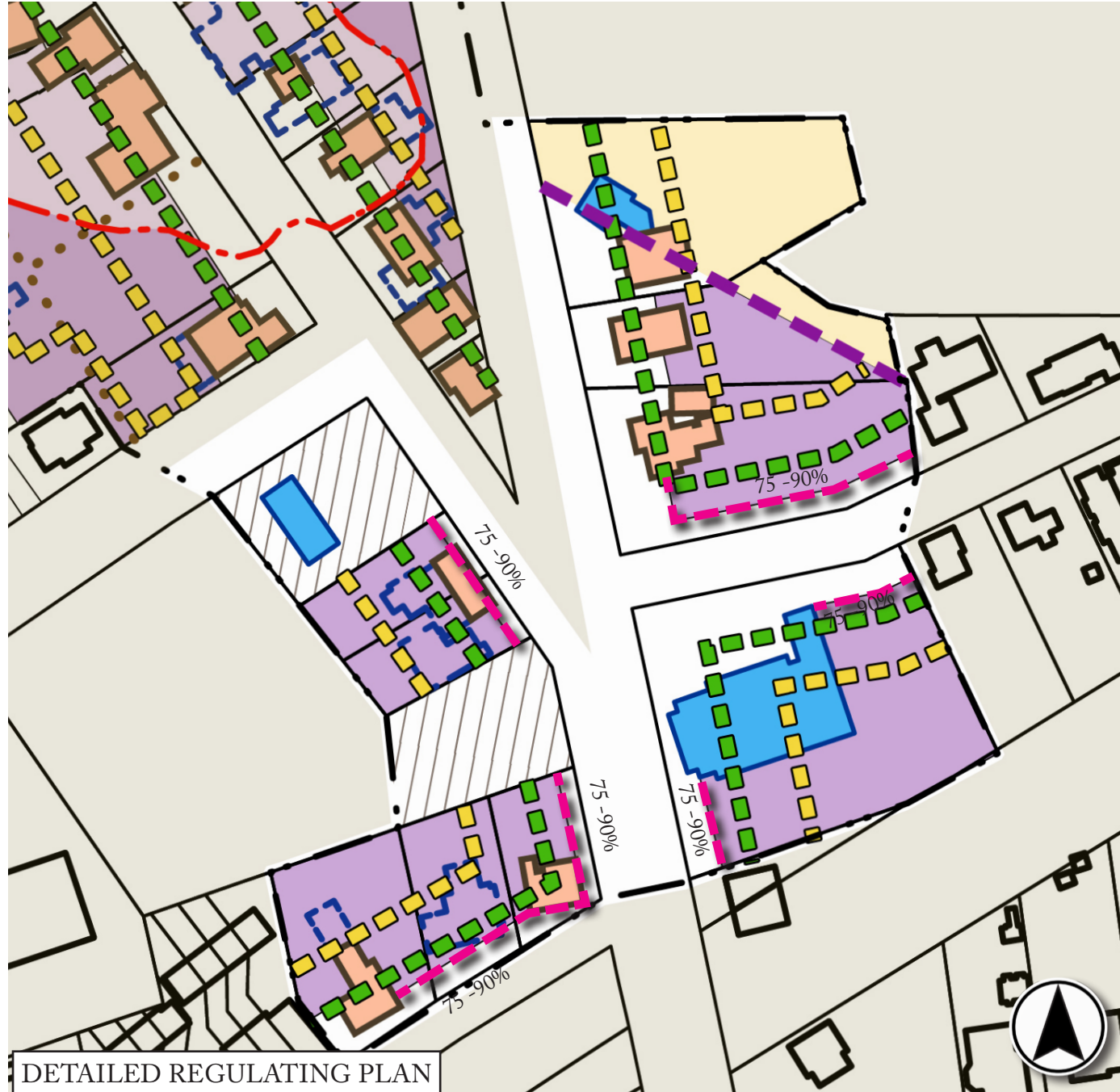


ILLUSTRATIVE MASSING: VIEW FROM THE EAST INCLUDING POTENTIAL PARKING PLATFORM CONCEPT



ILLUSTRATIVE MASSING: VIEW FROM THE WEST

II VILLAGE DESIGN GUIDELINES 2.13 PLANING MILL AREA

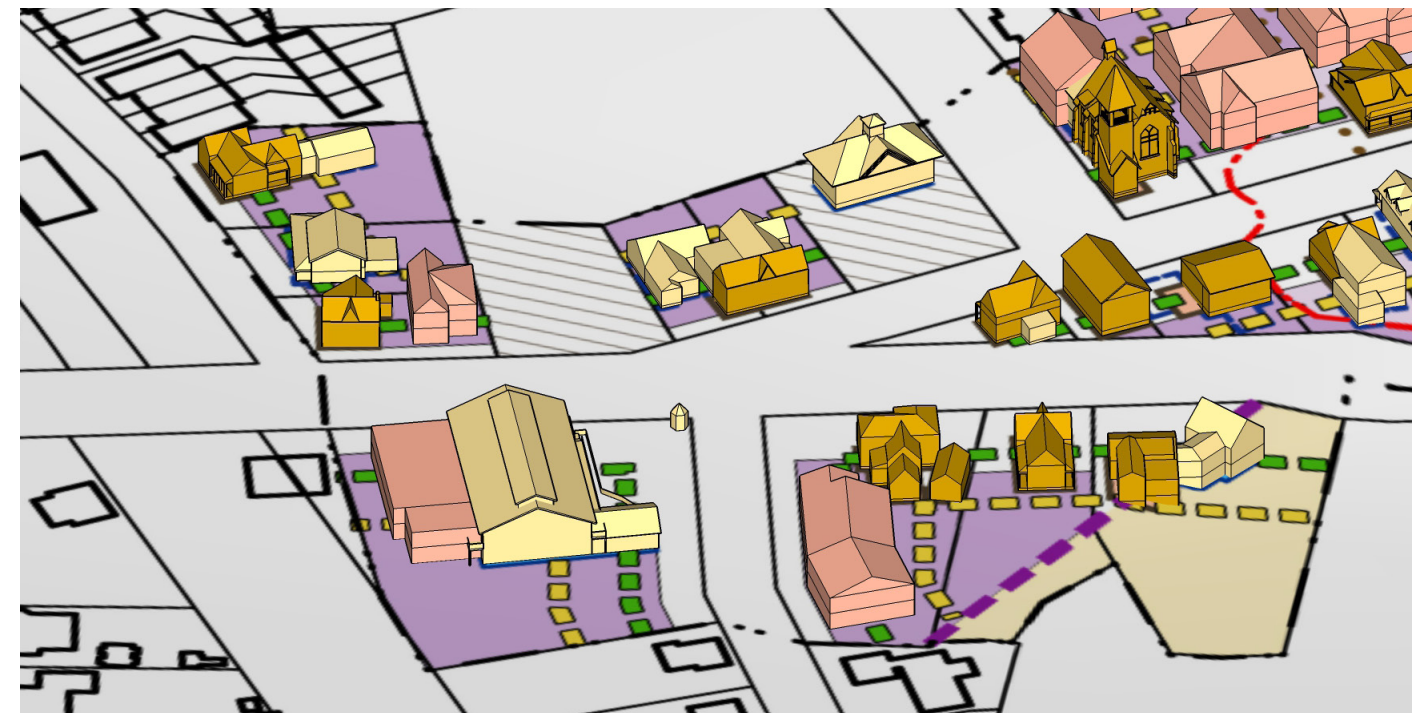


DETAILED REGULATING PLAN

- | | | | |
|---------|---------------------------------------|---------|--|
| ●●●●●● | Core Area Boundary | ■ ■ ■ ■ | Non-Heritage Buildings, Replaceable |
| ●●●●●● | TRCA Regulatory Boundary | ■ ■ ■ ■ | 2 Storey Building Height Restriction Line (BHRL-2) |
| ■ ■ ■ ■ | Developable Areas | ■ ■ ■ ■ | 2 1/2 Storey Building Height Restriction Line (BHRL-2.5) |
| ■ ■ ■ ■ | Dev. Area Subject to TRCA Constraints | ● ● ● ● | Potential Pedestrian/Vehicular Access |
| ■ ■ ■ ■ | City-Owned Property (Overlay) | ■ ■ ■ ■ | Build-to Lines |
| | | XX -YY% | Build-to Frontage Requirement |



ILLUSTRATIVE MASSING: VIEW FROM THE EAST



ILLUSTRATIVE MASSING: VIEW FROM THE WEST



II

VILLAGE DESIGN GUIDELINES

2.14 GENERAL DEVELOPMENT STANDARDS

BUILDING MASSING AND DESIGN TREATMENT

The intent of the Massing Guidelines is to guide new development to be appropriate in size and scale to the existing buildings in the Core Area of Main Street. The guidelines are based on the Vision Plan, further refining its recommendation for a maximum building height of 3.5 storeys. The guidelines provide guidelines for compatible new building forms that will enhance the village's historic character.

Encouraged:

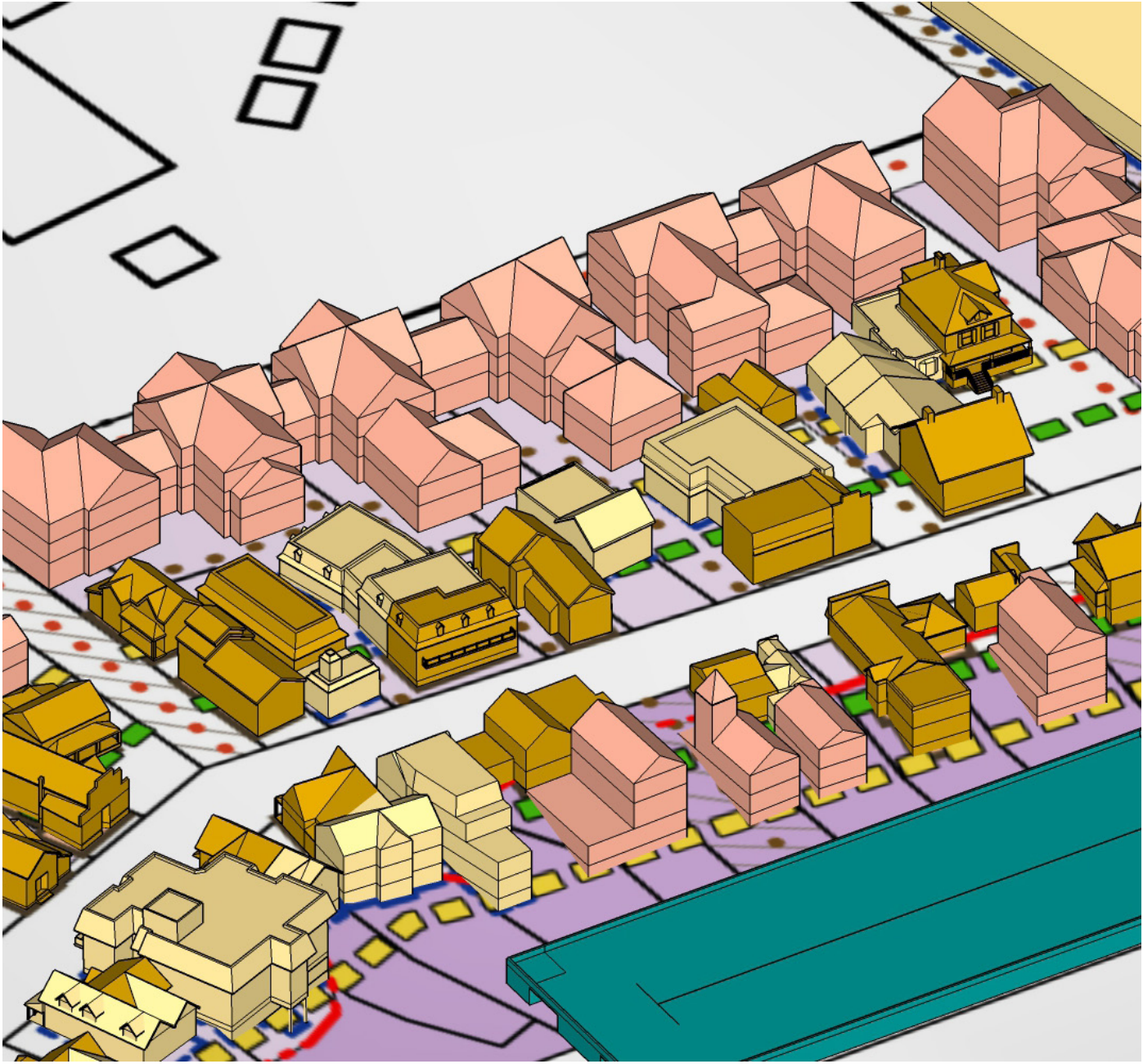
- The design of new multi-unit development should be residential in character, scale, and proportion, and provide complementary roof lines or slopes to existing architecture.
- Simple yet varied massing that includes a primary building mass with attached minor wings, conceived of as additions, and subordinate to the primary building mass. These taller primary masses 'step down' with the shorter building masses attached to them.
- Building forms with multiple building masses tied together with "hyphens" between the primary masses. The addition of porches, limited applied balconies, and roof terraces will further articulate building forms. Special features such as bay windows, entry doors/verandas/porches or window groupings should be utilized to terminate long views and provide picturesque moments.
- All facades should have consistent and cohesive design elements. Facades are articulated with a limited vocabulary of window and door types, and simple material palettes.
- Building ensembles made up of smaller buildings each with its own shared entrance and stair/elevator core.
- Larger buildings broken up with multiple 'identities', either by style, material, or massing.
- Materials that are high-quality, durable and wear well with age. Materials such as wood, wood-like materials

and brick can be used effectively in traditional designs and are complementary to the surrounding area.

- Side and rear building elevations with high public exposure and visibility to public spaces such as streets, walkways, parks and school sites should be highly articulated and consistent with the front elevation in terms of materials, fenestration and detailing.

Discouraged:

- Formal massing with long unbroken façade lengths and overly repetitive motifs as well as flat, unarticulated blank walls visible from public spaces.
- Large scale elements such as vertically ganged windows or extensive areas of glazing.
- Overly complicated massing without a hierarchy of forms, or complex material palettes.
- Tall, 3 ½ storey building massing without stepping down.
- Corridor buildings with single entrances and single cores.
- Excessive use of projecting balconies, which are not a common design element for historic Unionville, as well as highly visible outdoor/rooftop terraces, especially where they may be seen from Main Street.



ILLUSTRATIVE MASSING: ACTUAL MASSING WILL VARY DEPENDING ON SIZE, CONFIGURATION, LOCATION, AND STYLE



II

VILLAGE DESIGN GUIDELINES

2.14 GENERAL DEVELOPMENT STANDARDS

MASSING GUIDELINES

Building Height

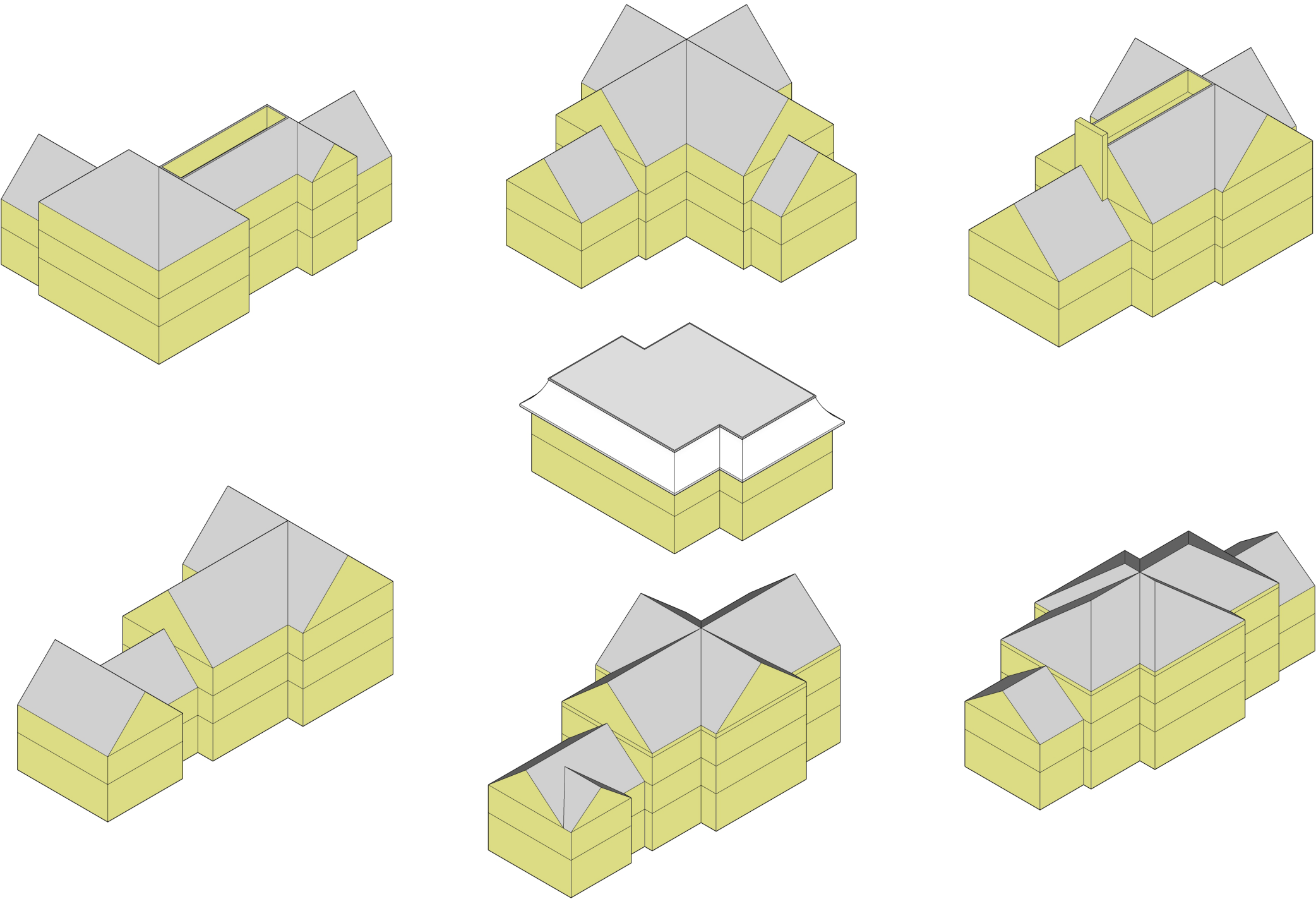
1. The maximum height of a building is three storeys. Building Height should be measured to the roof eave from the ground in front of each building entrance. An occupied roof is permitted above the 3rd floor to an area equal to 75% of the floor area below the roof.
2. The maximum height of the ground floor (as measured to the finished floor above) is 4.2 metres (14 ft).
3. The maximum floor to floor height of the levels above the ground floor is 3.2 metres (10.5 ft).
4. See the Regulating Plan (Section 2.4) for additional guidelines governing building height and massing.

Building Size

1. The maximum footprint of a three storey portion of a building is 360 sqm (3,750 sq ft). Two or more three storey portions of a building can be linked together by a shorter building mass either two storeys to the eave or one storey to the eave.
2. The maximum occupied space that may be located in the roof is equal to 75% of the floor area below the roof, when consistent with the appropriate roof slope associated with the Architectural Style as described in the Architectural Guidelines.
3. Although a mansard style roof is not one of the preferred architectural styles, if a mansard roof is proposed, the maximum height to the roof eave of a building is two storeys, and the mansard roof design must possess the form and proportion of a 19th century roof based on local examples.

Facade Treatment

1. Building facades should be articulated every 12 metres (40 ft), with a change in façade plane a minimum of 2 metres (6.5 ft), or a change in eave height of a minimum of one storey.



ILLUSTRATIVE BUILDING MASSING: CONFIGURATION AND ROOF-FORMS MAY VARY BY STYLE





ARCHITECTURAL GUIDELINES

III

ARCHITECTURAL GUIDELINES

3.1 OVERVIEW

INTRODUCTION TO THE SELECTED STYLES

The well-preserved architectural heritage of Unionville is the principal source of its unique identity, and the preservation of that identity is paramount in these guidelines. On the other hand, no living community is frozen in time, and regeneration will be essential to the continued preservation of this historic village if it is to thrive in the twenty-first century.

While the village design principles instituted in the previous section will assure an appropriate placement, massing, and scale of new buildings and additions, principally as a necessary condition for protecting the historic character of the village, those measures alone are not sufficient. The architectural quality, character, and style of new buildings and additions will have a consummate impact on the perception of these structures, particularly as to whether they “belong” to the village or not.

These styles have been chosen because they are both extant in the village and suitable for emulation in the form of larger scale, multi-unit buildings. Some styles, such as Second Empire, were deemed inappropriate for new construction, since their occurrence in the village is rare, and the massing and bulk of mansard roofs at 3 1/2 storeys would result in buildings of an inappropriate scale relative to the existing historic structures. Further consideration was given to the adaptiveness of the selected styles to the constraints and requirements of modern construction techniques, methods, and materials. It should also be noted that producing exact replicas of historic buildings, in whole or part, is not the intention of these guidelines. However, architectural designs should faithfully render these styles, and preferably err on the side of imitation in lieu of invention.

In each of the Style subsections below, guidance is provided on many of the essential features and details that define that style. This pattern book is intended to be used in tandem with the Unionville Heritage Conservation District Plan, which provides additional guidance on designing new buildings and additions in these styles.



III

ARCHITECTURAL GUIDELINES

3.2 VERNACULAR | GOTHIC REVIVAL



VERNACULAR (All Periods) | GOTHIC REVIVAL (1860-1880)

Vernacular architecture borrows design elements from various architectural styles often making it difficult to categorize. It is not really a style with formal rules of design, but rather a result of local culture, climate, materials, economy and technology that came together to make an architecture that is distinct to a certain place and time period. Vernacular buildings are generally not architect designed, but were rather the product of local builders drawing inspiration from pattern books and knowledge of high-style buildings.

Gothic Revival architecture developed as a reaction to the restrained rational Georgian architecture that dominated the 1700's and early 1800's. The style was an architectural expression of the Romantic Movement in literature and the arts that flowered in the mid 1800's. The defining features of Gothic Revival architecture is a steeply pitched roof and the pointed arched window. Pure examples of the style often feature a rambling plan with distinct wings to create a picturesque composition of architectural elements. The style often exhibits exuberant architectural decoration including, lacy gingerbread hanging from the eaves and verandas, kingposts, brackets, finials and hood moulds over the windows.



Typical Vernacular/Gothic Revival Features:

- Rectangular plan, L-plan, irregular plan
- Typically highly decorated styles with an overall sense of verticality
- Patterned brick walls, board and batten siding, vertical tongue and groove siding
- Medium-pitched roof or steep gable roof, open eaves
- Gables decorated with wood “gingerbread” trim
- Corbelled brick chimneys proportioned to serve wood stoves
- Sash-style windows with 2/2 glazing, flat headed or segmentally arched
- Pointed arched or round-headed feature windows within steep gables
- Angled bay windows
- Louvered shutters
- Four-panelled doors, sometimes with transom light above
- Double doors with glazed upper sections
- Shallow verandas with shed, hipped or bellcast roof, supported on turned posts, decorated with fretwork brackets and spandrels



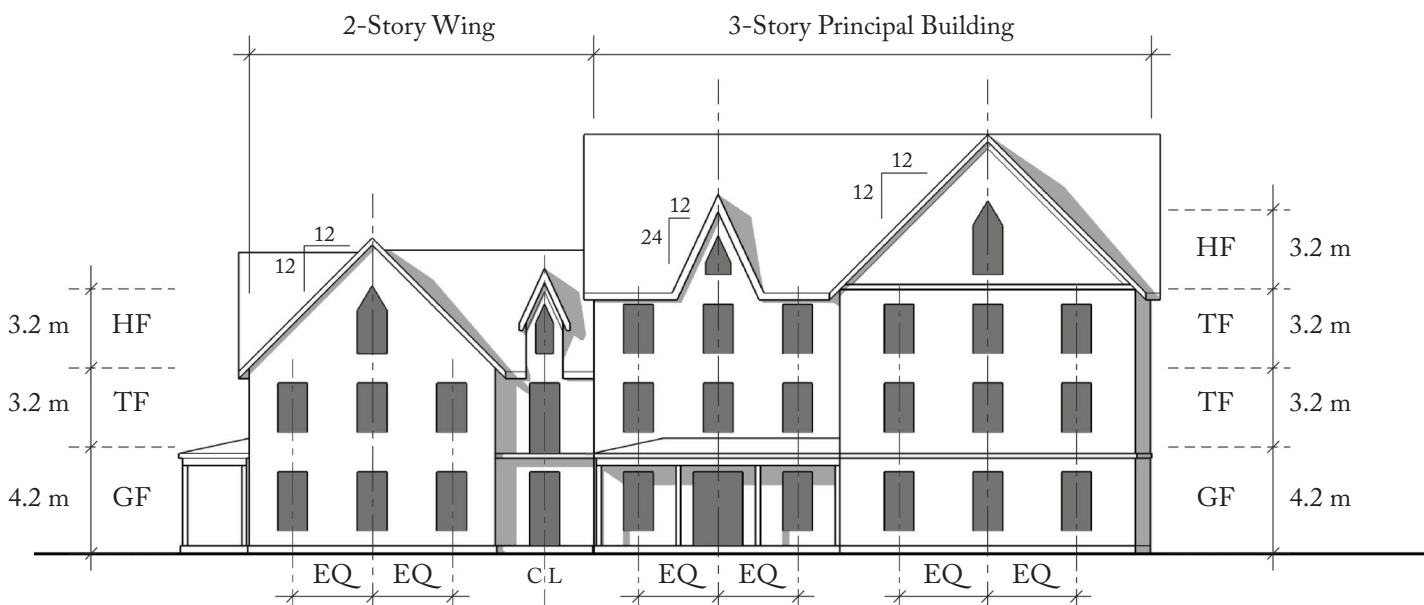
III
ARCHITECTURAL GUIDELINES
3.2 VERNACULAR | GOTHIC REVIVAL



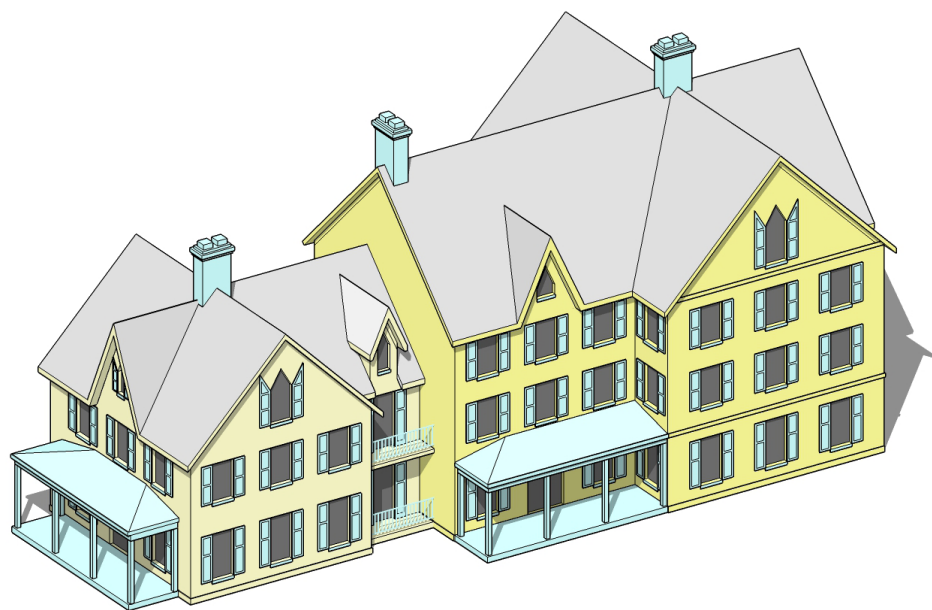
III
ARCHITECTURAL GUIDELINES
3.2 VERNACULAR | GOTHIC REVIVAL
ILLUSTRATIVE MASSING AND COMPOSITION



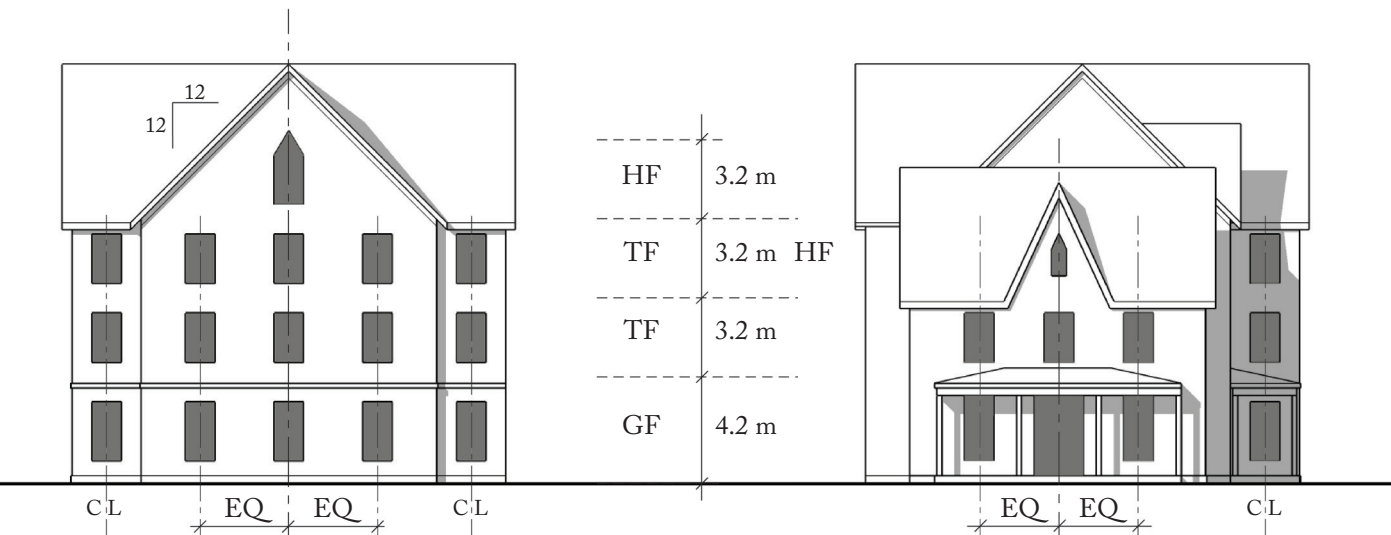
BASIC MASSING AND FENESTRATION PATTERN



PRINCIPAL ELEVATION: COMPOSITION PROPORTIONS



ELEMENTS OF COMPOSITION

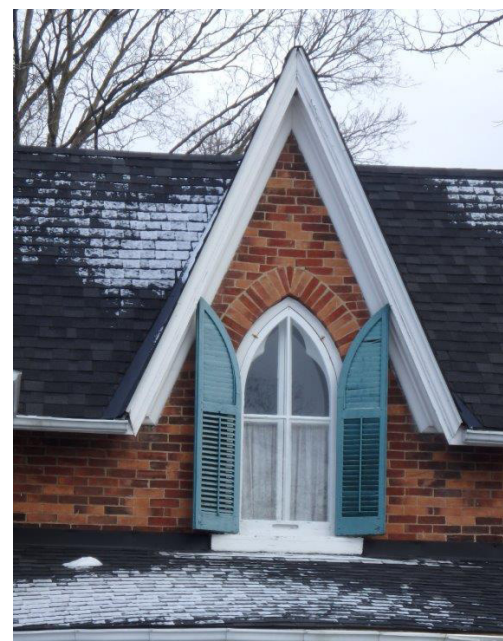
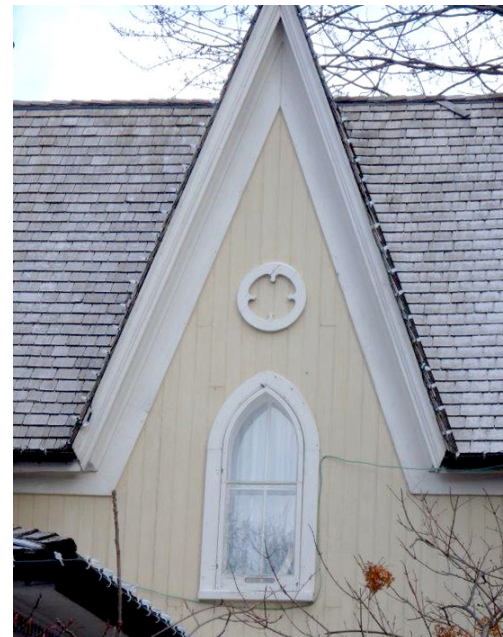


SYMMETRICAL SIDE COMPOSITION

ASYMMETRICAL SIDE COMPOSITION



III
ARCHITECTURAL GUIDELINES
3.2 VERNACULAR | GOTHIC REVIVAL
SAMPLE DETAILS AND MATERIALS



DOORS

WINDOWS

DORMERS

MILLWORK

CLADDING



III
ARCHITECTURAL GUIDELINES
3.3 GEORGIAN | REGENCY



GEORGIAN (1795-1860) | REGENCY (1820-1840)

Georgian Tradition buildings were built throughout the 1800's in Markham. The style is based on the Georgian Architecture of Great Britain that developed in the 1700's and early 1800's. To the homesick settler, it was a welcome reminder of the civilization they left on the other side of the Atlantic or the United States. The windows and doors are most often arranged and sized according to strict symmetry and proportion. The windows are usually multi-paned and rectangular in shape. Georgian tradition homes are often simply detailed and unadorned, and depend on their proportioning and symmetry for their air of restrained dignity.

The Regency Cottage style shares some design similarities with the Georgian tradition. It is a colonial style derived from the bungalows of India, designed to respond to local climate and topography. This picturesque style arrived in Canada in the early 1800s, and the basic form of the Regency Cottage continued well into the 19th century, adapted with stylistic elements from later periods. The style features architectural details common to houses in hot climates like high ceilings, hipped roofs, deep eaves, and French doors walking out onto tent like verandas with bell-cast roofs and delicate treillage posts.



Typical Georgian/Regency Features:

- Rectangular plan
- Overall sense of balance and symmetry, simplicity of detailing
- Brick walls or clapboard siding
- Medium-pitched gable roof with eave returns
- Low-pitched hipped roof with wide overhang (Regency)
- Gable end chimneys stoutly proportioned to serve fireplaces
- Sash-style windows with 6/6, 12/8 or 12/12 glazing, flat-headed
- Venetian (3-part) windows (Regency)
- French doors (Regency)
- Louvered or paneled shutters
- Main entrances with Neo-classic surrounds, sometimes with transom lights or sidelights
- 6 or 8 panelled doors
- Later examples with Classic Revival influence have main entrance doors with sidelights and transom lights
- Small porches with Neo-classic detailing
- Verandas on one, two or three sides, treillage supports (Regency)



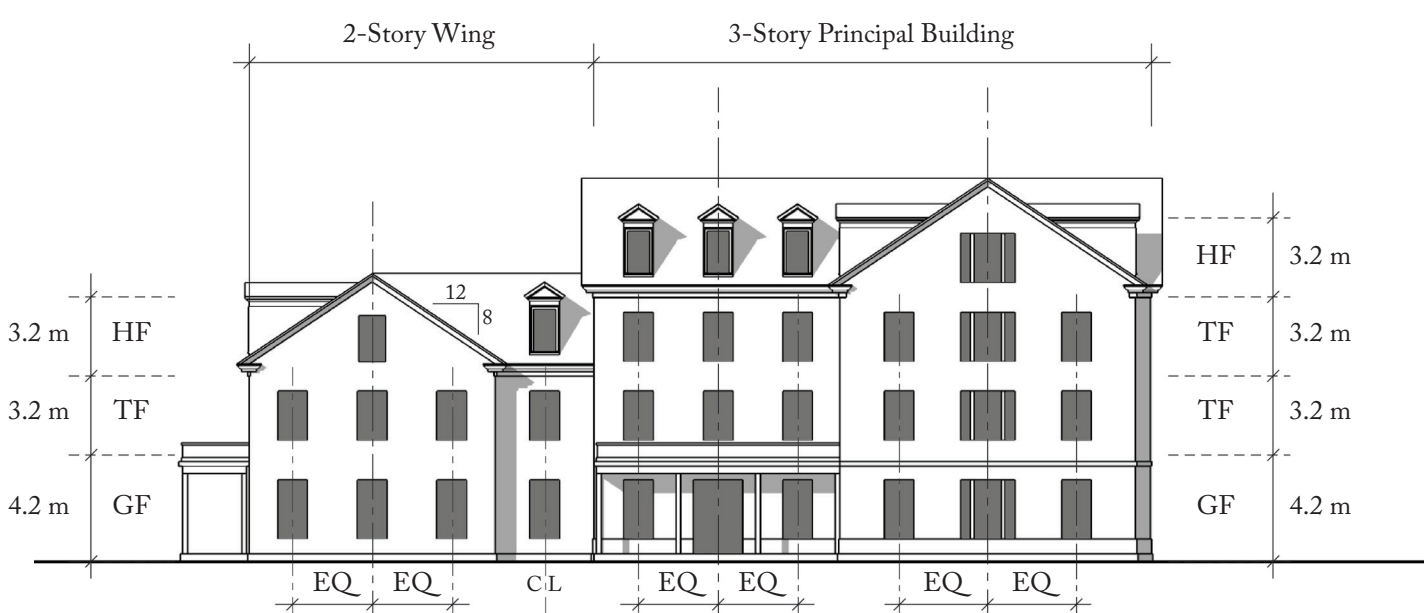
III
ARCHITECTURAL GUIDELINES
3.3 GEORGIAN | REGENCY



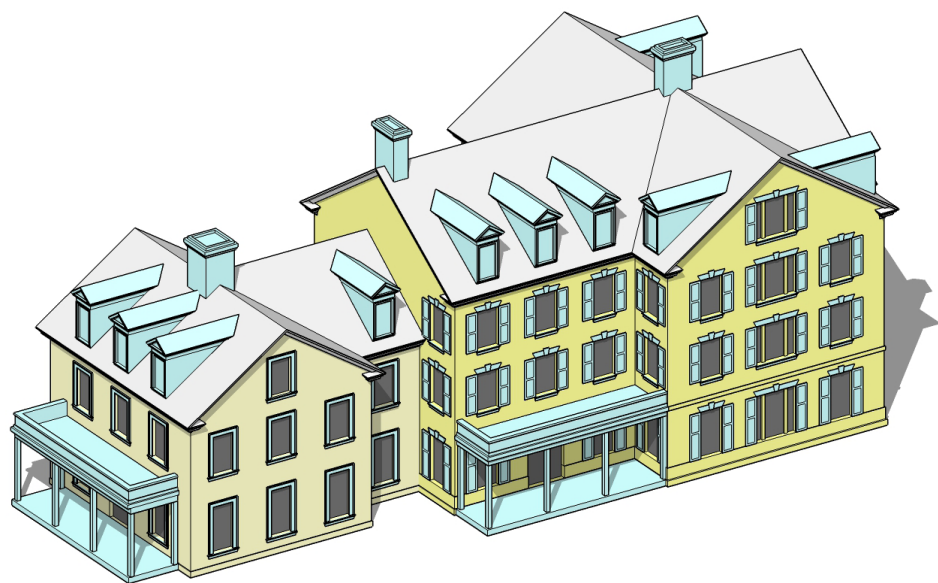
III
ARCHITECTURAL GUIDELINES
3.3 GEORGIAN | REGENCY
ILLUSTRATIVE MASSING AND COMPOSITION



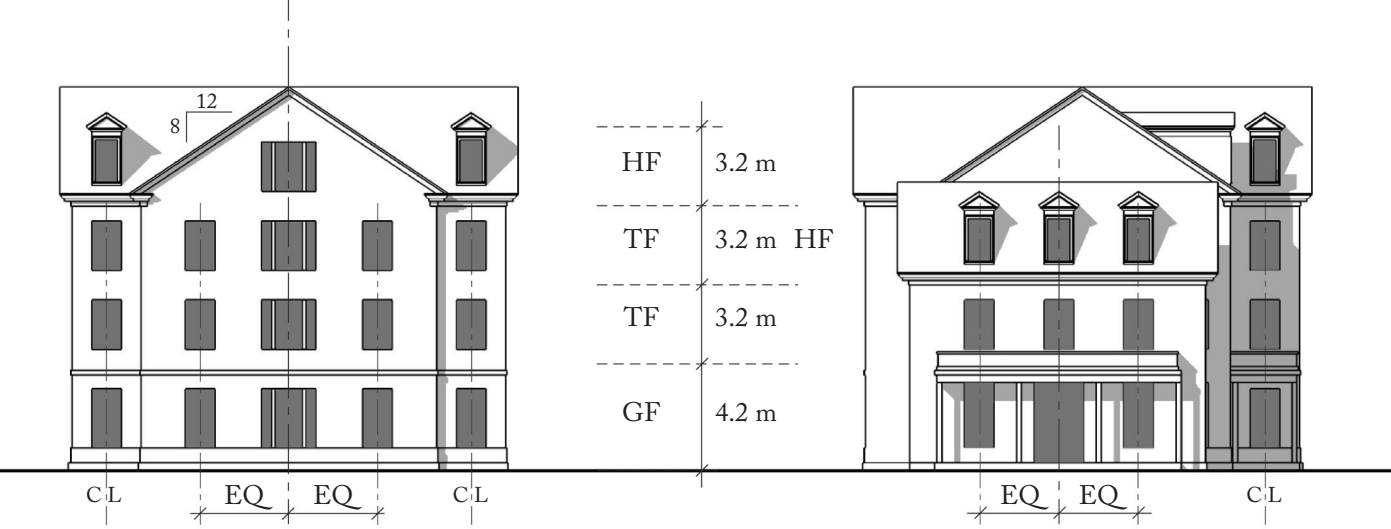
BASIC MASSING AND FENESTRATION PATTERN



PRINCIPAL ELEVATION: COMPOSITION PROPORTIONS



ELEMENTS OF COMPOSITION



SYMMETRICAL SIDE COMPOSITION

ASYMMETRICAL SIDE COMPOSITION

III
ARCHITECTURAL GUIDELINES
3.3 GEORGIAN | REGENCY
SAMPLE DETAILS AND MATERIALS



DOORS

WINDOWS

DORMERS

MILLWORK

CLADDING



III

ARCHITECTURAL GUIDELINES

3.4 ITALIANATE



ITALIANATE (1860-1880)

Italianate architecture sprouted from the same Romantic Movement that Gothic Revival architecture did in the mid 1800's. The style is based on rural architecture of Renaissance Italy and exhibits architectural features typical of more southerly climes. These include shallow to moderately pitched roofs with deep overhanging eaves supported by robust brackets, tall slender semicircular and segmental arched windows, verandas, louvered shutters and classical detailing. Floor plans of Italianate houses tend to be irregular like Gothic Revival buildings in order to create a picturesque composition. Some Italianate houses feature a tower reminiscent of the campaniles once used to spot invaders of the Italian fortified country towns.



Typical Italianate Features:

- Block-like form, square, rectangular or irregular plan
- Projecting frontispiece or tower used on some examples
- Patterned brick walls
- Hip or gable roof with wide eaves, decorative brackets
- Corbelled brick chimneys proportioned to serve wood stoves
- Sash-style windows with 2/2 glazing, flat-headed, segmentally-headed or round-headed
- Angled bay windows
- Louvered shutters
- Four-panelled doors, sometimes with transom lights
- Double doors with glazed upper portions
- Shallow verandas with hip roofs supported on square, chamfered posts, Classic Revival detailing, or supported on turned posts with Gothic Revival detailing



III
ARCHITECTURAL GUIDELINES
3.4 ITALIANATE



III

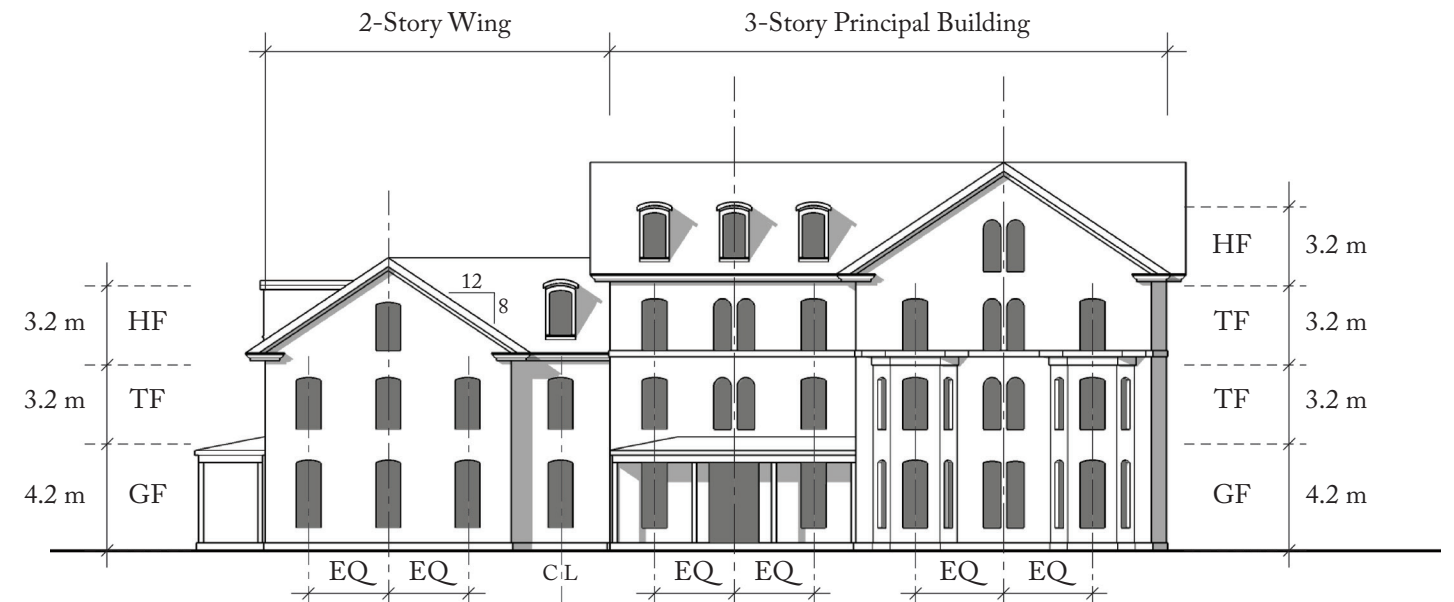
ARCHITECTURAL GUIDELINES

3.4 ITALIANATE

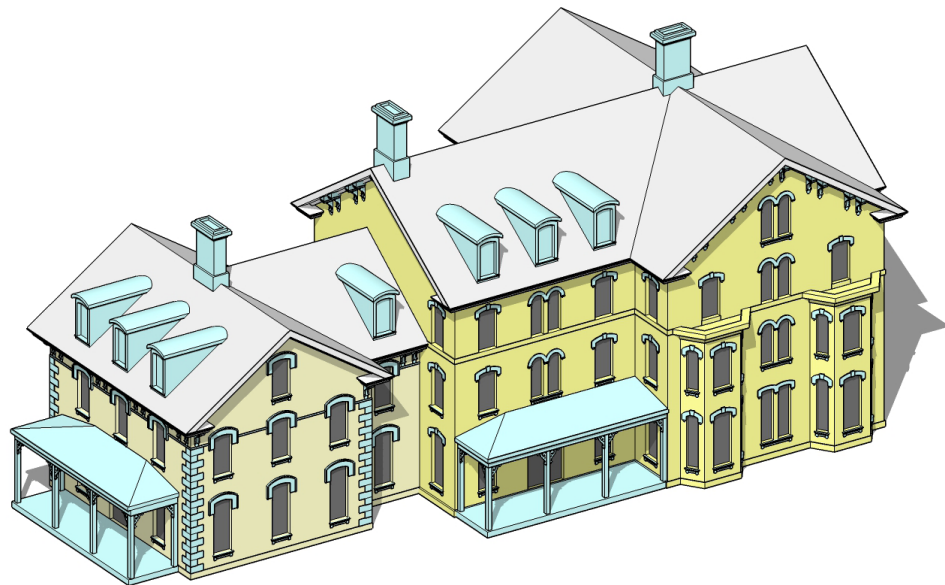
ILLUSTRATIVE MASSING AND COMPOSITION



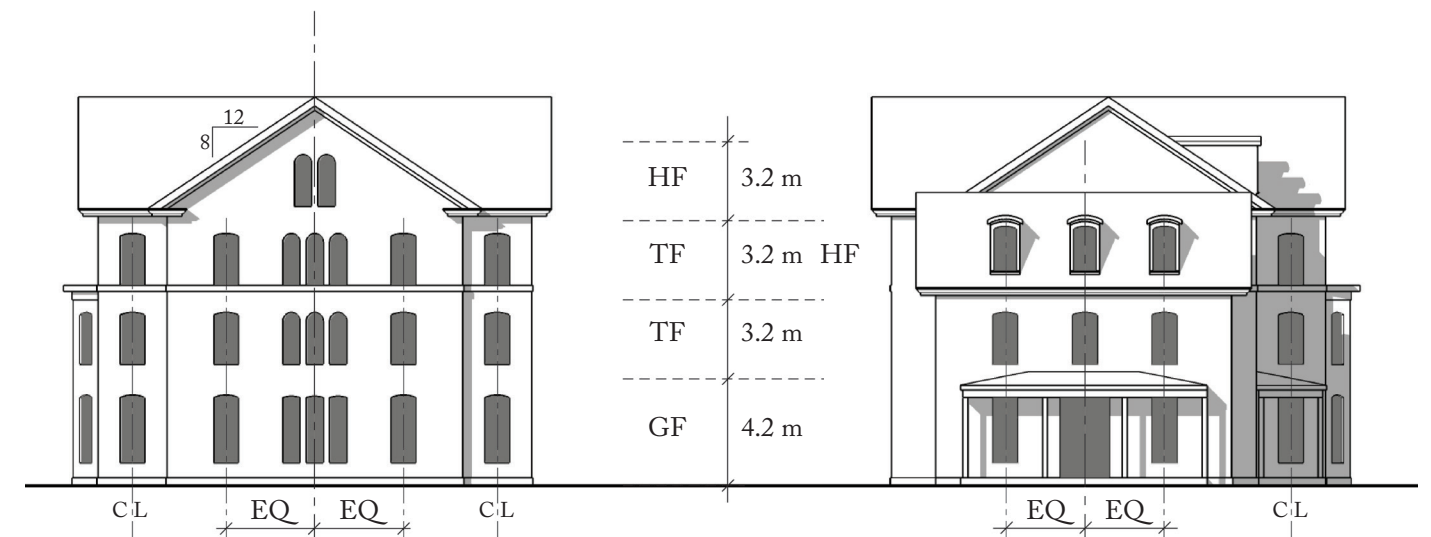
BASIC MASSING AND FENESTRATION PATTERN



PRINCIPAL ELEVATION: COMPOSITION PROPORTIONS



ELEMENTS OF COMPOSITION

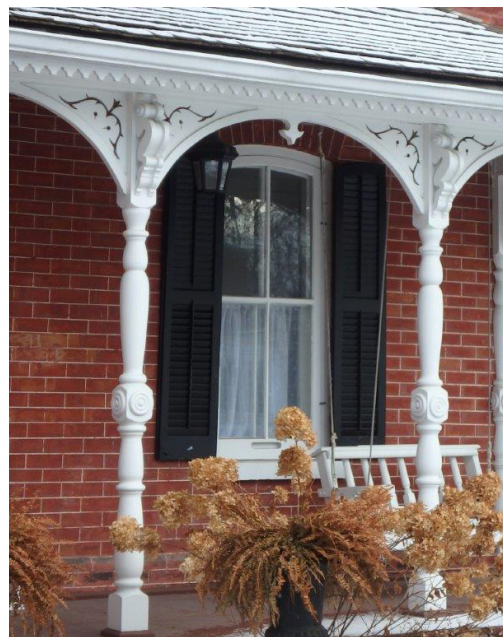


SYMMETRICAL SIDE COMPOSITION

ASYMMETRICAL SIDE COMPOSITION



III
ARCHITECTURAL GUIDELINES
3.4 ITALIANATE
SAMPLE DETAILS AND MATERIALS



DOORS



WINDOWS



DORMERS



MILLWORK



CLADDING



III

ARCHITECTURAL GUIDELINES

3.5 EDWARDIAN CLASSICAL



EDWARDIAN CLASSICAL (1910-1930)

Edwardian Classicism was a reaction to the decorative excess of the late Victorian style revivals that flourished in the late 1800's. Edwardian Classical houses are usually box-like in their massing and a full two storeys tall. They are largely devoid of exterior ornament with the exception of generous verandas which often feature stout classical columns and chunky railings. Hipped roofs with pressed brick clad dormers are common on Edwardian houses as well as one-over-one windows, picture windows, and decorative leaded glass.



Typical Edwardian Classical Features:

- Square or irregular plan
- Red brick walls with limestone or concrete accents
- Minimal decorative embellishments, often with Classical design influence
- Hip roof, gable roof, or combination, with wide overhanging eaves
- Hip-roofed or gable-roofed dormers
- Closed gables with patterned wood shingles
- Large, simple chimneys designed to serve fireplaces
- Sash-style windows with 1/1, 3/1 or 6/1 glazing, flat-headed
- Feature windows with plate glass and transom lights over, often with leaded beveled or stained glass
- Angled or box bay windows
- Glazed and panelled doors, sometimes with Arts and Crafts Movement design details
- Deep verandahs with hip roof or shed roof, sometimes with gabled portions marking main entrance, supported on heavy Classical columns resting on brick pedestals, railings
- Glazed sunrooms



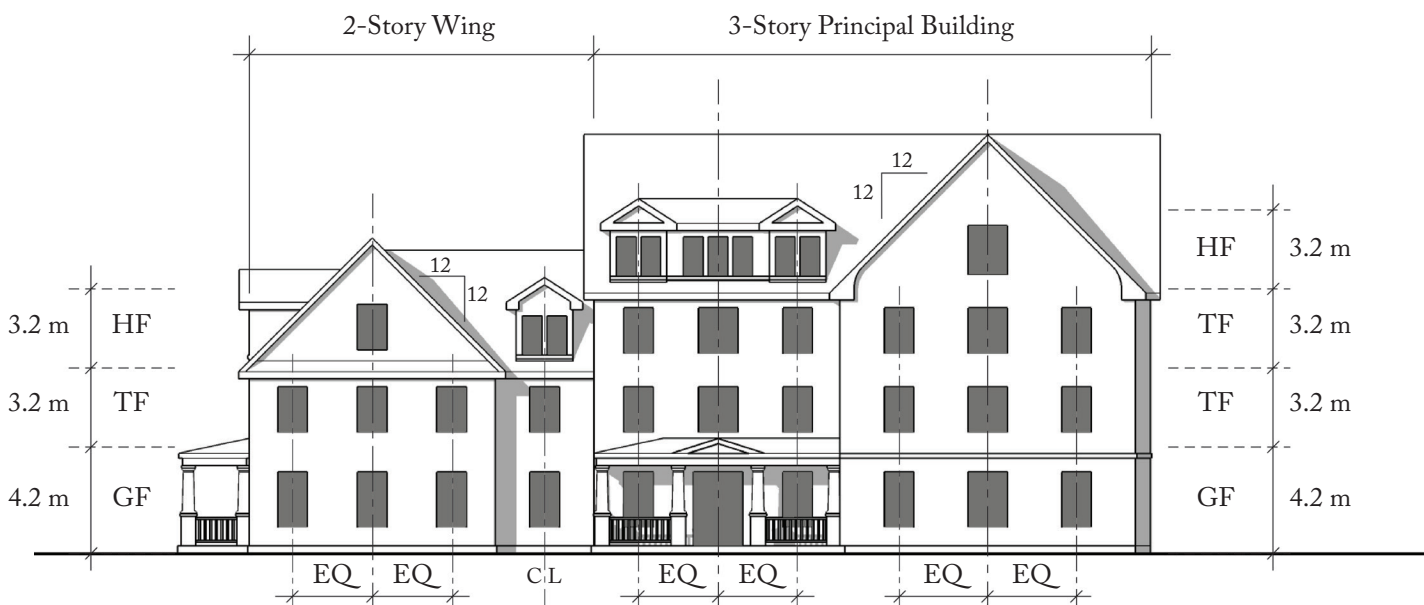
III
ARCHITECTURAL GUIDELINES
3.5 EDWARDIAN CLASSICAL



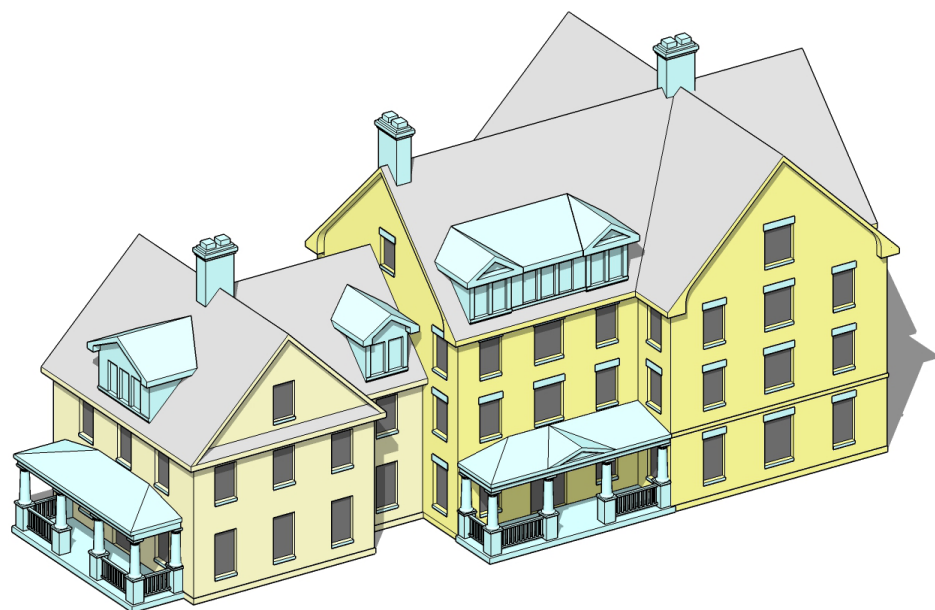
III
ARCHITECTURAL GUIDELINES
3.5 EDWARDIAN CLASSICAL
ILLUSTRATIVE MASSING AND COMPOSITION



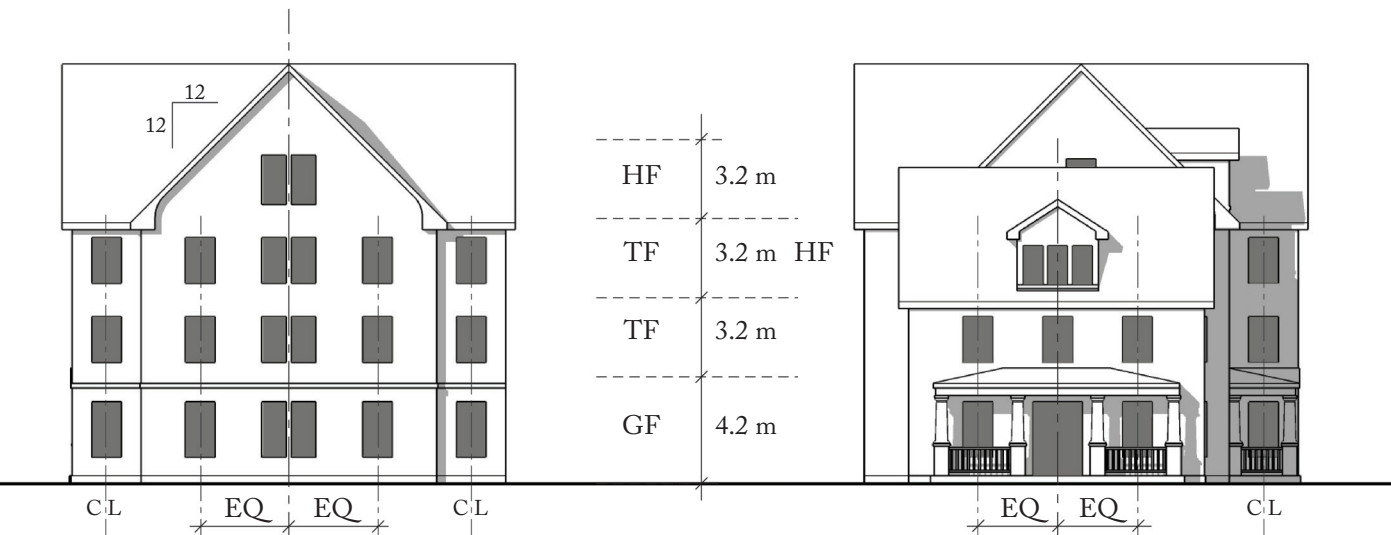
BASIC MASSING AND FENESTRATION PATTERN



PRINCIPAL ELEVATION: COMPOSITION PROPORTIONS



ELEMENTS OF COMPOSITION



SYMMETRICAL SIDE COMPOSITION

ASYMMETRICAL SIDE COMPOSITION



III
ARCHITECTURAL GUIDELINES
3.5 EDWARDIAN CLASSICAL
SAMPLE DETAILS AND MATERIALS



DOORS

WINDOWS

DORMERS

MILLWORK

CLADDING



UNIONVILLE COMMERCIAL CORE PATTERN BOOK



MAIN STREET UNIONVILLE
CITY OF MARKHAM





**Historic Unionville Community Vision Committee
May 17, 2018 Minutes**

**City of Markham
Location: Canada Room**

Members

Mayor Frank Scarpitti
Councillor Don Hamilton, Ward 3
David Johnston, Heritage Markham
Kimberley Kwan, UHS
Wes Rowe, UVA
Harry Eaglesham, Community Rep (Vice Chair)
Rob Kadlovski, UBIA (Chair)
Tony Lamanna, UBIA
Sylvia Morris, UBIA
Reid McAlpine, URA

Staff

Regan Hutcheson, Manager of Heritage Planning
George Duncan, Senior Heritage Planner
Alex Sepe, Part-time Committee Coordinator
Alida Tari, Acting Manager, Access & Privacy
Elizabeth Wimmer, Senior Planner, Urban Design
Sandra Tam, Senior Business Development Officer, Culture and Economic Development

Regrets

Regional Councillor Jim Jones
Scott Harper, Community Rep
Stanley Wu, MVC
Joseph Cimer, Community Rep

The meeting of the Historic Unionville Community Vision Committee convened at 7:08 PM with Rob Kadlovski presiding as Chair.

1. Disclosure of Pecuniary Interest

None disclosed.

2. Confirmation of Agenda

Moved by Sylvia Morris
Seconded by Reid McAlpine

That the agenda be confirmed as presented.

Carried

3. Adoption of the Minutes of the April 18, 2018 Meeting of the Historic Unionville Community Vision Committee

Moved by Harry Eaglesham
Seconded by Sylvia Morris

That the minutes of the April 18, 2018 Historic Unionville Community Vision Committee be adopted.

Carried

4. Unionville Commercial Core Pattern Book – Stakeholder Engagement

Regan Hutcheson, Manager of Heritage Planning delivered a PowerPoint presentation regarding the Unionville Commercial Core Pattern Book. The presentation include further information on the key issue raised at the Development Services Committee concerning the illustration of a laneway on the west side of the commercial core next to the school property, and provided 4 conceptual options:

- 1- Laneway along the boundary adjacent to the school property as shown in the Pattern Book;
- 2- Laneway located mid-block in the parking area of the west side commercial properties connecting back to Main Street between 202 and 206 Main Street;
- 3- Same location as option 2, but with a potential connection back to Main Street between 186 and 188 Main Street;
- 4- A laneway illustration is not shown, but a notation in the document identifies the likely need for a laneway or other form of appropriate access for emergency services and waste management.

A typical 8.5 m cross section of a laneway (with 5.5m of pavement from rolled curb to rolled curb) was shown.

The Committee discussed the following relative to the Unionville Commercial Core Pattern Book:

- Recommended architectural designs – are there other styles that should be included (staff explained that the chosen styles were those considered suitable for emulation in the form of larger scale, multi-unit buildings).
- Why provide a specific number for building mass rather than a lot coverage percentage (staff noted that the identified footprint was reflective of a compatible building footprint complementary to the heritage buildings, but allowing for an acceptable increased building mass).
- Difference between municipal policies and by-laws versus guidelines (staff reminded the committee that guidelines provide a greater degree of flexibility)
- Did Development Services Committee provide a preferred option (it was noted that no direction was provided other than to consult with stakeholders)

The Committee consented to have members of the public ask questions to staff.

Deborah Nesbitt, President of the Curling Club asked the following questions:

- Would like confirmation that the proposed laneway would only be used for emergency services and waste management services
- Staff advised that the intention of the proposed laneway was never seen as a “by-pass” or alternative vehicular route, but to be used by emergency services, waste management, moving trucks, etc.

Bill Bilkas asked the following questions:

- Has alternative parking been considered such as consolidating the parking on Carlton Road
- Staff advised that the Vision Plan examined parking opportunities including Carlton Road, but that the Pattern Book provides some guidelines on parking lot design treatment specifically in the Core Area

Chris Bergauer-Free asked the following questions:

- The exact height to the top roof of a three and half storey building
- Is a laneway through Crosby Arena and the Curling Club being considered
- Staff noted that the Pattern Book illustrates a typical building height of 13.8m (approximately 45 feet) for a 3 ½ storey building. A laneway would only be introduced in the arena area if the existing buildings were redeveloped which was one of the options in the Vision Plan document.

Donna Adams, on behalf of the York Region School Board asked the following questions:

- Is the proposed laneway going to be 2 way traffic or 1 way
- Has snow storage been accounted for within the proposed design of the laneway
- Staff indicated the lane is only conceptual at this time, but it likely would be two way traffic and snow storage would likely be addressed within the landscape area

Deputations

Dr. Anoosh Sharif: Chair Parkview Public School Council addressed the Committee and stated concerns relative to the proposed laneway adjacent to the school. He noted that in the Vision Plan, the area next to the playground was envisioned as a walking path. He would like the specifications for the proposed laneway (landscape features, style of fence, etc).

Staff advised that a 6m width is required as a minimum, but this laneway would likely be 8.5m as per engineering requirements.

Julie Sellery, Markham resident addressed the Committee and spoke in opposition to any development within the area identified as the “Village Square Green.”(arena and sports fields) She does not support the removal or relocation of the baseball diamond or any existing greenspace.

Staff confirmed that the Vision Plan does not include removal of the fields, but could potential reconfigure them. Staff reiterated that the Pattern Book merely reflects the previous document considered and approved in principle by Council in 2015.

Chris Bergauer-Free, Markham resident addressed the Committee and stated concerns. She believes that the charrettes held in the past regarding the Vision Plan did not respond to the resident's questions. She believes there is not sufficient green space included within this area. She is concerned that the type of development envisioned will detrimentally impact the "jewel of Markham" and add further congestion to the existing traffic issues. She questioned the ability of the existing infrastructure to meet the needs of the new development and whether the introduction of residential units would actually help the commercial area. She recalled the public efforts to initially save Unionville in the 1960s and is concerned about the preservation of local heritage and village character.

Ian Free, Markham resident addressed the Committee and stated concerns. He believes it is important that the by-laws clearly outline the maximum building heights and setbacks and does not support the use of mansard roofs. Mr. Free suggested that any parking structure should be considered behind the Fred Varley Art Gallery and not anywhere along the Main Street.

Bill Bilkas addressed the Committee and spoke in opposition of the proposed laneway/road close to the fence line of Parkview Public School, and of the importance of integrating with the existing ecological system. He added that a laneway mid block appears more efficient and would likely result in better development. He provided the following suggestions for staff to consider: separate the architecture and infrastructure; assess development proposals ~~on~~ on their own merits; consider how the proposed laneway will impact the surrounding area; consolidate parking on the east side instead of a parking garage; protect the existing park land; remove the proposed laneway from the plan and consider the other three options.

Elaine Wilton, Markham resident addressed the Committee and spoke in opposition to any proposed plan that removes the existing cenotaph and introduces a bigger arena. She is concerned about tree preservation, how commercial businesses will get deliveries, and indicated that the mix of businesses on Main Street do not serve the daily needs of the community. She asked if more retail would be added or just residential, wondered how residential will improve Main Street and how enforceable the Pattern Book would be in legal proceedings.

George Iliopoulos, owner of Old Country Inn on Main Street Unionville addressed the Committee and spoke in opposition to a proposed road or pathway behind his property noting it was not needed. He indicated that he currently has private garbage collection for his business.

After hearing from the members of the public, the Committee members discussed the Pattern Book and made the following general comments:

- A laneway of some configuration solves a lot of problems;
- The Secondary Plan process should discuss the need for the laneway and would include a public consultation process;

- The proposed laneway as shown implies the Arena is to be removed (which is only one of the options in the Vision Plan);
- A pedestrian type laneway could be considered that could potentially be used only in emergency situations or for some service functions;
- Businesses should work together on the east side;
- Retention of retail is an issue;
- Parking must be addressed to support the retail function; important not to frustrate customers; will parking be needed in the future with autonomous cars?
- The importance of integrated parking among the various businesses.

The Committee reviewed the proposed options and spoke in favour of Option 4.

Moved by Harry Eaglesham

Seconded by Councillor Don Hamilton

That the Historic Unionville Community Vision Committee offers the following recommendations regarding the Pattern Book:

- 1) No lane is illustrated, but a notation in the document identifies the need for a laneway or appropriate access for emergency services and waste management; and,
- 2) The manner in which these matters are addressed is basically deferred to the submission of an actual development proposal **or through the Secondary Plan that is being prepared**; and further,
- 3) That the City would not be providing direction on a preferred approach at this time.

Carried

Moved by Councillor Don Hamilton

Seconded by Reid McAlpine

That the presentation from Regan Hutcheson, Manager of Heritage Planning regarding the Unionville Commercial Core Pattern Book; and,

That the deputations from Dr. Anoosh Sharif, Julie Sellery, Chris Bergauer-Free, Ian Free, Bill Bilkas, Elaine Wilton and George Iliopoulos, owner of Old Country Inn be received.

Carried

5. New Business/ Other Matters

a) Capital Budget 2019 Requests

Staff reviewed the six requests that were submitted for capital budget 2018.