

**SUBJECT:** South Unionville Square  
Change of road name and traffic by-laws

File No. SC 10 131056

**PREPARED BY:** Scott Heaslip, Senior Project Coordinator  
Central District, ext. 3140

**REVIEWED BY:** Richard Kendall, Manager  
Central District, ext. 6588

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**RECOMMENDATION:**

1. That the staff report dated October 22, 2013 titled "South Unionville Square, Change of road name and traffic by-laws," be received.
2. That north-south section of Ian Baron Avenue (Parts 3 and 4, Plan 65R-33608 and Part 2, Plan 65R18880) be renamed "Unity Gardens Drive".
3. That the by-law attached as Appendix 'B' to prohibit through movements across Unity Gardens Avenue into Ian Baron Avenue, be approved.
4. That the by-law attached as Appendix 'C' to prohibit trucks on Castan Avenue between Unity Gardens Drive and Piera Gardens, be approved.
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**DISCUSSION**

In 2010, Council endorsed site plan approval for Phase 1 of the South Unionville Square development, consisting of a 2-level commercial centre anchored by a T & T supermarket, 28 townhouses and an 8-storey, 180 unit apartment building. In 2011, Council approved the enlargement of the apartment component to 12-storeys and 253 units. ([Google Map Link](#)) The commercial and townhouse components of the development are substantially complete and partially occupied. The apartment component is under construction.

**Change of road name:** As a condition of approval of South Unionville Square, the owner constructed a new local road (Unity Gardens Drive). This road incorporates a small portion of Ian Baron Avenue as shown on Figure 1. The name of this section of Ian Baron Avenue needs to be changed to Unity Gardens Drive. No existing addresses will be impacted by this name change.

**Traffic By-laws:** To address the concerns of area residents, Council authorized the following traffic by-laws when approving the site plan application for South Unionville Square (resolution attached as Appendix 'A'):

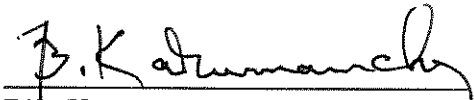
- A by-law to prohibit through movements from South Unionville Square across Unity Gardens Drive into Ian Baron Avenue. This will ensure that vehicles using the private driveway, which is aligned with Ian Baron Avenue, do not use Ian Baron Avenue, which is a local residential street. (By-law attached as Appendix 'B')
- A by-law to prohibit trucks on the section of Castan Avenue between Unity Gardens Drive and Piera Gardens. This will ensure that trucks delivering to South Unionville Square do not continue east on Castan Avenue. (By-law attached as Appendix 'C')

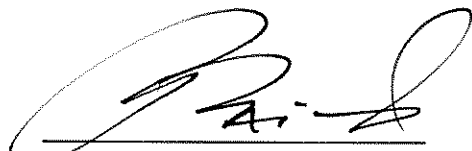
The traffic by-laws and road name change are illustrated on Figure 1.

**DEPARTMENTS CONSULTED AND AFFECTED:**

The proposed traffic by-laws were prepared in consultation with the Engineering, Operations and Legal Services Departments.

**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

  
James Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

Figure 1 - Location

Appendix 'A' - Council resolution dated May 12, 2009

Appendix 'B' - By-law to prohibit through movements across Unity Gardens Avenue into Ian Baron Avenue.

Appendix 'C' - By-law to prohibit trucks on a portion of Castan Avenue.

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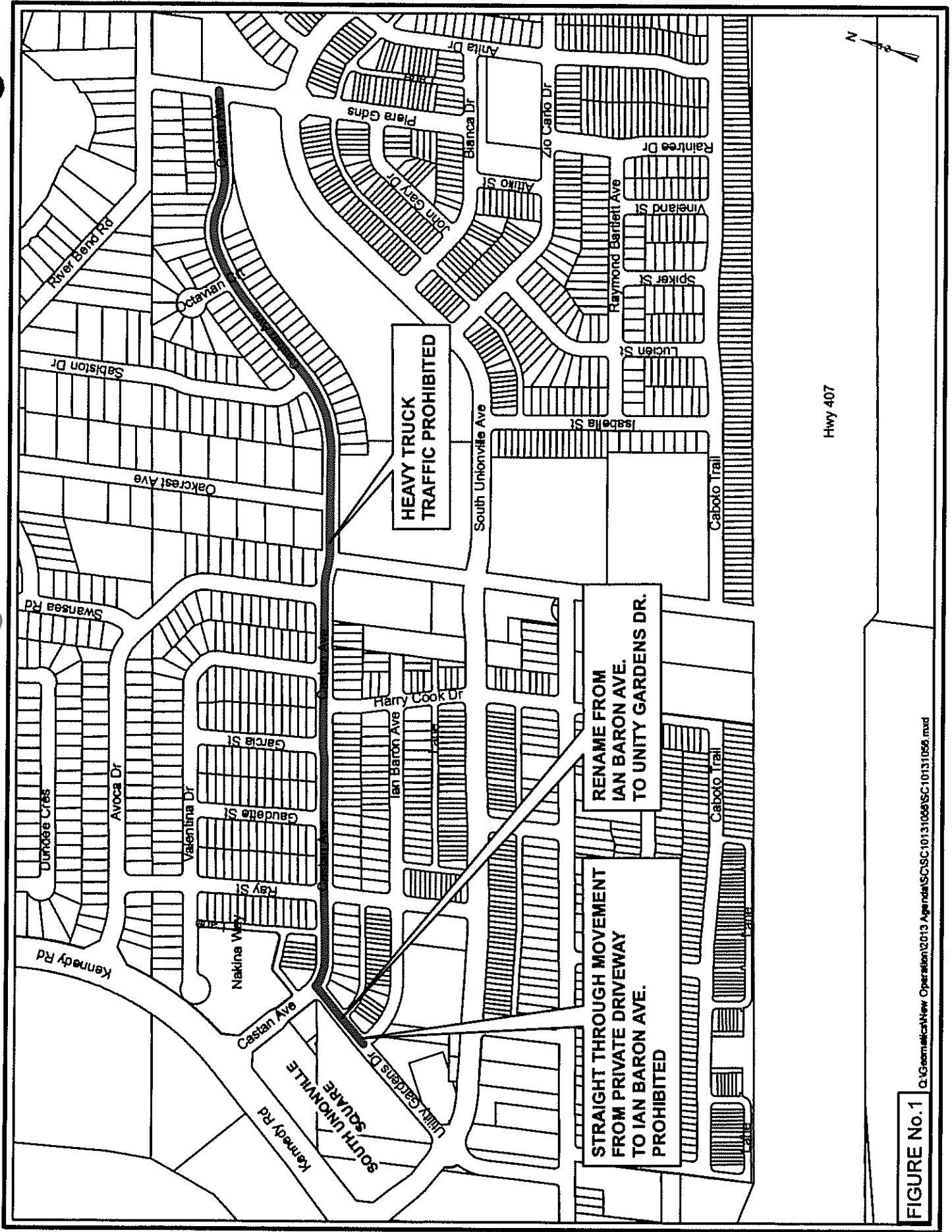


FIGURE No.1

APPENDIX 'A'



## THE CORPORATION OF THE CITY OF MARKHAM

EXTRACT FROM THE MINUTES OF THE COUNCIL MEETING HELD ON May 12, 2009  
REPORT NO. 32 - DEVELOPMENT SERVICES COMMITTEE (May 5, 2009)

(1) JADE-KENNEDY DEVELOPMENT CORPORATION (SOUTH UNIONVILLE SQUARE)  
EAST SIDE OF KENNEDY ROAD BETWEEN CASTAN AVENUE AND FUTURE SOUTH  
UNIONVILLE AVENUE APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE  
PLAN APPROVAL FOR A MIXED-USE DEVELOPMENT (ZA 07 126612 AND SC 08 128123)  
(10.5 & 10.7)

Report Attachment Appendix B

- 1) That the staff report entitled "Jade-Kennedy Development Corporation (South Unionville Square), East side of Kennedy Road between Castan Avenue and future South Unionville Avenue, Applications for zoning by-law amendment and site plan approval for a mixed use development," be received; and,
- 2) That the zoning amendment application (ZA 07 126612) be approved and the draft implementing zoning by-law amendments attached as Appendix 'B' be finalized and enacted; and,
- 3) That the application for site plan approval for the first phase (the commercial and townhouse component) of the development be endorsed, in principle; and,
- 4) That site plan approval be delegated to the Director of Planning or her designate, to be issued following execution of a site plan agreement (Site Plan Approval is issued only when the Director has signed the site plan "approved"), when the following conditions have been met:
  - Ownership of the subject lands has been consolidated.
  - The Owner has entered into a site plan agreement with the Town and the Region of York containing all standard and special provisions and requirements of the Town and public agencies and the conditions outlined in Schedule 'A' to the May 5, 2009 staff report.
  - The Owner has conveyed to the Town and the Region of York all of the lands required for South Unionville Avenue extending from Kennedy Road to the new north-south local road adjoining the east boundary of the subject lands, and for the north-south local road, extending from Ian Baron Avenue to Helen Avenue.
  - The Owner has conveyed the neighbourhood park and stormwater management lands on the east side of the north-south local road to the Town for park and stormwater management purposes.
  - The Owner has entered into a development agreement (which may form a component of the site plan agreement) for the construction of South Unionville Avenue and the north-south local road and all related infrastructure including the stormwater management pond.

- The trustee for the South Unionville Landowners Group has advised the Town in writing that the Owner is in good standing with the Group.

- The zoning by-law amendment has come into force and effect; and,

5) That 78.96 persons (28 townhouse units) of servicing allocation be granted by Council to Jade-Kennedy Development Corporation; and,

6) That Council authorize the Mayor and Town Clerk to enter into a development agreement with the Owner (which may form a component of the site plan agreement) for the construction of South Unionville Avenue and the north-south local road and all related infrastructure including the stormwater management pond; and,

7) That the Mayor and Town Clerk be authorized to execute the transfer documents for the rights-of-way of South Unionville Avenue and the north-south local road and for the neighbourhood park and stormwater management blocks; and,

8) That the name "Unity Gardens Drive" be approved for the north-south local road from Castan Avenue to Helen Avenue; and,

9) That Council authorize the enactment of a truck prohibition by-law for Castan Avenue between the north-south local road (Unity Gardens Drive) and Piera Gardens; and,

10) That Council authorize the enactment of a by-law prohibiting through movements from the proposed driveway across Unity Gardens Drive into Ian Baron Avenue; and further,

11) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**CARRIED**



BY-LAW NUMBER \_\_\_\_\_

## TO AMEND TRAFFIC BY-LAW 106-71

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT TRAFFIC BY-LAW 106-71 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. That Schedule '9' of Traffic By-law 106-71, pertaining to "Prohibited Turns", be amended by adding the following:

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
<u>INTERSECTION</u>	<u>DIRECTION</u>	<u>TURN PROHIBITED</u>	<u>PROHIBITED TIME OR DAYS</u>
Unity Gardens Drive and Ian Baron Avenue	Eastbound	Through	Anytime

2. The By-law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
KIMBERLY KITTINGHAM  
CITY CLERK

\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR



**BY-LAW NUMBER \_\_\_\_\_**  
**TO AMEND TRAFFIC BY-LAW 106-71**

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BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT TRAFFIC BY-LAW 106-71 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. That Schedule "14" of Traffic By-law 106-71, pertaining to "Heavy Truck Traffic Prohibition", be amended by adding the following:

COLUMN 1	COLUMN 3	COLUMN 4
<u>STREET</u>	<u>BETWEEN</u>	<u>PROHIBITED TIME OR DAYS</u>
Castan Avenue	Unity Gardens Drive and Piera Gardens	Anytime

2. The By-law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
 KIMBERLY KITTERINGHAM  
 CITY CLERK

\_\_\_\_\_  
 FRANK SCARPITTI  
 MAYOR