

# **Unionville Commercial Core Pattern Book Village Design and Architectural Guidelines**

**Presentation to Development Services Committee  
April 16, 2018**

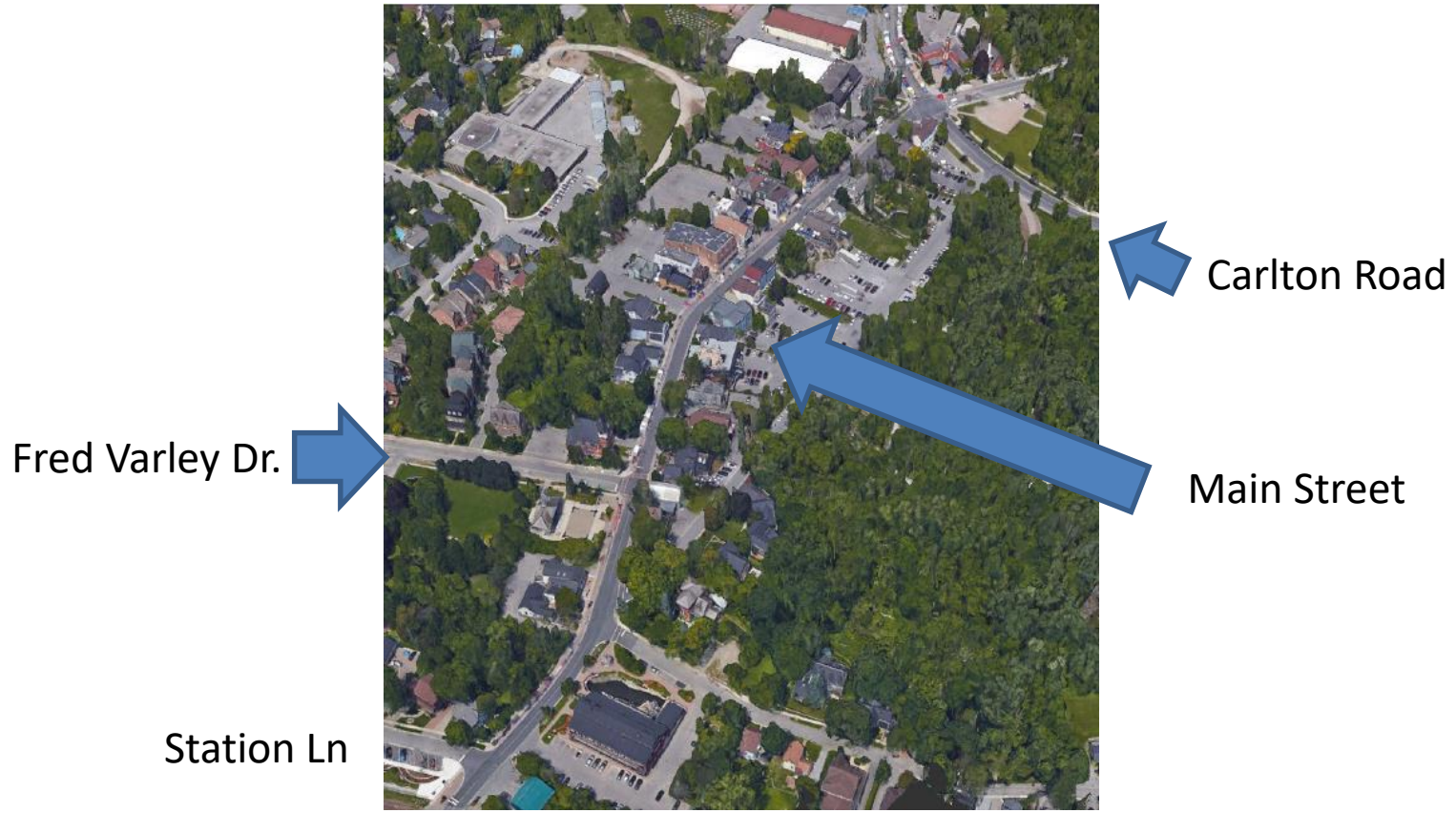
## Purpose

- To provide an overview of the Unionville Commercial Core Pattern Book
- To recommend that Council approve the document for use in the review and evaluation of commercial and residential intensification development applications in the commercial core area of historic Unionville





## Area Context



## Background

- **Main Street Unionville Community Vision Plan**
  - Major, comprehensive 2 year study (2013-2014)
  - From Hwy 7 to Toogood Pond – a number of focus areas
  - To address specific issues impacting the ongoing success and stability of historic Unionville
  - Examine new opportunities and strategies to support/enhance
- **Key Opportunity – Commercial Core Area**
  - Better use of the large amount of underutilized lands
  - Promotion of residential uses behind existing buildings to help bolster year-round livability and use of the street



# Background



## Background

- The proportion or massing of these new buildings and their style will be compatible with the heritage character of the area (1½-2 storeys) and are depicted to be 3 to 3 ½ storeys in height, primarily gable-roofed, residential building forms.



## Background

- Vision Plan recommended:
  - **“the City work to put in place the regulatory documents that would be required...and commission a Pattern Book to guide the architecture”**
- Pattern Book would help direct the design of infill development:
  - **A historically inspired guidebook for the design of new multi-storey buildings that reflect and respond to their context.**
- The Heritage District Plan did not provide guidance on this form of new development (greater height, larger massing)

## Background

- Council adopted a series of recommendations (January 2015)
  - **That the Vision Plan “be endorsed in principle 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 Pattern Book to help guide the overall design review of new multi-storey development”.**



## Pattern Book Study

- City retained Torti Gallas and Partners with Michael Morrissey to undertake the Pattern Book study
- They were the prime consultants on the Vision Plan study
- Objective: to prepare a concise and well illustrated document providing architectural and urban design guidance for new infill development in keeping with the adopted Vision Plan

## Pattern Book Study

- Objective: Form, massing and architecture of new infill to be compatible with and not diminish the existing character and cultural heritage resources.
- There were concerns during the Vision Study that the proposed scale and height of the illustrated new development could potentially threaten, diminish or overshadow the existing heritage resources and affect the village-like character of historic Unionville.

# Composition of the Pattern Book

Consists of three components:

Introduction and Policy/Regulatory Framework  
Village Design Guidelines  
Architectural Guidelines

## Part 1 – Overview and Policy/Regulatory

- Provides a brief overview of what is to be protected – “angled main street, picturesque assemblage of charming village-scale buildings, delicately interwoven private and public space” – “an authentic nineteenth century Ontario village”
- Provides a basic guide to property owners, architects, builders and City staff to understand the design principles that will create compatible development
- Notes the need for **predictable outcomes** to provide security for the public.
- Intended to provide a **degree of certainty** and clarity, but as guidelines they are afforded **some flexibility** in application.

## Part 1 – Overview and Policy/Regulatory

- To work with other statutory and non-statutory plans, policies and regulations
  - Main Street Unionville Community Vision Plan
  - Unionville Heritage Conservation District Plan
  - Markham Official Plan 2014
  - Toronto and Region Conservation Authority Provincial Regulations



## Part 2 - Village Design Guidelines

- Existing Conditions
- Regulating Plan
- Block Structure
- Frontage
- Vista Terminations and View Sheds
- Parking
- Core Area Detail Plans

# Existing Conditions



## 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

- Heritage Controls
- Land Use Controls
- Floodplain Constraints
- Public/ Private Land



# 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

# Regulating Plan



# Regulating Plan

- **Specific Guidelines**
  - Cultural Heritage Resources
  - Building Heights
  - Streets, Internal Lanes and Walkways
    - Required Vehicular Access Ways
    - Pedestrian/Vehicular Access Ways
  - Open Space/Non-build Areas
  - Private Open Space/Shared Outdoor Amenity Areas
  - Parking, Access, Utilities and Site Services
  - Grade Relationship
  - Build-to-Lines





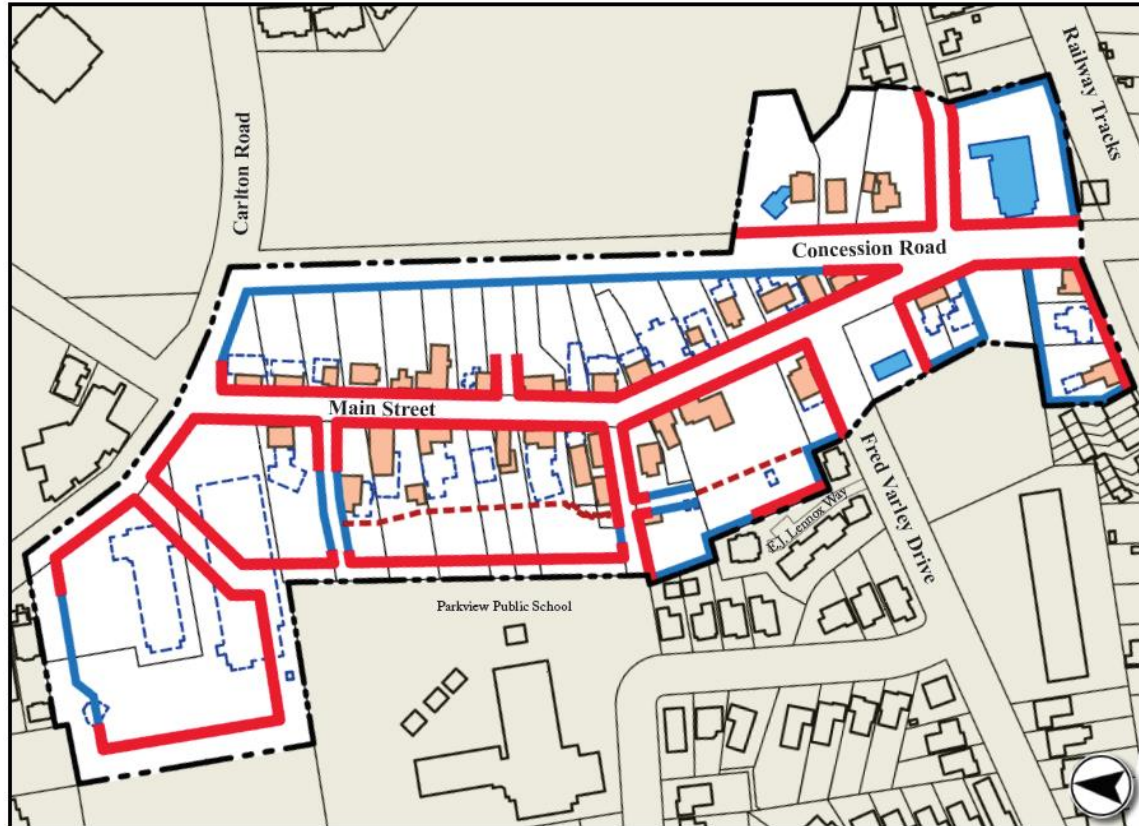
## Block Structure



Public Easements  
and Fire Lanes



# Frontage



## Legend

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

# Vista Terminations & View Sheds





# Parking



## Legend

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

## Guidelines:

- Surface Parking
- Below Grade Parking
- Enclosed At-Grade
- Stand Alone Above Grade



# Core Area Detail Plans - Example

2.10 WEST SIDE NORTH



- Core Area Boundary
- TRCA Regulatory Boundary
- Developable Areas
- Dev. Area Subject to TRCA Constraints
- City-Owned Property (Overlay)

- Non-Heritage Buildings, Replaceable
- 2 Storey Building Height Restriction Line (BHRL-2)
- 2 1/2 Storey Building Height Restriction Line (BHRL-2.5)
- Potential Pedestrian/Vehicular Access
- Build-to Lines
- Build-to Frontage Requirement



ILLUSTRATIVE MASSING: VIEW FROM THE EAST



ILLUSTRATIVE MASSING: VIEW FROM THE WEST





# General Development Standards

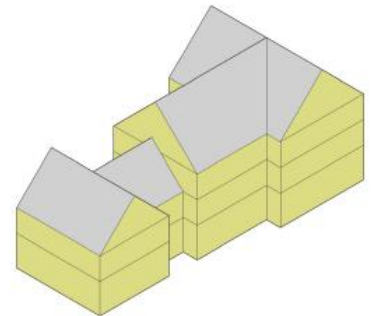
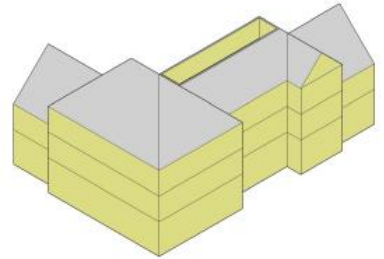
- **Building Massing and Design Treatment**
- What is **encouraged**:
  - Residential in character, scale and proportions/ complementary rooflines
  - Primary building mass with attached wings
  - Well articulated buildings
  - Consistent and cohesive design elements/ limited types of window, doors
  - Building assemblies made up of smaller buildings with own entrance
  - High quality materials, durable

# General Development Standards

- **Building Massing and Design Treatment**
- What is **discouraged**:
  - Corridor buildings with single entrance/ single cores
  - Formal massing with long unbroken façade lengths
  - Overly repetitive motifs, unarticulated blank walls
  - Vertically ganged windows, extensive glazing
  - Overly complicated massing without a hierarchy of forms
  - Tall building massing without stepping down
  - Excessive use of projecting balconies or highly visible terraces

# General Development Standards

- Massing Guidelines
- **Height**
  - 3 storeys to the roof eave
  - Occupied roof above the 3<sup>rd</sup> floor (3 ½ storeys)
- **Building Size**
  - Maximum footprint to achieve moderate massing
  - Encourage linkages
- **Façade Treatment**
  - Articulation of the facade



## Part 3 – Architectural Guidelines

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.

## Architectural Guidelines

Appropriate Styles for  
Larger Scale Building:

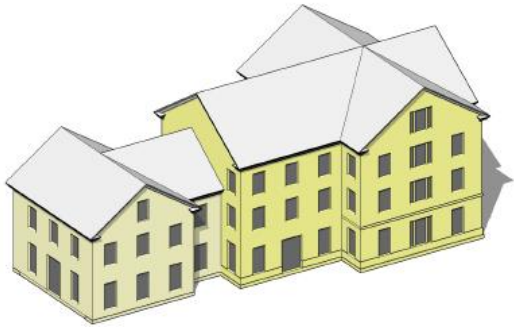
- Vernacular / Gothic Revival
- Georgian / Regency
- Italianate
- Edwardian Classical



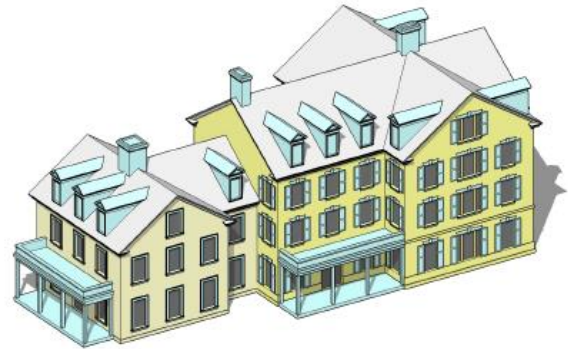


## Georgian Regency Example

- Brief overview of the style
- Typical features are listed
- Examples are provided of building type and sample details/materials
- Illustrative massing and composition diagram



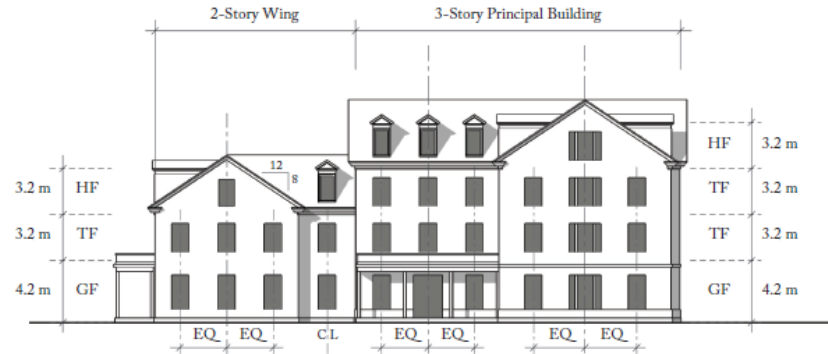
BASIC MASSING AND FENESTRATION PATTERN



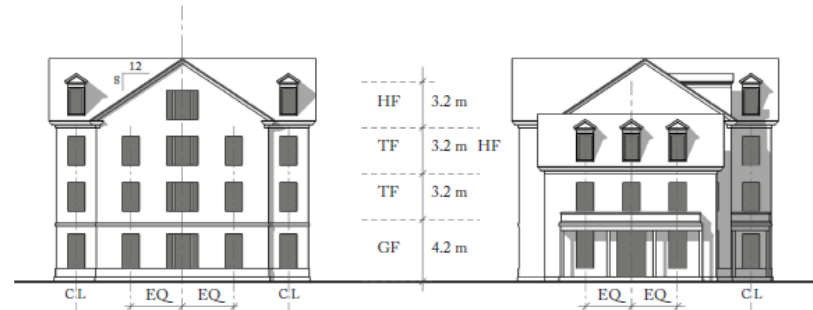
ELEMENTS OF COMPOSITION



# Georgian Regency Example



PRINCIPAL ELEVATION: COMPOSITION PROPORTIONS



SYMMETRICAL SIDE COMPOSITION

ASYMMETRICAL SIDE COMPOSITION

# Georgian Regency Example

3.3 GEORGIAN | REGENCY



# Georgian Regency Example

SAMPLE DETAILS AND MATERIALS



DOORS



WINDOWS



DORMERS



MILLWORK



CLADDING





## Examples of Similar Projects



Poundbury,  
England



## Examples of Similar Projects



Maple, ON



## Examples of Similar Projects



Maple, ON



Toronto



St. Louis

## Staff Recommendations

- That Council approve the “Unionville Commercial Core Pattern Book- Village Design & 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”.
- That Council direct staff to monitor the effectiveness of the Pattern Book for period of at least two years and determine if any further revisions to the document or related policies and implementation tools are warranted for Council consideration.

