

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.



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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 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 buildings,
- 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.

