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# THE VILLAGE OF UNIONVILLE







### MAIN STREET AND CARLTON ROAD

This intersection has all the ingredients of a natural centrepiece for the village, if only it can be unified with effective design and thoughtful programming.

The southeast corner is occupied by the Crosby Community Centre and Memorial Arena; this facility and nearby parks are discussed in a separate section of this document. In front of the arena, close to the street, a small parkette holds Unionville's cenotaph. Every November 11 at exactly 11 a.m., a siren mounted on the top of the arena calls the community together to honour its fallen war veterans.

On the northwest corner is the Frederick Horsman Varley Art Gallery, a Markham asset

built in 1997 to showcase selected artworks from Fred Varley, a Group of Seven artist who lived in Unionville later in his life. Beside it sits the Village Church of the Nazarene, formerly St. Philip's Anglican Church which was dismantled and re-built here in 1913.

The northeast corner of the intersection was the original location of the Union Mills and now provides a small park and paths to the Unionville Library. Storefronts and small offices fill out the southeast corner.

This area also marks one edge of the TRCA's designated SPA – Special Policy Area – owing to its proximity to the nearby pond, dam and creek.





# VILLAGE SQUARE

## Expandable Village Square

The Village Square on the north west quadrant of Carlton Rd and Main Street can be expanded to almost an acre in size to include all 4 corners for large events like the Unionville Festival, the Unionville Jazz Festival, Remembrance Day and any other event requiring a larger event or gathering place in the heart of the Village. The intersection design necks down to slow traffic and scale this area for pedestrians.

### Specific aspects of the Village Square plan are:

1. Village Square or Cenotaph Square
  - This space is designed more formally, centred by the cenotaph, a green and paving.
2. Varley Sculpture Court
  - This space transforms the existing Varley forecourt, opening it up and programming it with a new outdoor sculpture court.
3. Rouge Portal Pavilion/Kiosk
  - This portal structure will formalize access into the Rouge Park System providing bike rental, and orientation/wayfinding information.
  - The Pavilion is in the floodplain and will require an appropriate structure designed so as not to compromise floodplain function.
4. Unionville Gardens
  - Inspired by the success of Edwards Gardens in Toronto, the Unionville Gardens is located at valley level accessible from the Rouge Portal staircase. The Garden features an oval shaped planting area for colourful themed gardens and serves as another gathering place and quiet refuge in the Village to relax as well as a great place to for wedding photography.
5. Small Attached Square and Orientation Obelisk
  - This corner is centred by a bulletin pylon that will function as a focus for community related event announcements.



**Illustrative Plan - The Village Square** is designed to expand and contract depending on the scale of an event. The area circumscribed by the red dash outlines the full extent of the square incorporating all four corners into one unified civic area approximately 1 acre.







The Village Square is designed to accommodate a variety of events from formal gatherings at Remembrance Day to everyday activities enjoyed by adults and children alike, a central gathering place.





# VISION PLAN FOCUS AREAS





## COMMUNITY SPORT TRADITION

Throughout its many parks and community centres, Markham supports a very engaged and age-diverse community sports program.

Among all of the municipality's community facilities, Unionville's Crosby Park is the only one that sits fully within a village setting – and is clearly a vital social focus in village life. Men, women and kids of all ages play hockey for most of the year at Crosby Memorial Arena. Baseball and soccer last from spring to fall in the Crosby playing fields. An active membership gathers regularly at the Unionville Curling Club.

The site in question comprises approximately 14 acres. Most of this land is owned by the municipality; the Curling Club owns the two-acre

parcel on which its facility and adjacent parking lot reside. The Vision Plan offers two alternatives for enhancing this focus area.

A third option is explored that examines the addition of a parking garage structure at the rear of the Arena and Curling Club site. This option is an alternate concept to provide more parking in the core in the event that the parking platform on the east side becomes not feasible.



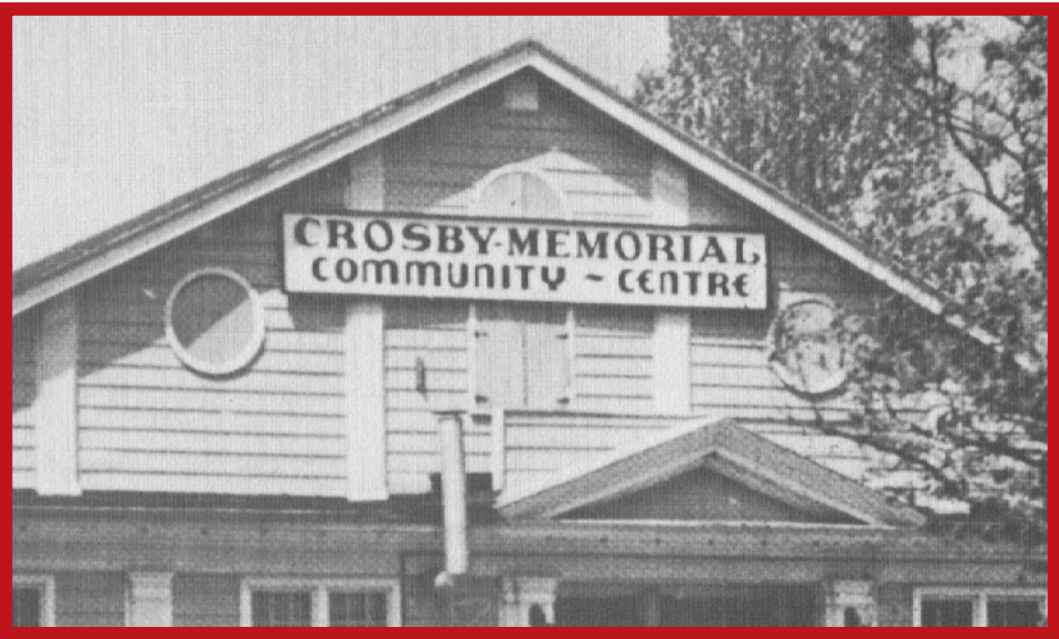


# CROSBY COMMUNITY CENTRE

The Crosby Community Centre vision plan is illustrated with both a preferred and an alternate scheme. The preferred scheme proposes a new, dual-rink Crosby Community Centre and relocates the Curling Club; the alternate scheme assumes the existing arena and Curling Club remain in place in the event the Curling Club is not relocated.

The Crosby Arena and Curling Club are beloved facilities on Main Street Unionville, each with a dedicated group of users passionate about their respective sports. These facilities are situated adjacent to one another at the top of Main Street Unionville on a three-acre site: one acre is owned by the City, with the remainder owned by the Curling Club, and both have access to Carlton Road. During the planning effort, this site was explored as a possible location for a retail anchor on Main Street Unionville. However, after much deliberation, study, and intake of feedback from user groups, it was determined that this site should affirmatively remain a sport-related community centre site, with the sport facilities themselves acting as the anchor.

**Crosby Community Centre Arena** - For this wonderful civic area on Main Street Unionville with a long and rich history, residents would overwhelmingly like to maintain the presence of the Arena in Unionville. Meetings with user groups suggested a desire to have a regulation-size ice surface along with other associated improvements that would necessitate a new facility. If redevelopment was to occur, at minimum a dual rink facility would be the model. Such a new facility could also function as a community centre in the Village and accommodate ground-floor retail along its outside perimeter, animating the corner of Main Street Unionville and Carlton Rd. However, the City of Markham Integrated Leisure Master Plan currently does not identify development(growth) or redevelopment of recreational infrastructure on Unionville Main Street. Additional recreation infrastructure will require a funding model/source.



Original Historic Facade of Crosby Memorial Community Centre



Twin Arenas can be lined with a liner of building program that echoing Vil- lage scale and character



Unionville Curling Club and Ownership



Upper Facade





**Curling Club (CC)** - The existing Curling Club facility is self-sustaining and has a very strong and dedicated membership. While happy to remain in place, it was found in the planning process that Club membership would be receptive to considering the relocation of the facility within the Village to a site on municipally-owned land in Toogood Pond Park, approximately 500 metres north of the current location. To accomplish this, Club membership would ask for financing and construction of the new facility in exchange for their 2-acre parcel.

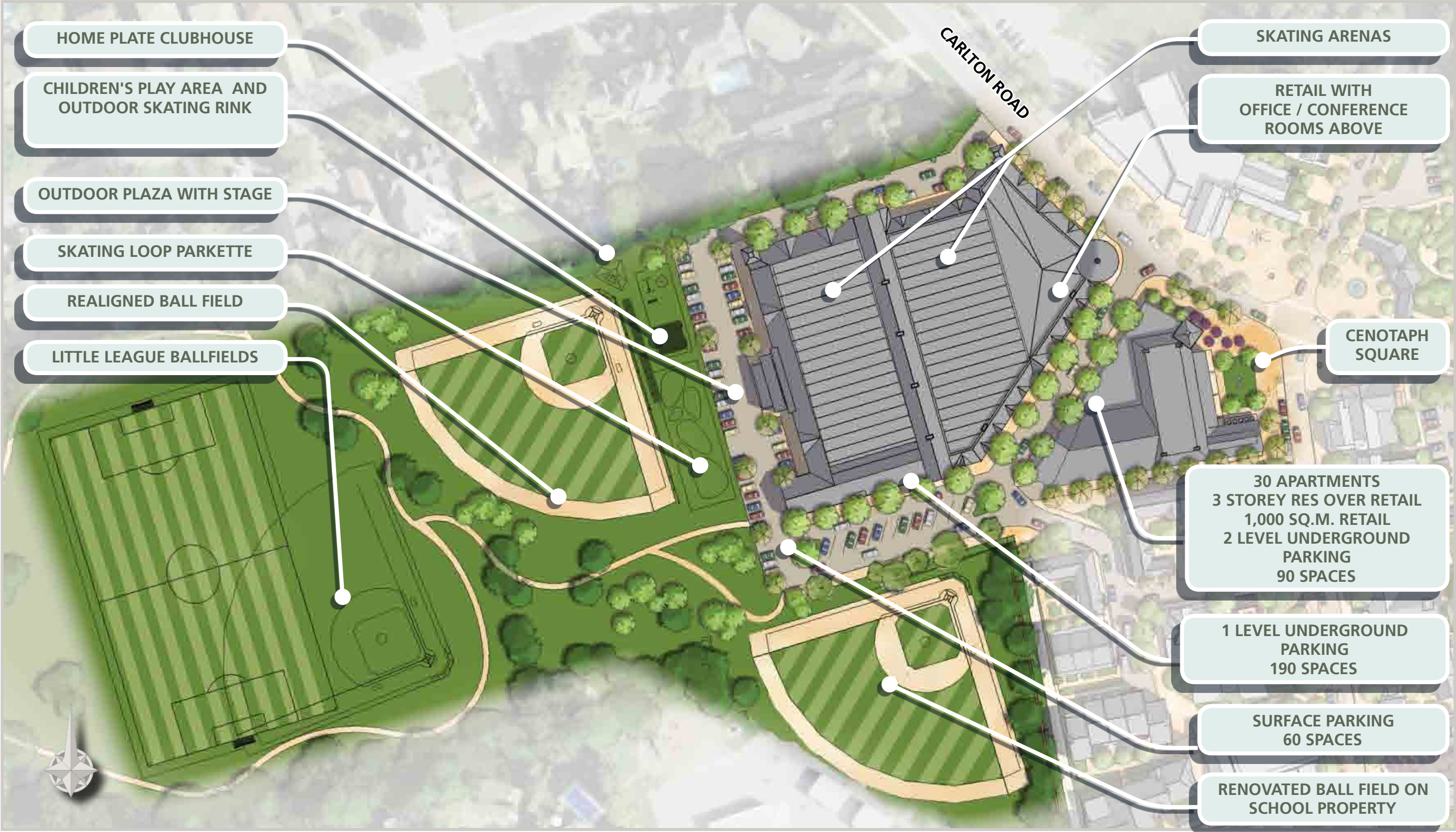
**Cenotaph Square**- Residents would also prefer that the square, which contains a cenotaph honouring the sacrifice of Village residents in World Wars I and II, remain in its current location and retain its memorial character. However, in its current state, the square is underutilized as a civic space. A redesign of the square is recommended to make it an active space fully engaged in the life of Main Street Unionville, while maintaining a respectful dignity and civic character appropriate to its memorial purpose.



Crosby Community Centre is the focus of an expanded sport and recreation program in the Village



# CROSBY COMMUNITY CENTRE

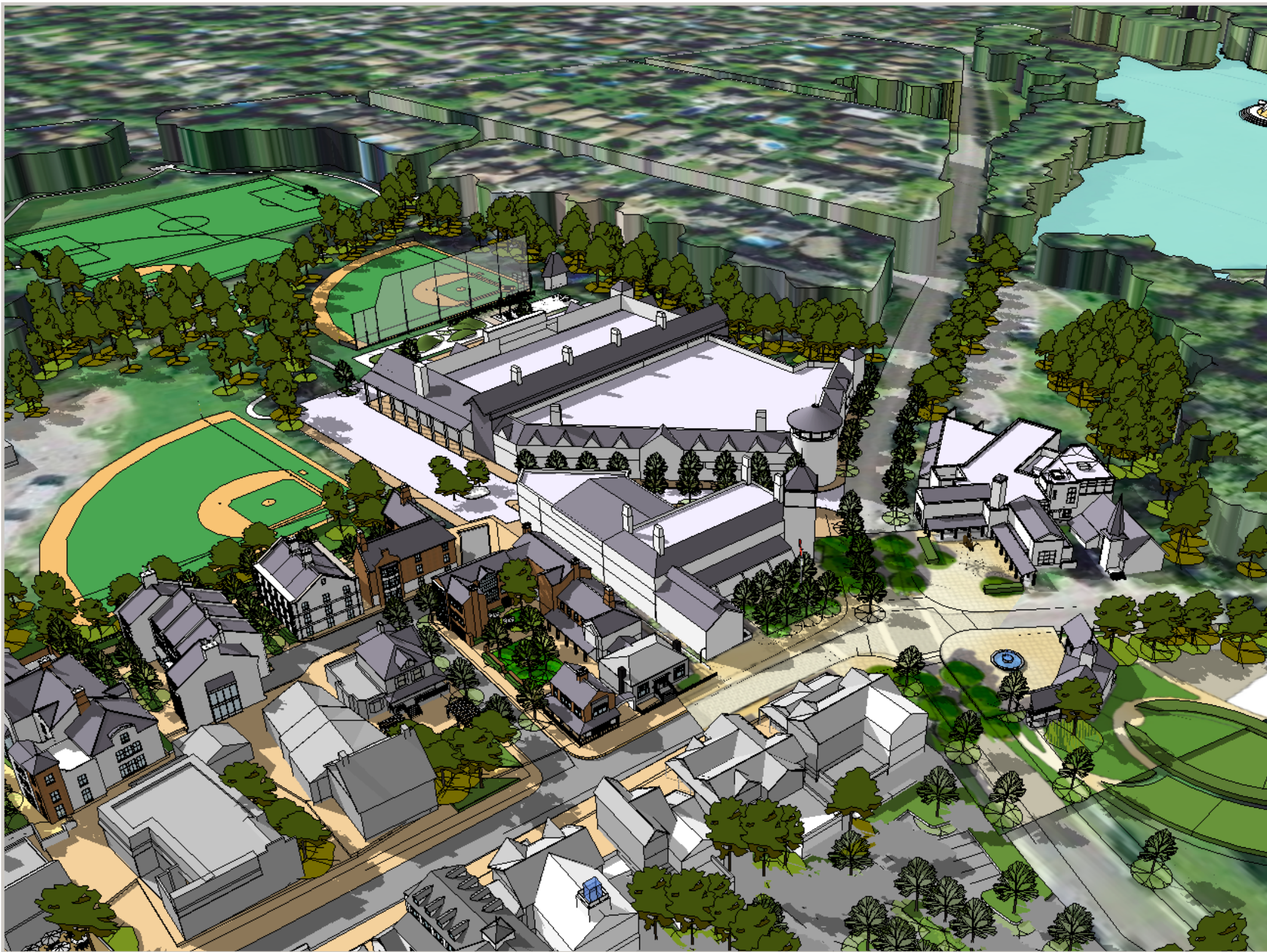


Illustrative Plan





# CROSBY COMMUNITY CENTRE



Aerial View of Intersection at Main St and Carlton Rd.

## The preferred Vision Plan for the Crosby Community Centre has the following aspects:

1. A dual-rink facility replaces the existing Crosby Arena with a larger Community Centre format, including meeting rooms, offices, and ground floor retail including a café.
2. A mixed-use building with retail on the ground floor and residential above faces the reconfigured Cenotaph Square. The square and building will be designed to work together and create a sense of engagement between the two. The ensemble will punctuate the north end of Main Street Unionville at this highly visible location. The addition of retail spaces will activate the square and streetscape, and allow the public to interact with the space more fully and appreciate its commemorative tribute.
3. The plan provides improved connections to the playfields in Crosby Park to the immediate west of the Community Centre. An expanded recreational program with a children's play area and outdoor skating park, in addition to the playfields, would be focused around the west façade of the new Community Centre Arena.
4. The laneway servicing the Stiver Inn (discussed previously) is extended to the northwest to connect with the new Community Centre's parking area to facilitate vehicular movement in and around the West End North focus area and Crosby Park.
5. One level of Underground parking below the Community Centre and two levels of parking below the mixed-use building accommodates both uses on site; 190 parking spaces are supplied below the Community Centre, 90 spaces are supplied below the apartments, and 60 surface spaces are supplied immediately around the building.





CROSBY COMMUNITY CENTRE

Crosby Community Centre Proposed Program

- Retail 1500 S.M.
- Dual Rink
- Community Centre 10000 S.M.
- (Incl. Commercial 2000 S.M.)
- Apartments 30 Apt.

Parking Required

- Retail 108 Sp.
- Community Centre 250 Sp.
- Apartments/Condos 45 sp.

Total Parking Required 403 Sp.

Parking Provided

- Garage 280 Sp.
- Surface Lot 60 Sp.

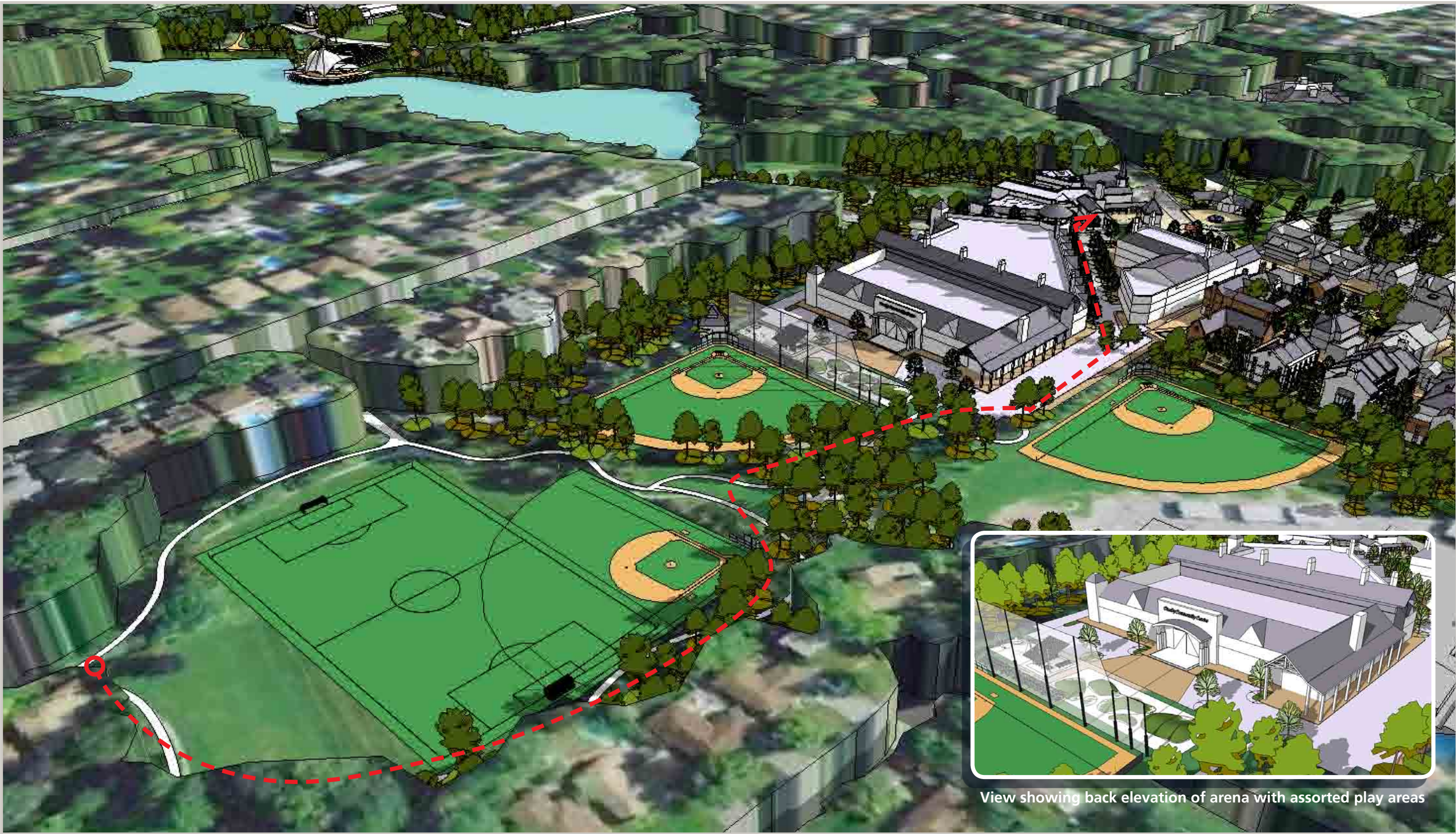
Total 340 Sp.



Land Use Plan

LAND USE DIAGRAM	
	Residential over Retail
	Retail
	Civic





Aerial View of Crosby Park and Playing Fields looking north east

View showing back elevation of arena with assorted play areas



# CROSBY COMMUNITY CENTRE - ALTERNATE PLAN(S)

## The Alternative Plan for Crosby Arena Area

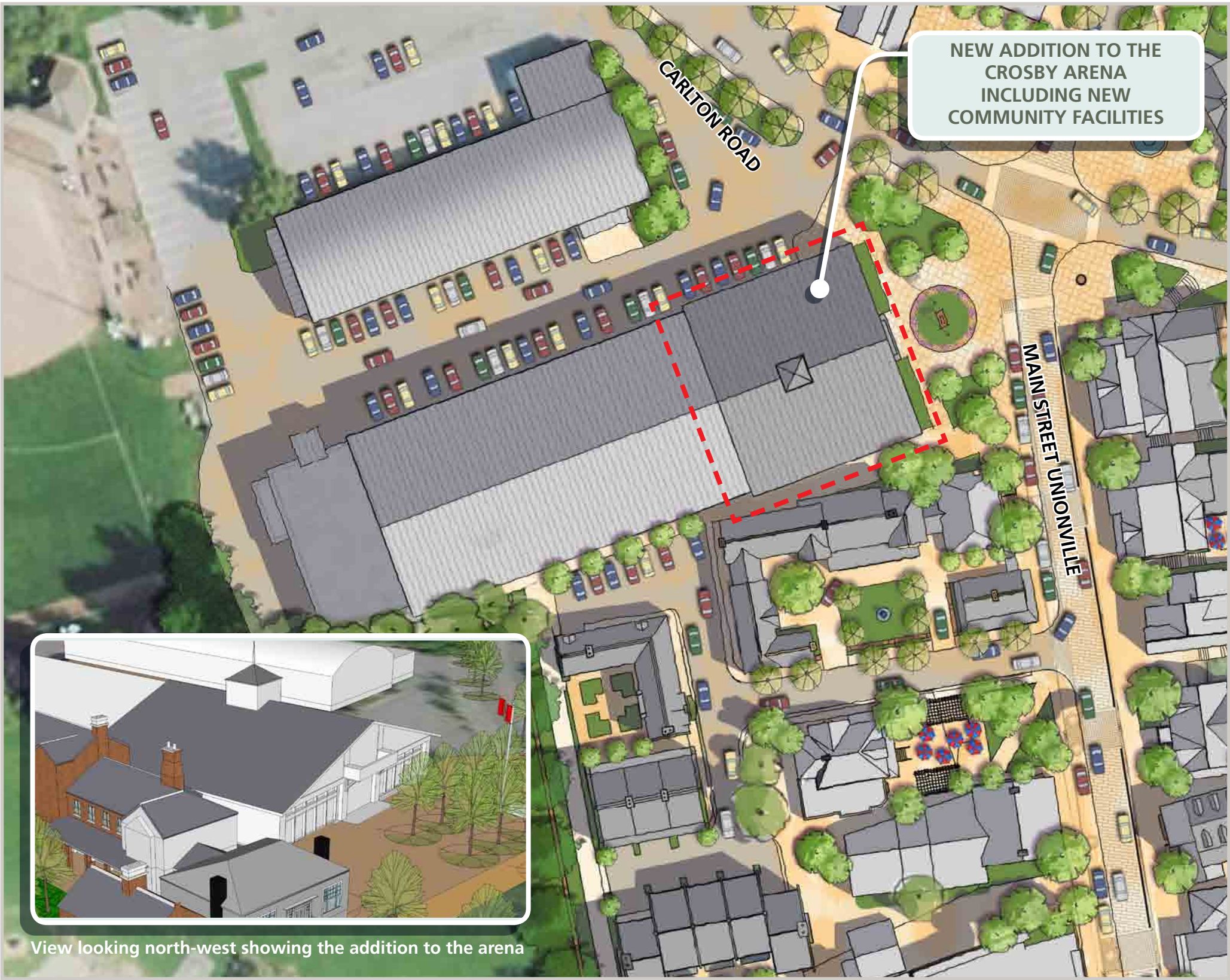
The Preferred Plan for the Crosby Arena discussed in the previous section is a long-range concept, dependent on a number of variables. To facilitate improvements in the short-term, an Alternative Plan was developed to establish a near-term concept for this three-acre site. While working to enhance existing conditions, the Alternative Plan assumes the Crosby Arena and Curling Club remain in place. This concept includes a new addition to the front of the existing arena building to expand its use as a community centre. The façade of this new addition is compatible in style and scale with the heritage character of the Village, and provides retail space on the ground floor.

### Four concepts distinguish the Alternate Plan:

- Keep the Curling Club and adjacent parking as currently configured.
- Keep the Crosby Park playfields immediately adjacent to the Crosby Arena in their current configuration.
- Provide an addition to the front of the arena to supply additional community programming and amenities within the building that extends forward to more fully engage Cenotaph Square.
- Rebuild Cenotaph Square to be more open, inviting, and engage the new addition, by removing the low walls around planting areas as well as the line of evergreen trees separating the square from Crosby Arena. Provide additional benches and an overhead canopy of deciduous trees in the square. Vehicular drop-off, currently ringing the square, is relocated to the northwest edge.

## Crosby Community Centre Alternate Plan Proposed Program

- Community Centre addition to Hockey Arena 1000 S.M.

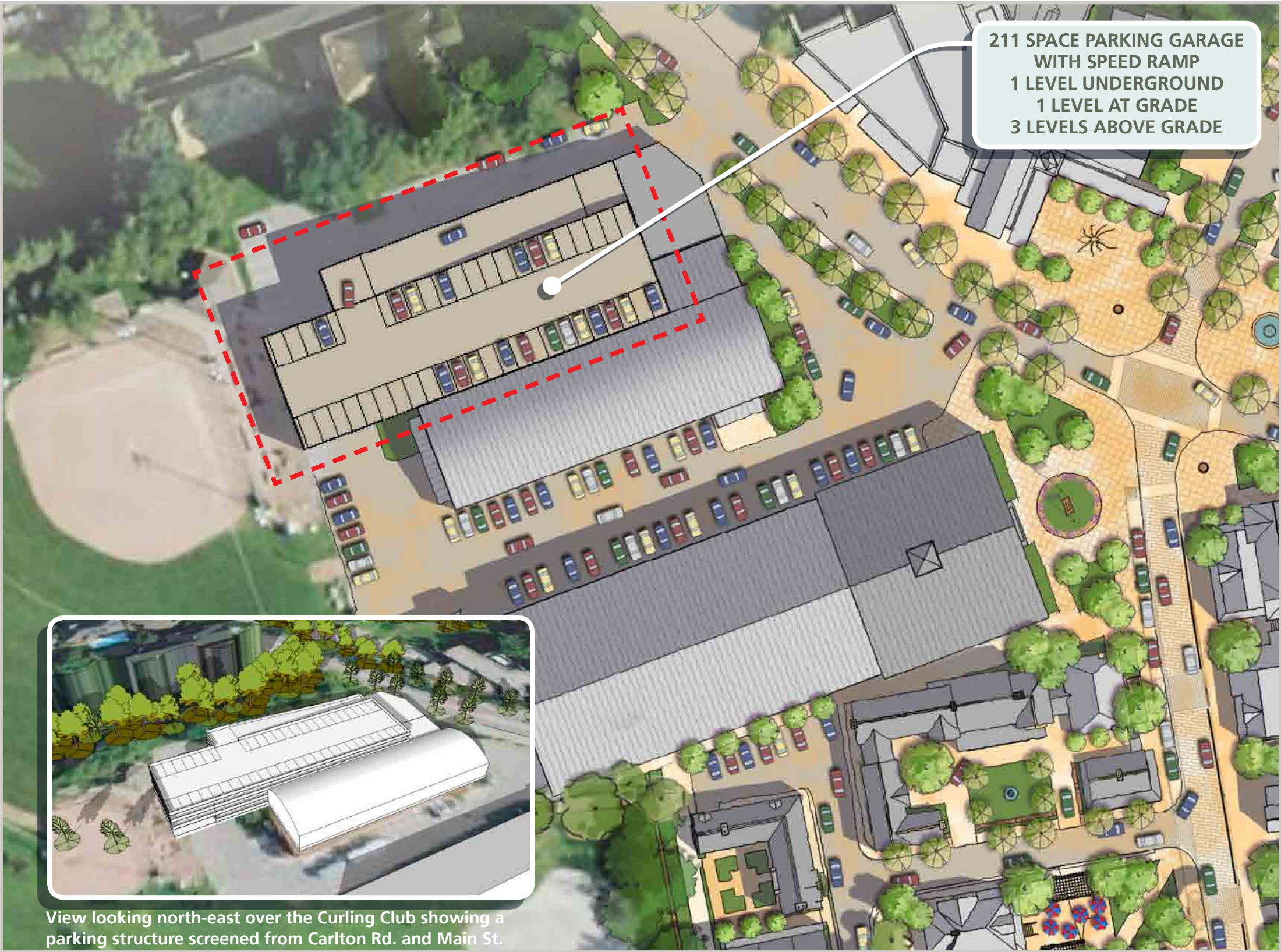


View looking north-west showing the addition to the arena

Illustrative Plan







**Alternative Parking Garage Location behind the Unionville Curling Club and Crosby Arena Area**

In the event that an agreement cannot be reached to allow for the east side parking structure, this is a proposal for an alternate parking garage location ‘tucked in’ behind and north of the Curling Club. Located here the garage is convenient to Main Street and all of the institutions and facilities around the Village Square. The garage is a three story structure; about the same height as the Curling Club building. The building contains a liner of small format office that replaces the Curling Club front office and retail to animate Carlton Road. It is a five level garage; one level below ground, ground level and three levels above. The garage is of a minimal dimension (one bay of parking) and so is accessed by a speed ramp on the north side. The ramp makes this a convenient garage to use allowing patrons easy access to available spaces.

The location is within the 2 acre parcel owned by the Curling Club and would therefore require further discussions between the City and Club representatives to determine the feasibility of this preliminary concept.

**Crosby Community Centre Alternate Plan Proposed Program**

• Community Centre addition to Hockey Arena	1000 S.M.
<b>Parking Provided</b>	
Garage	211 Sp.
Surface Lot	87 Sp.
<b>Total</b>	<b>298 Sp.</b>

Illustrative Plan









# TOOGOOD POND PARK AND AMPHITHEATRE

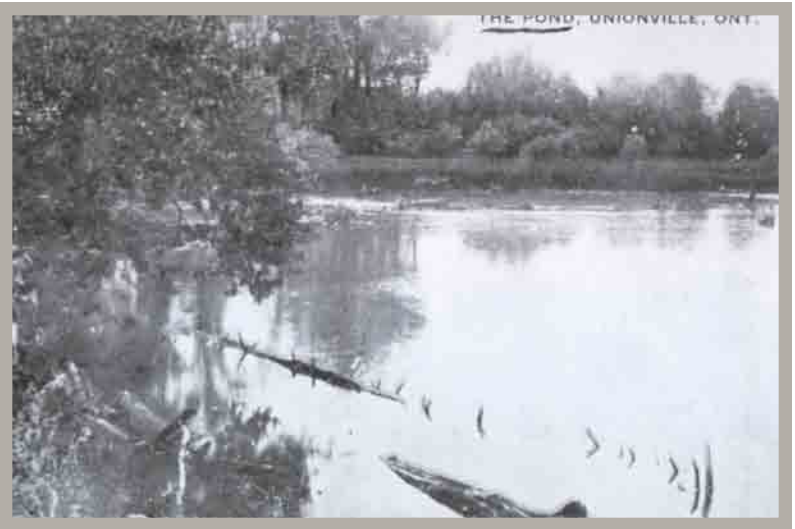
## THE POND IN THE VILLAGE

The original Willow Lake was formed in 1840 when a mill race was built on the south side and a dam placed across Bruce Creek. The mill race flowed east under Main Street to power a flat mill wheel for the grist mill.

Through the years, the community has used the pond for boating, fishing and swimming, as well as ice fishing and skating. Flooding and fire took their toll in the 1930s. The pond was renamed when the Toogood family bought the land c1939. In the 1980s, Markham acquired the site, renovated the dam and improved surrounding walkways. A small pavilion building in the park area is underutilized.

Despite being a great resource, the Pond feels separate from Main Street Unionville. With the right design additions and focused programming, this area represents another excellent opportunity to enhance the village’s entertainment value and interactivity.

The Pond in the Village is the Unionville Marsh, a designated Provincially Significant Wetland (PSW). PSW's are protected lands in accordance with the Provincial Policy Statement 2014. All concepts proposed in this study for the Pond area will need to consider impact and appropriate buffering/mitigation measures.





# TOOGOOD POND PARK AND AMPHITHEATRE

## Toogood Pond Park Concepts

The concept for Toogood Pond Park adds attractive amenities and programming to the park to extend the walkability of Main Street Unionville north beyond Varley Gallery and Village Square. An outdoor amphitheatre for music and performance overlooking the water is one of two independent components of this concept; the other is the proposal to relocate the Unionville Curling Club to this site, discussed previously and illustrated in this section. The proposed amphitheatre replaces the existing food service building, which has proven to be unsustainable and visually unappealing. The site is currently tucked away, a bit removed from the natural course of Village life. By adding destination uses, Toogood Pond Park can be reactivated to become an important part of Village life that retains its serenity and natural character while drawing in residents and visitors.

### The Toogood Pond Concept has the following aspects :

- The existing food service building site is the ideal location for a pavilion that can be seen from Main Street Unionville and Carlton Road,as well as along the trail system. This Amphitheatre Pavilion is strategically sited to enjoy a view over the water with panoramic views of the Village as a backdrop. The naturally stepped amphitheatre is carved into the existing topography to form the slope of the seating area. The existing berm behind the concession stand—created from excess dredging spoils—is reshaped to create an upper terrace for sloped lawn seating. This terrace and berm will form a natural buffer of sound and light to neighbours on the north and east edges of the park. The view of the pavilion and seating from the south side of the pond is reflected in the water—the perfect ‘picture-postcard’ view that is memorable and centres the park experience.
- The pavilion itself is a lightweight tensile structure with minimal mass that can safely be situated in the floodplain without risk of disrupting flow or displacing volume during high-water events.
- The relocated Curling Club is located in the north portion of the park, leaving the centre open for a terrace lawn, a green area that could be used for festivals and other events.
- The Curling Club site faces the Pond and is located above the floodplain; shared surface parking is located between the two facilities around the terrace lawn.



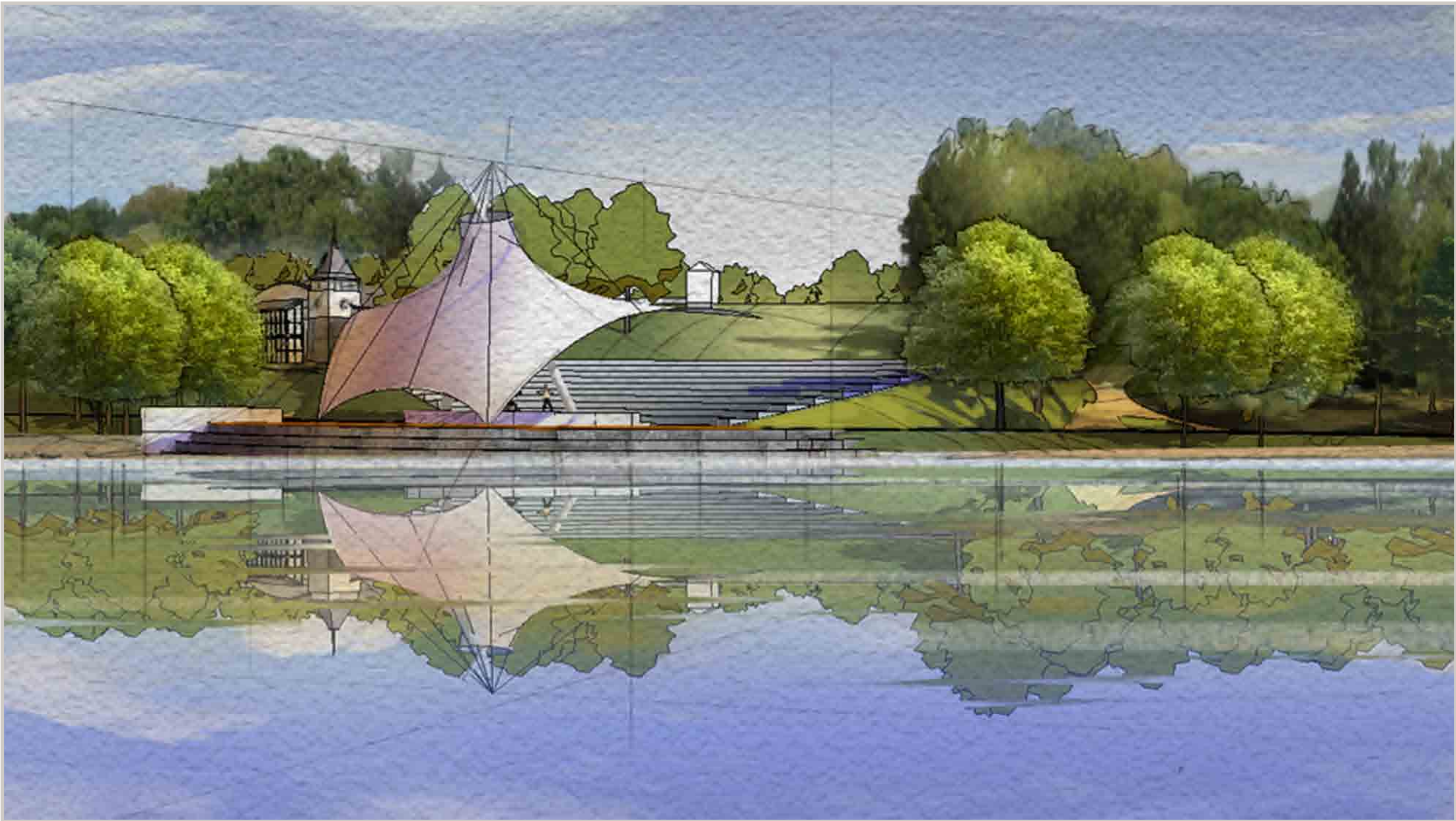
The vista over Toogood Pond shows the existing food service building in the centre of the Park. This can be a stunning location for an open air event pavilion and landscaped amphitheatre to renew this beu



Precedent for Amphitheatre



TOOGOOD POND PARK AND AMPHITHEATRE



Amphitheatre on Toogood Pond viewed from Carlton Rd looking east



# TOOGOOD POND PARK AND AMPHITHEATRE

## Toogood Pond Park and Amphitheatre

- Provide Performance Amphitheatre on Waterfront
- Preliminary Concept to Relocate Curling Club Adjacent to Amphitheatre (subject to further exploratory discussions with TRCA and the Curling Club)
- Reconfigure Parking
  - 90 Spaces

LAND USE DIAGRAM	
<div></div>	Curling Club
<div></div>	Amphitheatre



Land Use and Parking Plan



Illustrative Plan







**PAVILION IN A FLOODPLAIN:  
Addressing TRCA Concerns**

Portions of the study area are within the floodplain and under the jurisdiction of the Toronto and Region Conservation Authority (TRCA) as a Special Policy Area. This places limits on development potential. Development proposals in the Vision Plan are conceptual opportunities which would require further examination, study and consultation with the TRCA, the City of Markham and provincial authorities. This is particularly the case with the concept to provide a much needed increase in parking supply within the Village core by introducing a single level parking platform over the floodplain east of Main Street. The TRCA has completed several innovative projects in similarly flood-prone locations including the Evergreen Brickworks, Toronto and Bill Crothers Secondary School, Markham. The parking platform concept will require a fulsome examination and liaison with the TRCA.

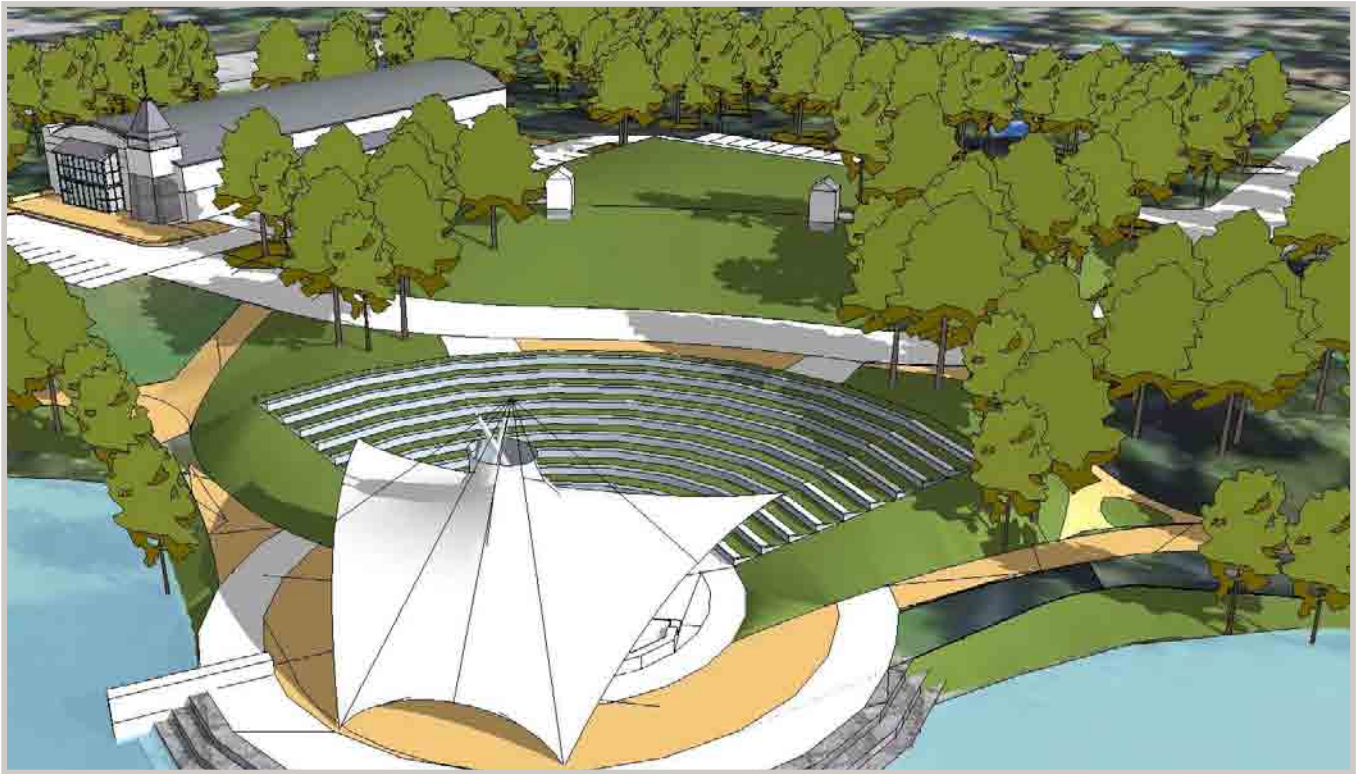
Aerial View of Amphitheatre Pavilion creating a new focal point in the Park and a unique destination at the north end of the Village. On the upper terrace, the Curling Club overlooks the Pond.



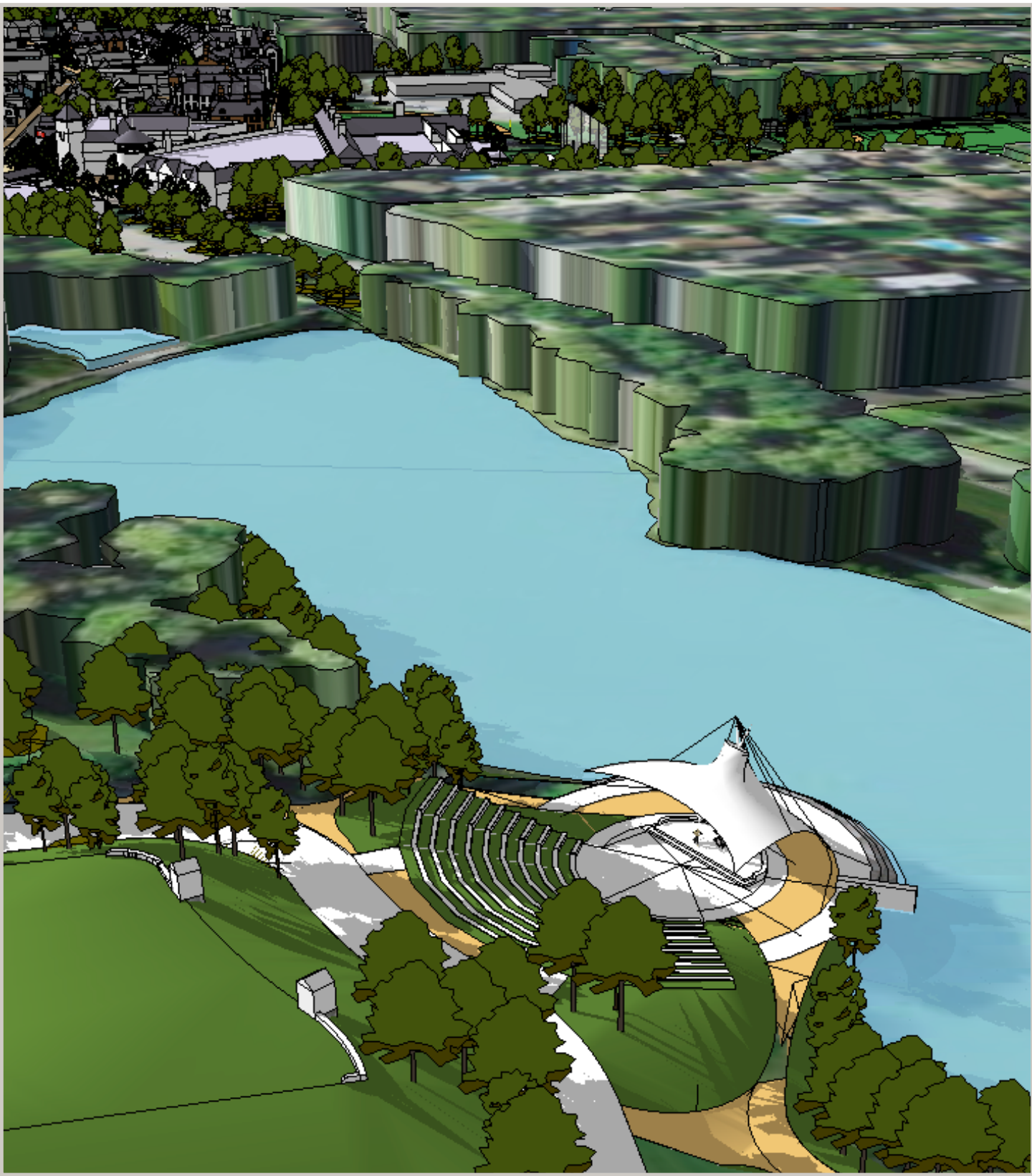
# TOOGOOD POND PARK AND AMPHITHEATRE



Amphitheatre Pavilion viewed from upper terrace

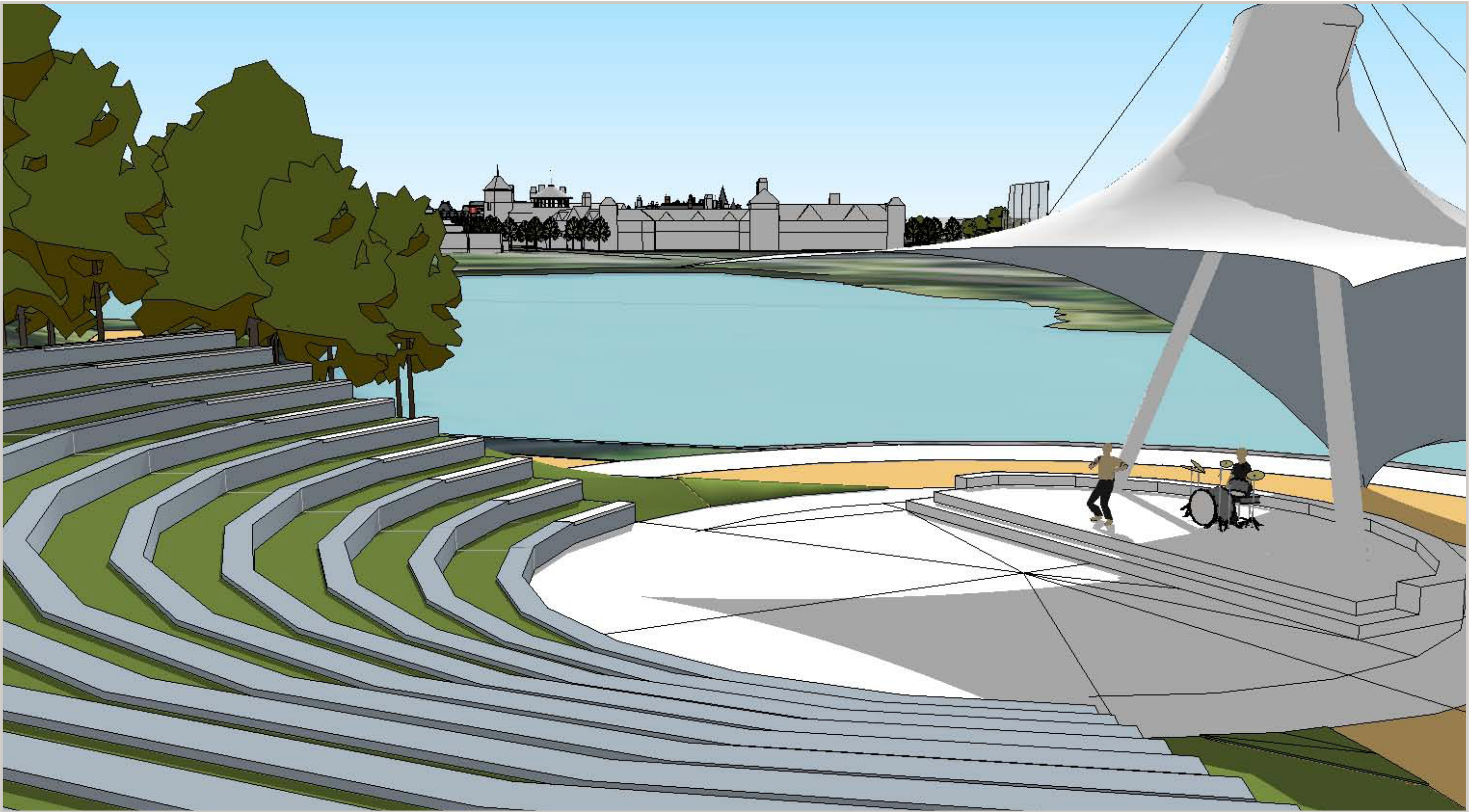


Amphitheatre Pavilion



Aerial view of Toogood Pond from the Southwest looking back to the Village





View from the Amphitheatre looking south-west back to the Village