

A concept for exploration  
September, 2010

# **Stiver Mill**

## **Restoration and Re-use**

# Stiver Mill & Grain Elevator today



# Background

- 1910 to 1968 – grain elevator and feed mill
- 1993 – Town purchases the Stiver Mill
- 1998 – failed proposal for medical offices
- 2005 – public survey confirmed desire to keep the Mill in the public realm
- Building in serious decline, boarded up, roof failing, basement walls decaying
- 2008 – Expression of Interest sent by Town results in a single response – Bob Stiver
- 2009 – Bob Stiver and Jeanne Ker-Hornell form the Unionville Village Conservancy
- Expert local professionals – architect David Johnson, Amar Banarjee, professional engineer, Eric Solomon, CA – work on the concept
- 2009 – 2010 – Stiver Mill Farmers Market raises public awareness of the need for restoration
- 2010 – Town budgets \$150,000 for stabilization of the building

# Unionville Village Conservancy

- Who we are
  - Fully incorporated not-for-profit Ontario corporation
  - Committed to the restoration of the Stiver Mill
  - Volunteering a range of professional expertise
  - Operating the Stiver Mill Farmers Market
  - Actively and successfully seeking grants for UVC operations

# UVC Directors

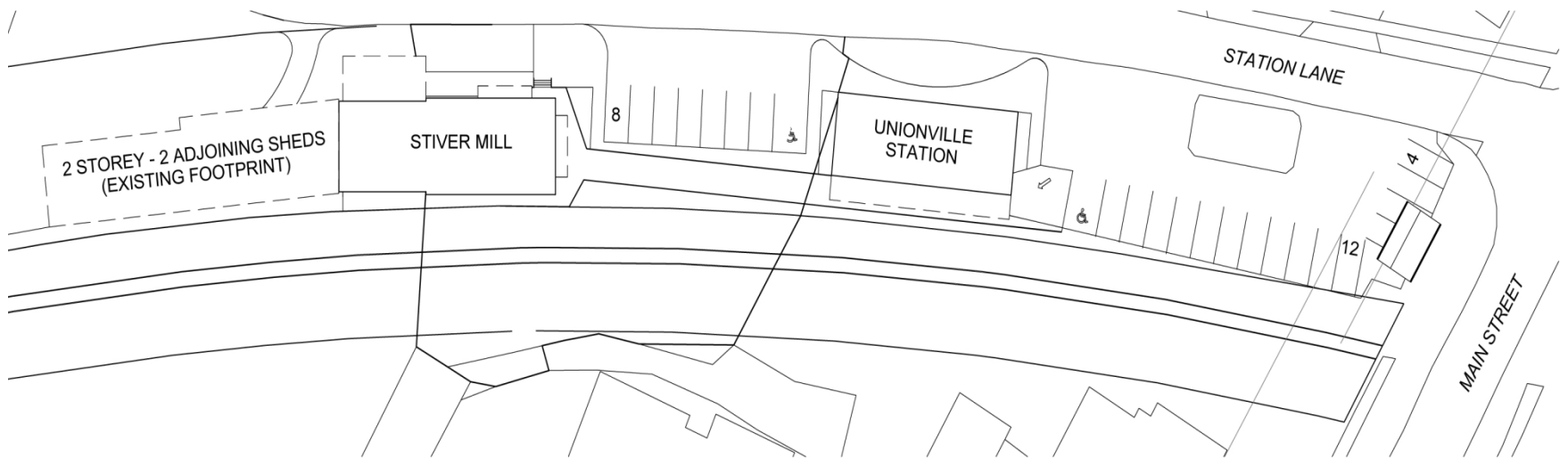
- Bob Stiver – co-founder
- Jeanne Ker-Hornell – co-founder
- Susan Casella – heritage conservation expert
- Ed Casella – heritage construction expert
- David Johnson – architect
- Judi McIntyre – Markham Arts Council
- Elizabeth Plashkes – Varley Art Gallery
- Lorne Smith – Town Historian
- Eric Solomon – C. A.
- Joe Virgilio – Regional Councillor, lawyer
- Peter Wales – Unionville Ratepayers Assoc. chair

# First principles

The Unionville Village Conservancy (UVC) will work with the owner of the building, the Town of Markham, to develop partnerships with private enterprise and public organizations to create a plan that

- Retains the Stiver Mill in the public realm
- Restores with respect a valued cultural heritage asset
- Recognizes the Stiver Mill is integral to the Village of Unionville
- Supports the business development aims of the community, as expressed by the policies of the Town of Markham and the local business associations of Unionville
- Supports the sustainability aims of the community, as expressed by the Green Print of the Town of Markham, including supporting the evolution of walkable communities
- Recognizes the desire of the community to support local food growers and suppliers
- Incorporates an educational component, in recognition of the demand for life-long learning both local and from a tourism perspective.

# Location and site plan



# In response to the visioning session

At a public session on May 15, 2010, several themes for re-use found support from the participants:

- Food
- Education
- Architectural and Cultural Heritage
- Sustainable living, including walkability and local food
- Private-public partnership
- Enhancement of the public realm
- Linkages to the Village
- Viewing the Village as a whole



# The concept: “The Stiver Mill Granary and Chocolate Emporium”

- Bakery and chocolate – universal favourites
- Local employment – jobs for Unionville
- Historical elements retained, restored, displayed
- Destination tourism – the Unionville brand enriched
- Local food production facility
- Tasting room – “eatertainment”
- Education – tours for children, tourists, Town Recreation courses, college curriculum
- Seasonal Farmers Market and Community Bake Oven

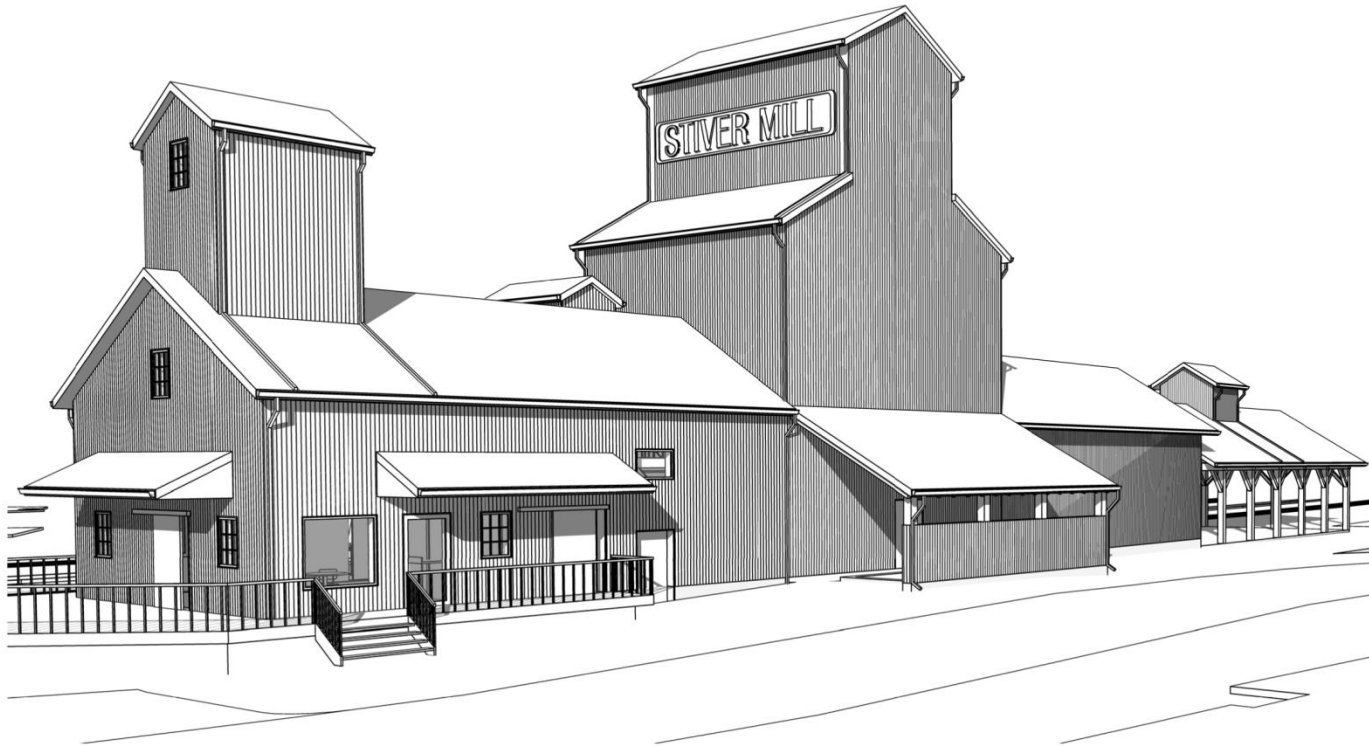
# What would it look like?

- 7500 square feet on two floors
- Mixed use – production, retail, education, community, heritage
- Stiver Mill, including rebuilt sheds
- Mix of restored and replaced elements
- Restored heritage exterior
- Retained and restored heritage mill elements
- Links to Unionville Train Station
- Improvements to the streetscape and public realm elements
- Links to Main Street

# Partnerships for SMGCF

- Town of Markham as owner
  - Economic Development, Culture, Heritage Planning, Recreation
- Private partner as single tenant
  - Old Firehall Confectionary – Rob Kadlovski
    - Local resident and business owner, with a personal commitment to the street
    - Extensive professional experience in retail, tourism, business development
    - Responsible for the recent reinvigoration of Main Street
    - Award winning bakers and chocolate artisans on his team
- Possible joint partnership with construction / restoration company
- Ontario Ministry of Tourism
- Ontario Trillium Foundation and other funders
- George Brown College / Seneca College
- Unionville Village Conservancy as liaison, fundraising, community representation
- Local neighbours, business owners, UVA, UBIA, UHS

# A concept of restored Stiver Mill



# Benefits to:

## Local residents

- Retention of Stiver Mill in the public realm
- restoration of a heritage landmark
- celebration of community history through displays in the original building
- improved streetscape and planting plans
- increased walking links to the Village
- new opportunities for local food: the bakery, farmers market, bake oven
- new opportunities for education through bakery and chocolate classes
- increased property values, as demonstrated in the Distillery District

# Benefits to:

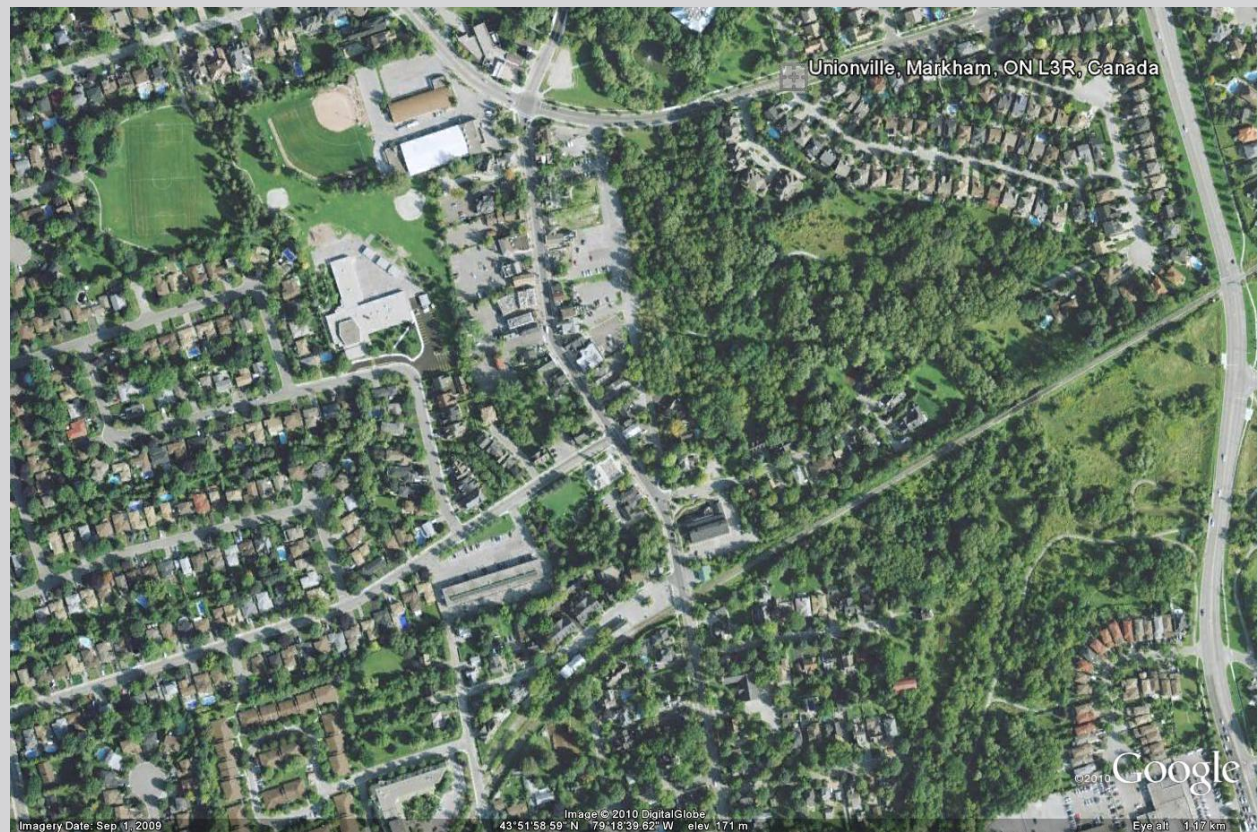
## Local business community

- A whole-village point of view - an anchor at the south entrance, Stiver Mill, and an anchor to the north, Varley Art Galley, bracketing the retail, office and eating establishments of Main Street – Distillery District, Wychwood Barns concepts
- increased visitor traffic, from both the local community and increased tourism
- increased property values through increased demand
- improved streetscape in the south
- Provision of often-requested bakery which will encourage loyalty of local patronage

# Unionville

## - a whole-village perspective

Two anchors – to the north, Varley Art Galley and at the south entrance, Stiver Mill, bracketing the retail, office and eating establishments of Main Street, Unionville





# Benefits to:

## Markham

- The plan will help the Town of Markham meet several of its goals for business development, heritage conservation, cultural policy development, sustainability planning, live/work/play community development, stimulation of tourism.

## Ontario

- The plan supports and further develops the Village of Unionville and the Town of Markham as a major tourism destination in the GTA, and therefore, Ontario.



# Next steps

---

- Agreement in principle from Council that the concept warrants further investigation
- Council directs resources to investigate and report back on the proposal
- Build partnerships to finance the restoration
- Continue to consult with the community