

Stiver Mill Concept Study

October 22, 2012



Agenda

- **Purpose of the presentation**
- **Background – Stiver Mill**
- **Concept study findings**
- **Summary & Staff Recommendation**

Purpose of Presentation

- **Provide background on the Stiver Mill**
- **Summarize results of the Stiver Mill concept study**
- **Obtain endorsement on next step**

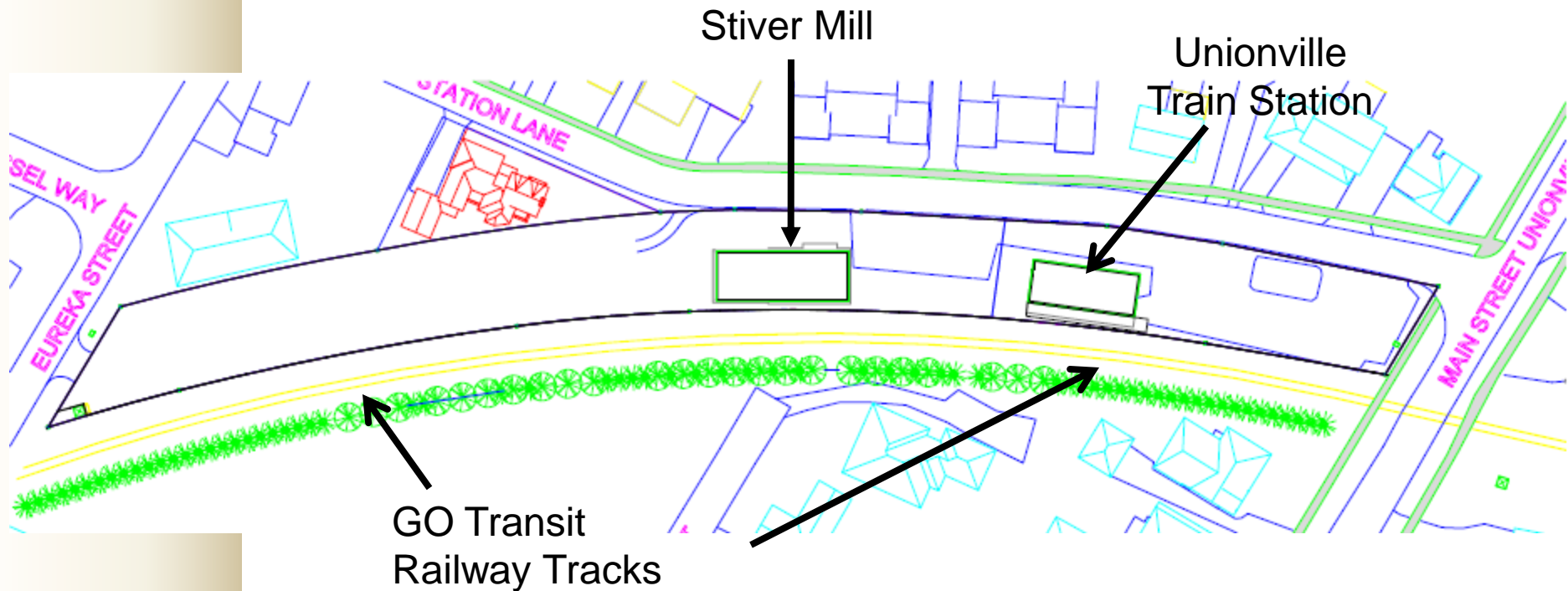
Stiver Mill – location

Legend:

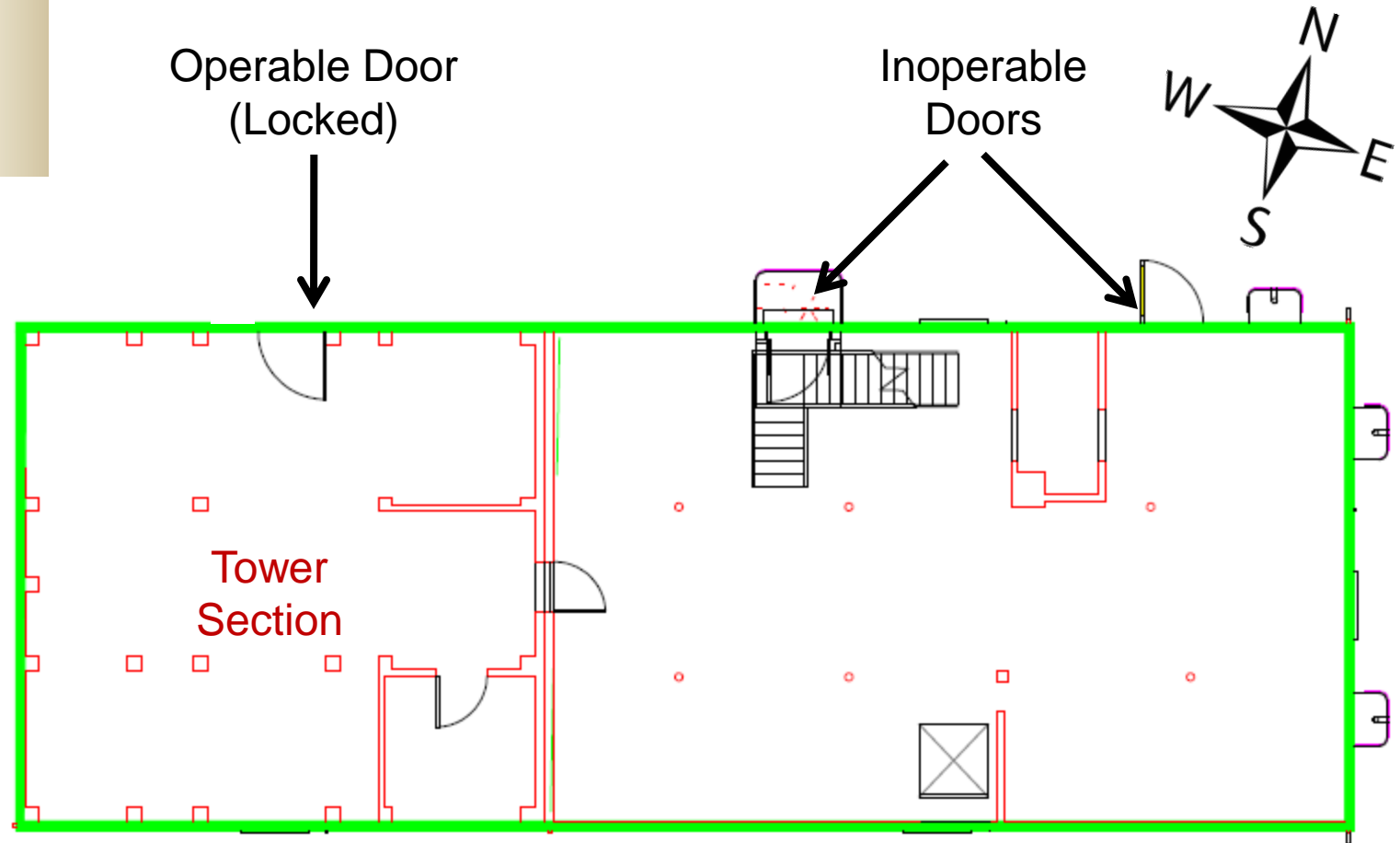
- ① Main Street Unionville
 - ② Millennium Square
 - ③ Planing Mill
 - ④ Senior Housing
 - ⑤ Fred Varley Art Gallery
 - ⑥ Central United Church
 - ⑦ Crosby Memorial Community Centre
 - ⑧ Parkview Public School
- 5 Minutes Walking Distance
- Trip To Highway 7 -
Travel By Foot: 5 Minutes
- Round Trip to Fred Varley Art Gallery
Travel By Foot: 11 Minutes
- Round Trip At Stiver Mill
Travel By Foot: 10 Minutes



Current Site Plan



Current Ground Floor Plan



Existing Conditions



Background – Stiver Mill

- Staff completed environmental remediation and foundation repair work in 2011
- 2012 capital budget approved for \$161,000 to continue to stabilize and preserve the current condition of the Stiver Mill
- Staff was requested to complete a concept study to explore restoration options, costing and phasing.



Concept Study - Phases

- **Phase 1- Exterior Restoration, Interior Renovation and Landscaping**
 - Restore exterior building envelope
 - Renovate Ground Floor of the Stiver Mill for use, in compliance with building codes
 - Create outdoor public space (connection from Main St., street furniture, lighting and landscaping)
- **Phase 2 – New building extension**
 - Add extension to existing building
 - Create additional parking

Phase 1- Exterior Restoration, Interior Renovation and Landscaping

- **Repair of existing frame structure and roof structure**
- **Restore/replace metal panels on exterior walls and roof**
- **Replace exterior windows and doors**
- **Ensure weather-tightness of the entire building**
- **Reconstruct Platform and Canopy**
- **Maintain heritage building standards throughout the process**

Phase 1- Exterior Restoration, Interior Renovation and Landscaping

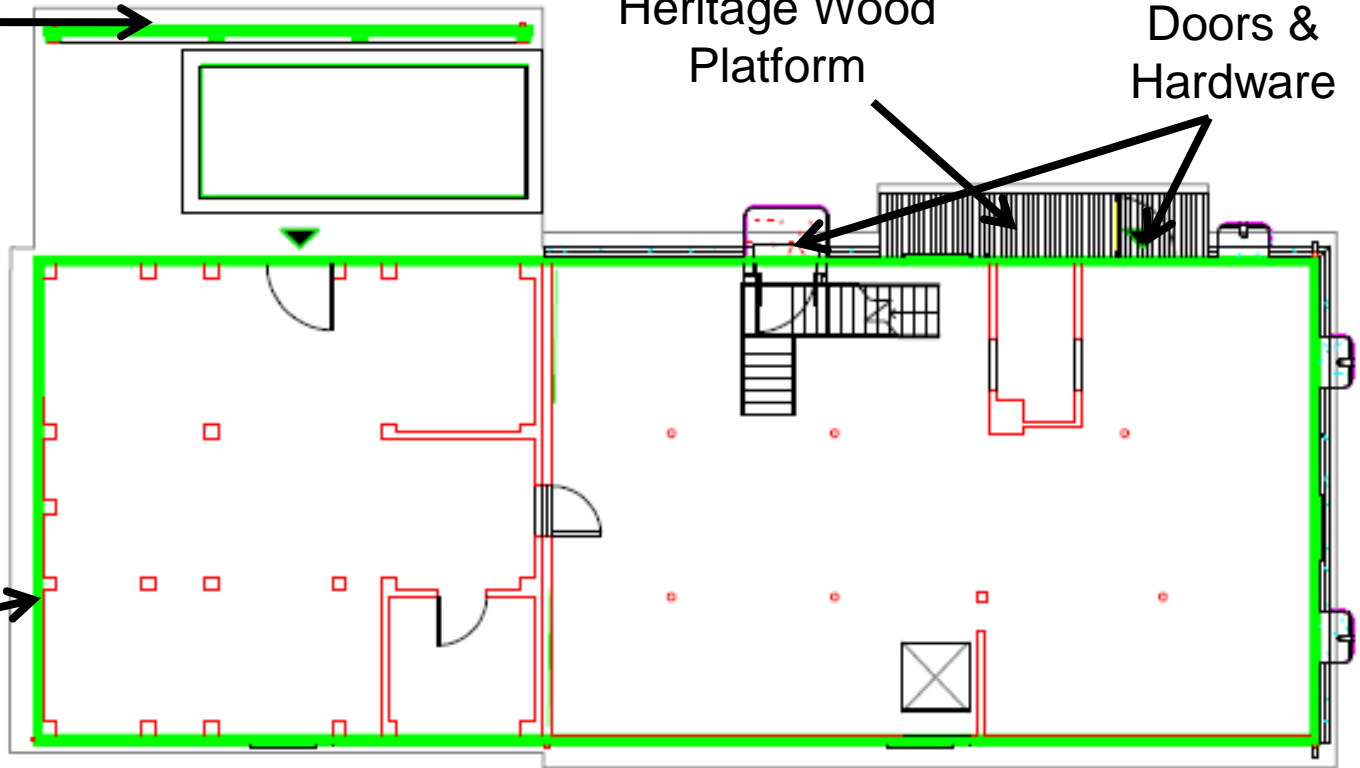
- Renovate the interior ground floor to meet all building codes and the City of Markham accessibility guidelines
- Ground floor: 1,120 sf leasable/heated, including new accessible washroom. (Total GF area = 2,350 sf including unleaseable/unheated tower section)
- Save the heritage mill equipment on the 1st and 2nd floors
- Create an outdoor public space:
 - re-arrange the Unionville train station parking lot
 - build wood platform walkway from Main Street Unionville to Eureka
 - Landscaping and street furniture
- Cost estimate: \$ 1.9M

Phase 1- Exterior Restoration, Interior Renovation and Landscaping

Reconstruct
Heritage Canopy
and Exterior Low
Wall

Reconstruct
Heritage Wood
Platform

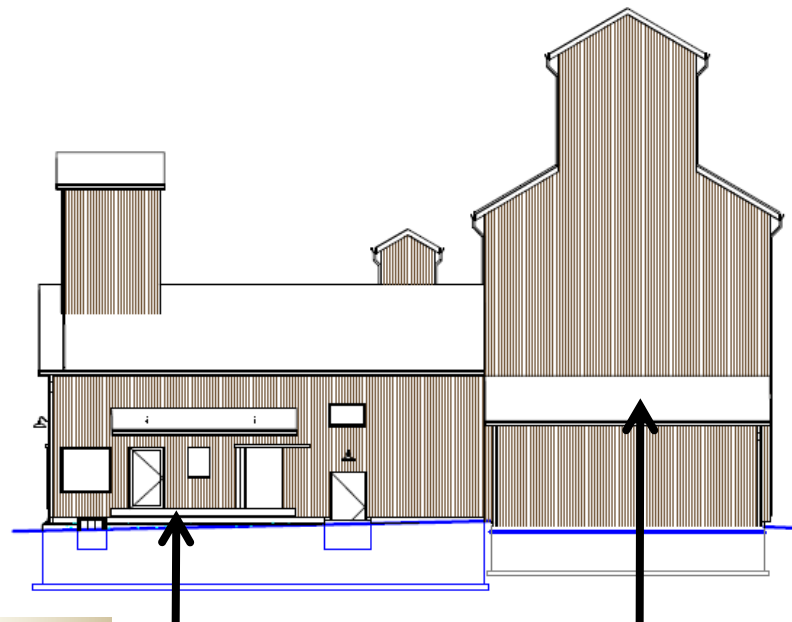
Repair/Replace
Doors &
Hardware



Restore/Replace
Exterior Metal
Wall and Roof
Panels

Phase 1- Exterior Restoration, Interior Renovation and Landscaping

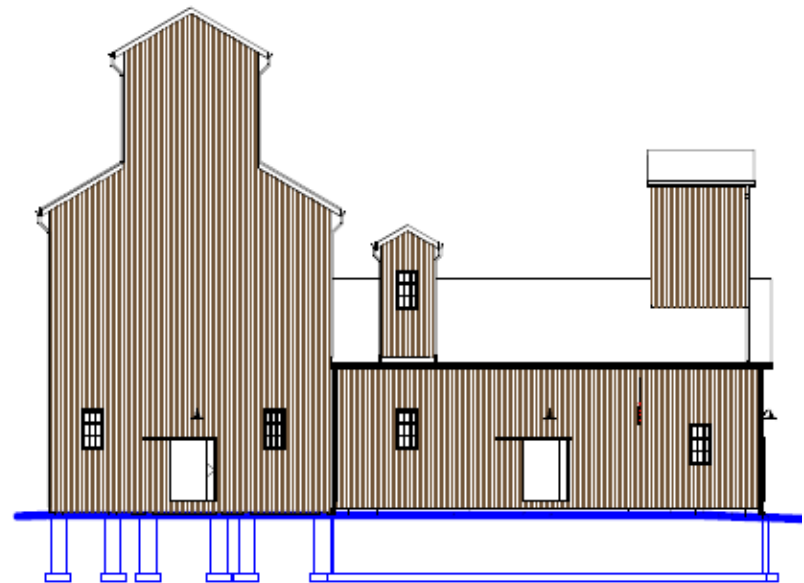
North Elevation



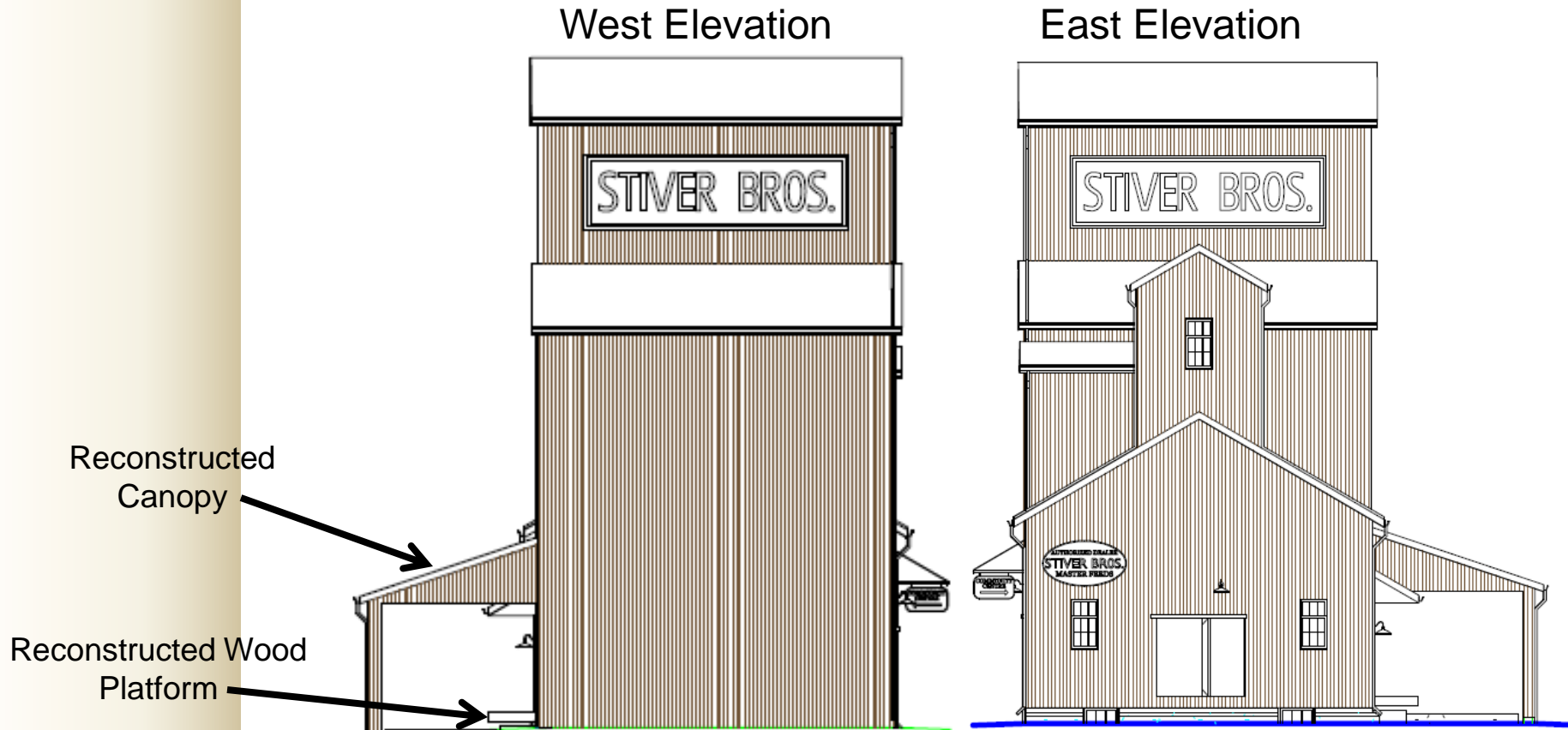
Reconstructed Wood
Platform

Reconstructed
Canopy

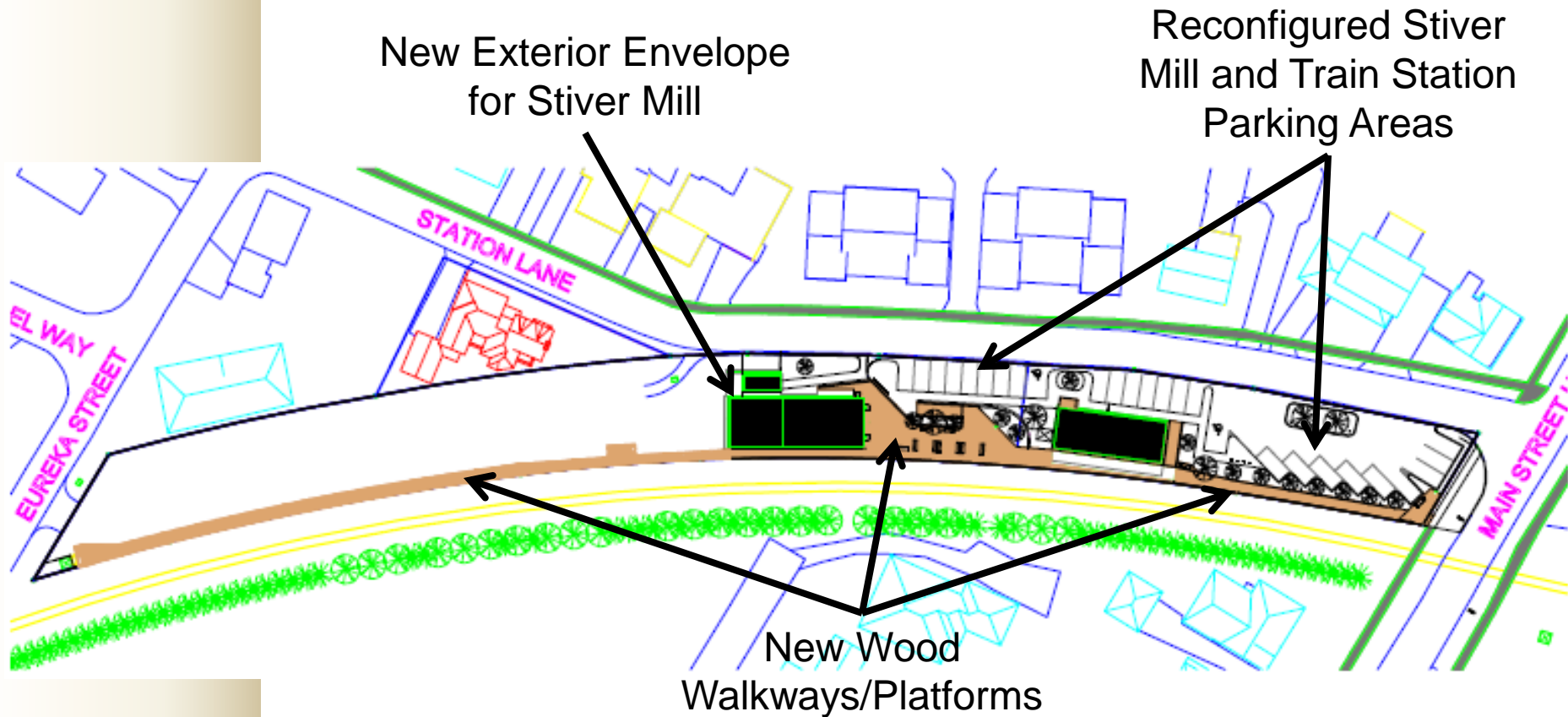
South Elevation



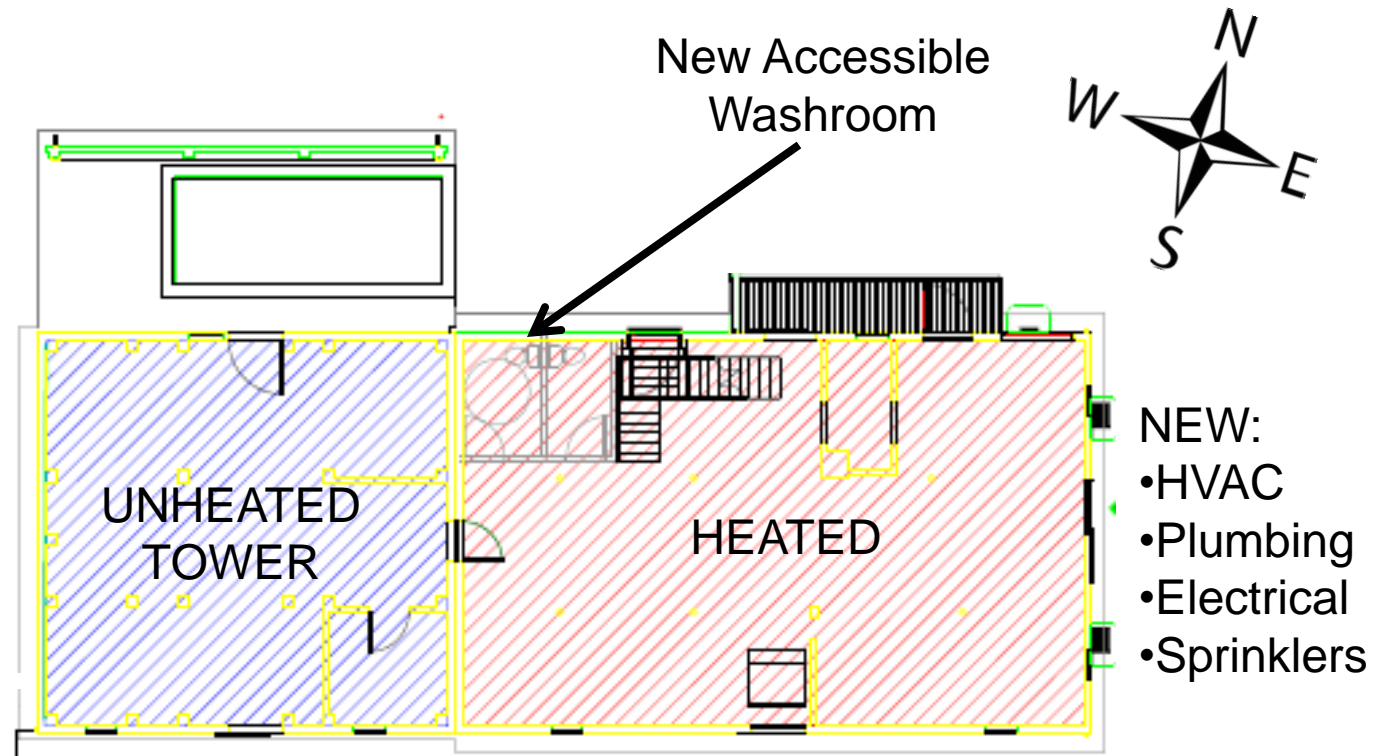
Phase 1- Exterior Restoration, Interior Renovation and Landscaping



Phase 1- Exterior Restoration, Interior Renovation and Landscaping



Phase 1- Exterior Restoration, Interior Renovation and Landscaping



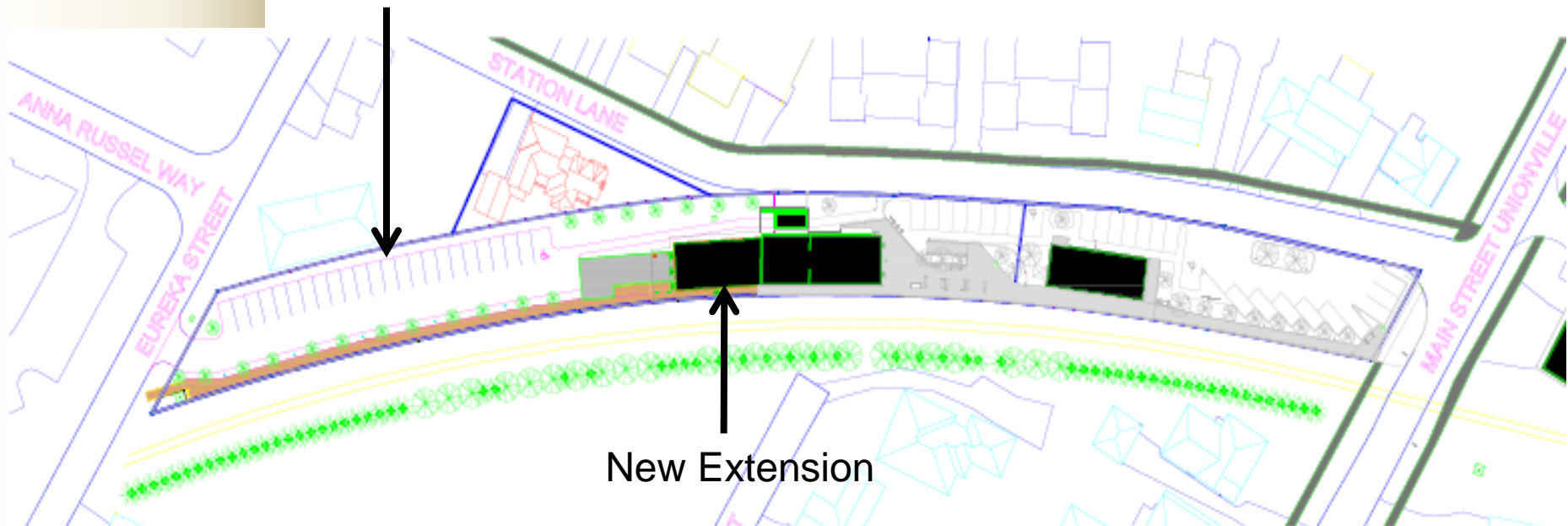
*Note: 2nd Floor
unoccupied. Basement
storage area.*

Phase 2 – New Building Extension

- **Provide enclosed ground floor extension and exterior canopy to complement existing Stiver Mill**
- **Additional Ground floor Area = 1,630 sf. (total leasable/heated floor area including Phase 1 = 2,750 sf.)**
- **Site work: build new parking lot on the west side**
- **Phase 2 Cost estimate: \$ 603K**
- **Total Phase 1 (\$1.9M) + Phase 2(\$603K) = \$ 2.503M**

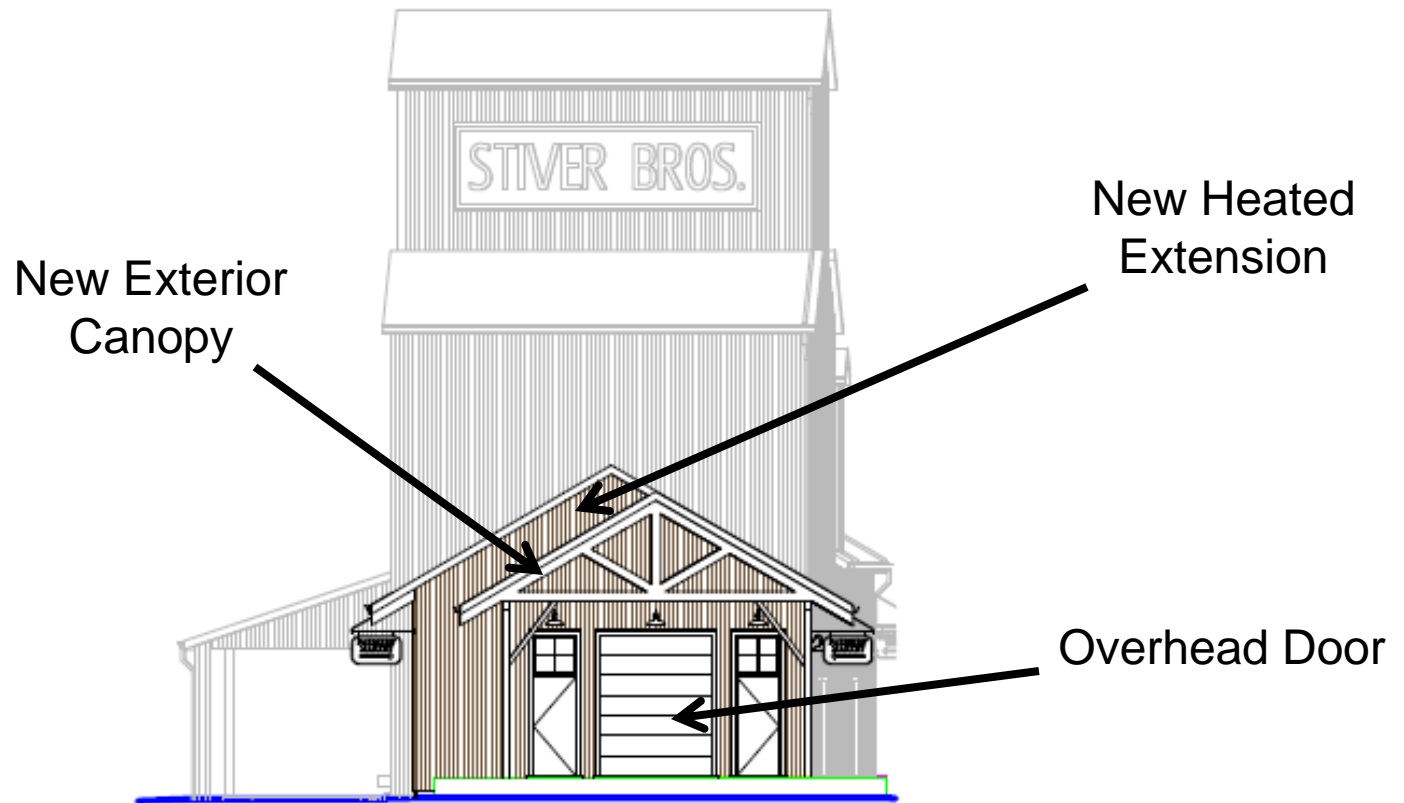
Phase 2 – New Building Extension Site Plan

Additional
Parking

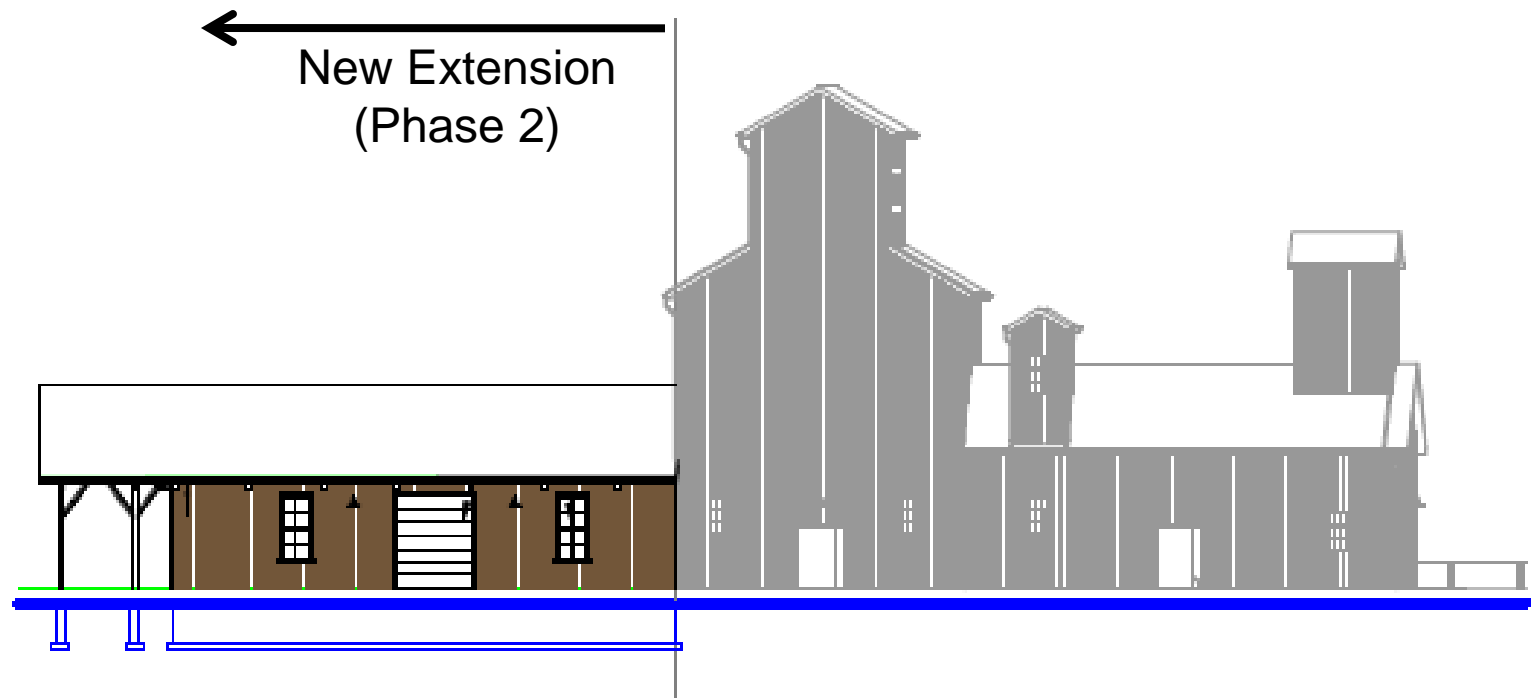


New Extension

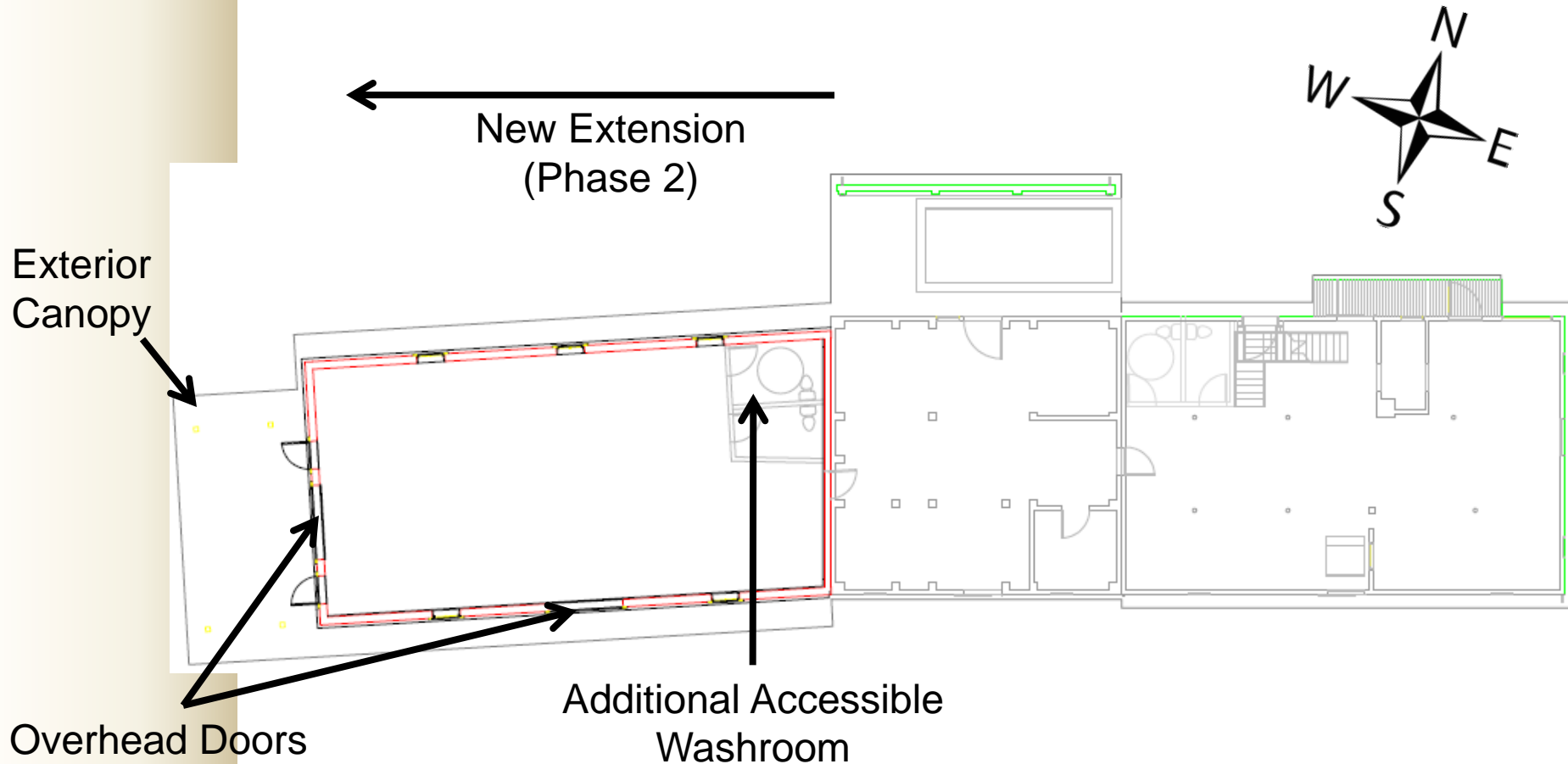
Phase 2 – New Building Extension West Elevation



Phase 2 – New Building Extension South Elevation



Phase 2 – New Building Extension Ground Floor Plan



Phase 2 – New Building Extension



[Stiver Mill Walkthrough 1 – View from Station Lane](#)

[Stiver Mill Walkthrough 2 – View from Train](#)

[Stiver Mill Walkthrough 3 – Walkthrough from Proposed Walkway](#)

Summary & Staff Recommendation

- **Important heritage feature in Unionville**
- **Provides a southern destination in the overall BIA strategy for Unionville Main Street**
- **Need to preserve the building to prevent further deterioration and to improve the appearance of the overall site**
- **The replacement of the exterior envelope, interior renovation of Stiver Mill and enhancement of the site (Phase 1 - \$1.9M) is recommended**