



BRYAN W. TUCKEY
Commissioner
Planning and Development Services Department

MEMORANDUM

TO: Regional Chair and Members of Regional Council

FROM: Bryan Tuckey, M.C.I.P., RPP
Commissioner of Planning and Development Services

Kees Schipper, P. Eng.
Commissioner of Transportation and Works

DATE: April 20, 2004

RE: **April 22, 2004 Council Meeting**
Clause 1 of Report No. 4 of the April 5, 2004 Planning and Economic
Development Committee
Report No. 2 – OMB Hearing for 19T-03001, East Gwillimbury

Clause 1 of Report No. 4 of the Planning and Economic Development Committee was adopted and amended to require Regional staff to report to Council regarding the Town of Newmarket's request regarding potential improvements to mitigate traffic congestion in the Town that may be created as a result of the proposed extension of Highway 404.

On April 15, 2004 Regional Transportation and Works, Planning, and Town of Newmarket staff met to discuss the transportation issues raised at Regional Planning Committee.

Regional staff presented a traffic analysis of the impact of extending Highway 404 for 2011. The analysis shows that the Highway 404 extension will benefit the Town by diverting through traffic from 2nd Concession, Leslie St., and Woodbine Avenue onto the highway. The analysis also shows that there is sufficient traffic capacity on Highway 404 in Newmarket to handle the traffic demand to 2011.

The transportation issues for the OMB hearing for plan of subdivision 19T-03001 are likely to be adjourned for approximately 5 months in accordance with recommendation no. 2 of Regional Planning staff's report. East Gwillimbury and the Metrus Developments Inc. are in agreement with the proposed adjournment and there are no other parties to object to the adjournment.

Newmarket's transportation issues can be reviewed over the next 5 months when staff will be assessing issues related to the clause in the Queensville Secondary Plan requiring "satisfactory arrangements" to be in place for the extension of Highway 404. Staff will review the key

requirements that would allow development to proceed, including financing, tender being awarded, and the limits of the extension of Highway 404 to accommodate growth in Queensville.

Recommendation 3 of Report No. 2 – OMB Hearing for 19T-03001, East Gwillimbury recommends Regional staff prepare a further report with respect to transportation and servicing issues. Newmarket's issues should be reviewed in Regional staff's next report to be presented to Regional Committee and Council prior to commencement of adjourned portions of the OMB hearing, anticipated to be in the fall of 2004. In the interim Regional staff will continue discussions with Newmarket staff regarding the transportation issues.

Newmarket's issues with regard to extension of Highway 404 can also be discussed at a staff-level committee comprised of representatives from the Towns of Newmarket, East Gwillimbury, Georgina, and York Region. The committee has been set up to dialogue with the Province on the extension of Highway 404.

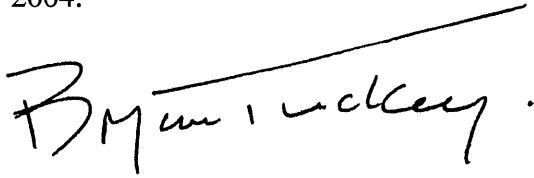
On April 16, 2004 Newmarket staff requested clarification of a number of issues in Report No. 2 – OMB Hearing for 19T-03001, East Gwillimbury. Newmarket requested clarification that the extension of Highway 404 would provide for *at least* two additional lanes of north-south capacity. This reflects a similar intent of both the Town of East Gwillimbury and York Region.

Newmarket requested one minor wording change to the conditions of draft approval that provides clarification and does not effect the intent of the condition that Council is adopting. The other minor change is to delete the word "construction" from Condition number 5 of the schedule of conditions, which simply adds clarity to the meaning of the condition. Staff will work with East Gwillimbury and Newmarket staff to finalize these changes.

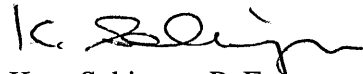
Conclusions

Regional staff will work with East Gwillimbury and Newmarket to finalize changes to Report No. 2 – OMB Hearing for 19T-03001, East Gwillimbury. As the intent and purpose of the condition is not changing, specific Council direction to approve the minor changes is not required and can be handled within the direction provided by the report.

Regional staff will include a review of Newmarket's other transportation issues in its next report on the OMB hearing for 19T-03001 anticipated to be presented to Committee in September 2004.

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Bryan W. Tuckey, M.C.I.P., R.P.P.
Commissioner of Planning and
Development Services

A handwritten signature in black ink, appearing to read "K. Schipper". The signature is written in a cursive style with a long horizontal line extending from the top of the "y".

Kees Schipper, P. Eng
Commissioner of Transportation and
Works

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