



Vancouver International Airport Authority
Administration de l'aéroport international de Vancouver
P.O. Box 23750
Airport Postal Outlet
Richmond, B.C. Canada
V7B 1Y7

To: Public Hearing, Feb 19, 2001
Item 1 (Bylaw 7190)

ACTING CITY CLERK

14 February 2001

Via Fax: 276-4177

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attn: Terry Crowe
Manager, Policy Planning
Urban Development Division

Dear Mr. Crowe:

RE: Sub-Area Plan Updates

I am replying to your letter of 23 January 2001 requesting feedback on the Dover Crossing and Terra Nova Sub-Area Plans. We appreciate your effort in incorporating the Authority's earlier comments into these sub-area plans.

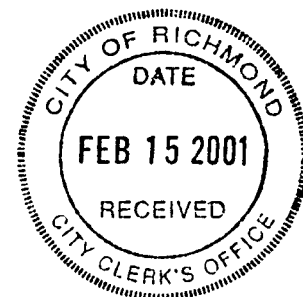
The Authority has no further comment on the Terra Nova sub-area plan as earlier comments have been incorporated; however, we note that there are slight inconsistencies in the wording between the Dover Crossing and Terra Nova sub-area plans. With regards to the Dover Crossing sub-area plan, on page 5, footnote No. 2 would be better worded as:

"The Noise Exposure Forecast (NEF) is the official metric used in Canada for airport noise assessment. The NEF cannot be directly measured and NEF contours are calculated (or modelled) by time-averaging aircraft operations considering aircraft fleet mix, flight distances, runway utilization, flight path, and time of day as night-time operations are more heavily weighted. The NEF was designed to encourage compatible land uses in the airport vicinity and to predict human annoyance to airport operations within the noise contours."

On page 6 of the Dover Crossing sub-area plan, the policy reads "Encourage builders of new residential buildings to comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation." We would like to see stronger language here—"require" rather than encourage.

Such changes would ensure wording is similar to Terra Nova sub-area plan.

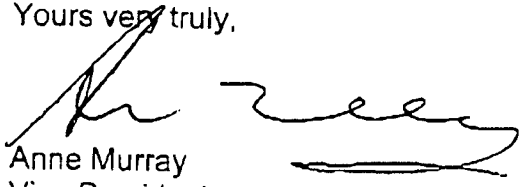
FILE: Lower Dover Crossing and Terra Nova Plans (2) ACC



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Thank you once again for providing the Authority a chance to comment. If you have any questions, please feel free to call me at 276-6357.

Yours very truly,



Anne Murray
Vice President
Community and Environmental Affairs

FILE: Lake Oahe Crossing and Yards New Plans--21100