



To: Mayor and Councillors, **Date:** November 5, 2004
From: Terry Crowe **File:**
Manager, Policy Planning
Re: Minor Change - Proposed OCP Bylaw 7794
Aircraft Noise Sensitive Development (ANSD) Map

As requested, staff have reviewed the merits of whether or not to modify the proposed OCP Bylaw 7794 Aircraft Noise Sensitive Development Map (e.g., add explanatory information, designate additional Red areas to prohibit residential uses on Federal lands).

Option

Staff have considered the following options:

1. No Changes.
2. Making A Notation on the proposed OCP Bylaw 7794 ANSD Map, for information purposes.
3. Making Changes to the proposed OCP Bylaw 7794 ANSD Map designations.


Comments

1. Option 1 - No Change
 - see below.
2. Option 2 - Making A Notation On The Proposed OCP Bylaw 7794 Map (**Recommended**)
 - As discussed at Planning Committee, a notation can be added to the proposed OCP Bylaw 7794 ANSD Map to clarify its relationship to other OCP land use maps.
3. Option 3 - Making Changes to the Proposed OCP Bylaw 7794 ANSD Map Designations
 - Consideration was given to prohibiting residential uses on Federal lands. This is not recommended as: the proposed OCP ANSD policy focuses on aircraft noise; it is not appropriate to place restrictions based on ownership, and doing so may compromise other negotiations.

Recommendation

Delete the original proposed OCP map labelled "Schedule B attached to and forming OCP Bylaw 7794", and replace it with the attached similarly labelled map.

For clarification, please contact me at 276-4139.


Terry Crowe, Manager, Policy Planning

pc :

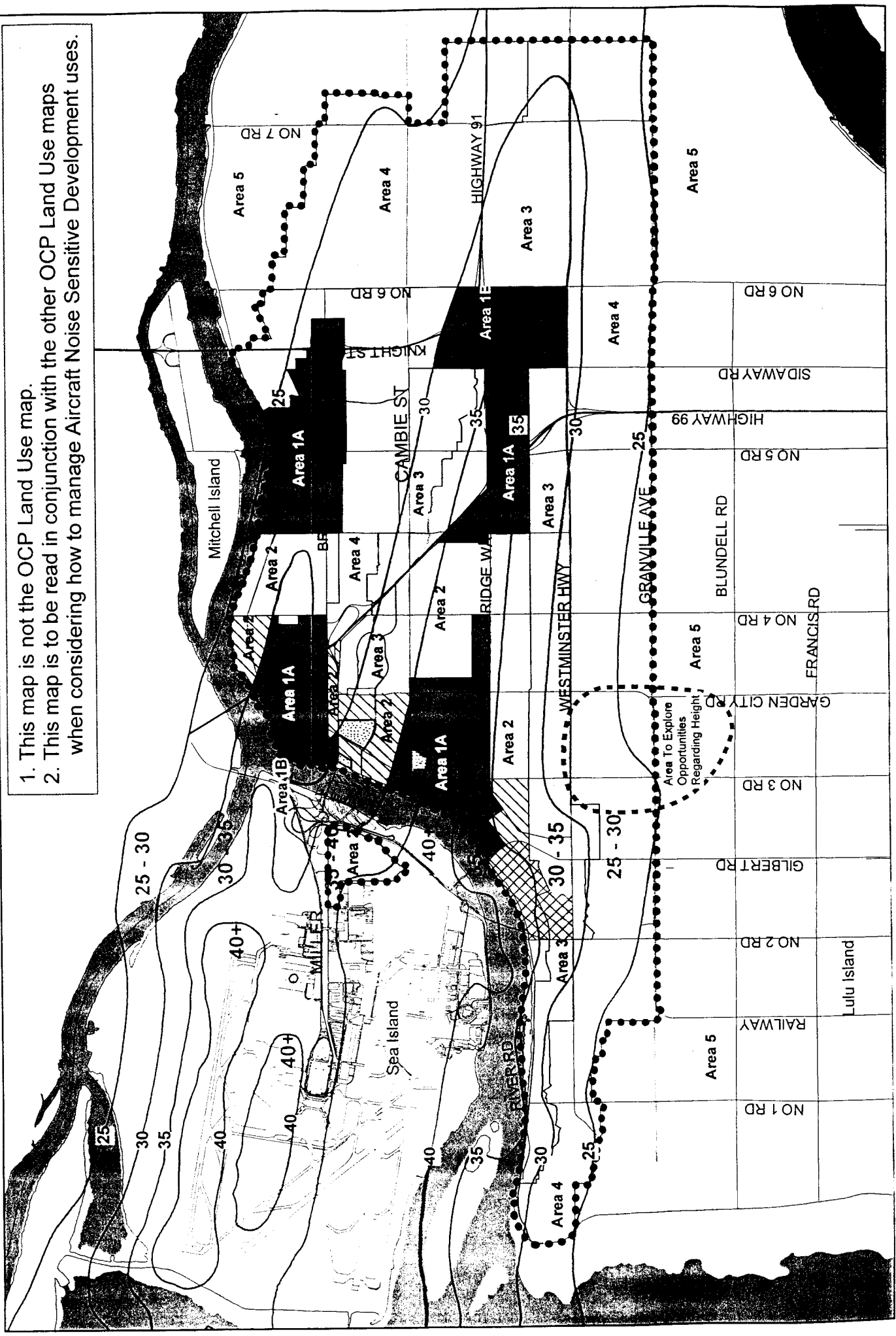
- Joe Erceg, MCIP, General Manager, Urban Development
- Eric Fiss, Policy Planner

Revised OCP Airport Noise Sensitive Development Map

"Schedule B attached to and forming part of Bylaw 7794"

Aircraft Noise Sensitive Development Map

1. This map is not the OCP Land Use map.
2. This map is to be read in conjunction with the other OCP Land Use maps when considering how to manage Aircraft Noise Sensitive Development uses.



Revised OCP Airport Noise Sensitive Development Map

"Schedule B attached to and forming part of Bylaw 7794"

Aircraft Noise Sensitive Development Map

LEGEND

Aircraft Noise Sensitive Development Policy (ANSD) Areas
(see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:

AREA 1A

New Aircraft Noise Sensitive Land Use prohibited.

AREA 1B

New residential land uses prohibited.

Areas Where Aircraft Noise Sensitive Land Uses May be Considered: Subject to Aircraft Noise Mitigation Requirements.

AREA 2

All Aircraft Noise Sensitive Land Uses (except new single family) may be considered (see Table for exceptions).

AREA 3

All Aircraft Noise Sensitive Land Uses types may be considered.

AREA 4

All Aircraft Noise Sensitive Land Uses types may be considered.

No Aircraft Noise Mitigation Requirements:

AREA 5

All Aircraft Noise Sensitive Land Uses types may be considered.

◆ City Hall

— 2015 Noise Exposer Forecast (NEF) Contours

●●● Extent of aircraft noise insulation



Objective: Current rezonings may proceed prior to Area Plan updates, based on the formula:

- Residential use: Up to 2/3 of the buildable square feet (BSF);
- Non-residential use: The remaining BSF (e.g., 1/3



No new ANSD rezonings until Area Plan is updated



Objective: To support the 2010 Olympic Speed Skating Oval

- Residential use: Up to 2/3 of the buildable square feet (BSF);
- Non-residential use: The remaining BSF (e.g., 1/3



On Fraser River above 30 NEF residential (e.g. house boats) may be considered

- Area to explore opportunities regarding height.

Potential would be subject to application process.