



TOWN OF NEWMARKET

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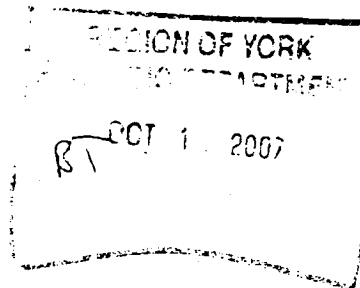
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attention:

Mr. Bryan Tuckey, MCIP, RPP
Commissioner of Planning and Development

Mr. Paul Jankowski P. Eng
General Manager Roads

RE: Proposed York Region Official Plan Amendment 58 and Transportation Master Plan –
Update – Bradford Bypass and Green Lane



This letter is in reference to the proposed Regional Official Plan Amendment No. 58 dealing with the designation and alignment update for Highway 404 and Bradford Bypass. We note that on September 27, Regional Council adopted the related staff report with a request that you provide a report on the recognition of Green Lane as a critical bypass in the context of the identification of Highway 404 for development and the proposed Bradford Bypass.

The completion of the York Region Master Plan Update is a project of great significance to the Town of Newmarket. As the municipality reaches build out for its urban area, the transportation impacts within the municipality will increasingly be generated from development that is outside our borders both from within the Region of York and from the County of Simcoe. Newmarket has invested considerable resources to plan our internal infrastructure and has also been proactive in advocating the development of regional and provincial infrastructure such as the Green Lane bypass route that is now functioning as an interregional facility.

As Newmarket prepares for intensification and mixed use redevelopment along Yonge Street and Davis Drive in particular, we have been careful in the 2006 Official Plan to ensure that this development occurs concurrently with the provision of appropriate transportation and transit network improvements so that the overall traffic impacts of future development is mitigated. Notwithstanding this, and as noted above, future land use changes and new transportation routes around us and beyond our control will have increasing impacts on the Town. We note

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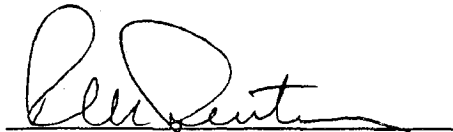
specifically the proposed Highway 404 Extension/Bradford By-pass as well as the Town of East Gwillimbury's Official Plan review and associated corridor concepts which identify Green Lane as a future mixed land use corridor. As this area continues to develop, the impact of the urban by-pass function of Green must be considered and options to address same, including replacement if necessary, will need to be identified. This position has previously been stated through Newmarket Council's adoption of Joint Community Services and Legal and Development Services Report 2007-01, which has been forwarded to the Region. It is also consistent with Regional Council's recent direction to staff to provide a report on the recognition of Green Lane as a critical bypass.

To further clarify our position, the Town supports Green Lane's inter-regional bypass function. However, should any replacement of Green Lane be required due to a reduction of its current urban by-pass function, it must be in close proximity to Davis Drive and Green Lane. This is to ensure that the traffic originally diverted from Davis Drive to the Green Lane by-pass does not return as a result of a new by-pass located too far north or south. We specifically note that the proposed future Bradford By-pass should not constitute this replacement or alternative given its location and intended function. Further, with the approved alignment for the Bradford By-pass to be included in the Regional Official Plan through ROPA 58, Newmarket would like confirmation that the planned function of Green Lane as a Regional arterial road will not change.

The protection of the existing regional transportation routes is vital to the continued functioning of our municipal infrastructure and to the preservation of the quality of life of Newmarket residents. Given the significance of this issue we have engaged LEA Consulting to peer review the York Region Master Transportation Plan Update with respect to its impacts on the Town of Newmarket and the transportation routes surrounding the municipality. The Region has always been of great assistance in our review of such issues and your support in this endeavour is appreciated.

As the Transportation Master Plan Update nears completion we are also interested in understanding the consultation process that will be followed. The Davis Drive and VIVA BRT Environmental Assessment consultations with our Council and Staff have proven very beneficial to our municipality and the Region. It would be greatly appreciated if the Region could outline the proposed consultation process and advise whether any Council/Staff workshops are planned at this time.

Yours truly,


Commissioner, Community Services


Commissioner, Legal & Development
Services/Municipal Solicitor

Copy: Mayor Van Bynen, Town of Newmarket
R. N. Shelton, Chief Administrative Officer, Town of Newmarket
Mayor Young, Town of East Gwillimbury

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