

R2 02-215553

Fairchild Developments Ltd.
130 - 4400 Hazelbridge Way, Richmond BC, V6X 3R8
Tel: (604) 273-1234 Fax: (604) 270-9963

FOR Nov 18, 2002
Public Hearing
BLS 7437, 7438, 7439

FACSIMILE COVER LETTER

Date: November 12, 2002
To: Ms. Suzanne Carter-Huffman, City of Richmond - Urban Development Division
Fax: (604) 276-4177
From: Danny Leung

We are transmitting three (3) page(s) (including this cover letter).

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Dear Suzanne,

Re: Aberdeen Centre Expansion

This is following up on our meetings with YVR on Monday, November 4th. They indicated preliminary support of the project as it conformed to the airport-zoning envelope. They raised two concerns at the meeting, which are as follows:

- 1. Abatement measures in the hotel design for aircraft noise

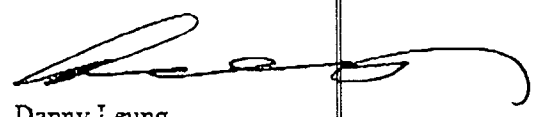
We wish to confirm that, once the rezoning process is completed, we will engage an acoustical consultant to assist with the development of the hotel design. We understand that this is an important issue and for the owner it is important to have a functioning building.

- 2. Potential infringement into the airport zoning envelope when maintenance is under taken

Through the design development process we will ensure that accommodation is made so that maintenance can be accomplished without infringing into the airport-zoning envelope.

Also attached is a supporting letter from Transport Canada, who has also reviewed the rezoning proposal. We trust that this correspondence confirms the owner's commitment to work within the requirements of the Airport Authority in realizing this project. If you have any questions please call me at (604) 813-2828.

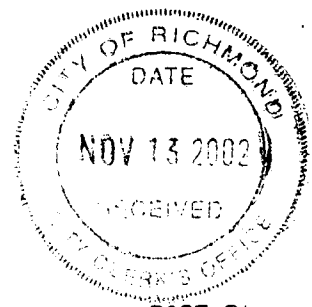
Regards,



Danny Leung
Senior Vice President & General Manager

Encl.

c.c.: Mr. Luciano Zago, Bing Thom Architects (by fax: (604) 688-1343)





Transport Canada / Transports Canada

Civil Aviation
P.O. Box 620
800 Burrard Street
Vancouver, B.C.
V6Z 2J8
www.tc.gc.ca

Votre file / Votre référence

Notre file / Notre référence

TAM 5130-02-P169(RK)

November 4, 2002

BY FAX: (604) 270-9963

Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8

Attention: Mr. Danny Leung, Senior Vice President & General Manager

Dear Sir:

RE: Hotel Rezoning Application No. RZ02-215553

Thank you for meeting in our office on October 25th to discuss the proposed hotel development on Cambie Road near No. 3 Road in Richmond. The drawings provided at the meeting have been reviewed, along with your November 1st fax and the legal descriptions received by fax from Luciano Zago of Bing Thom Architects.

The site of the proposed Aberdeen Centre Hotel is located under the approach surface described in the *Vancouver International Airport Zoning Regulations*, which consists of a 2% slope extending upward and outward from the threshold of Runway 26L at Vancouver Airport.

The northwest corner of the hotel site plan as shown on rezoning permit application no. RZ02-215553 has the most restrictive height limit, which is approximately 36 metres (118 feet) geodetic elevation. In comparing this height restriction with the hotel drawings submitted at our October 25th meeting, the proposed hotel roofline of 114.75 feet geodetic elevation would comply with the zoning regulations. Because the zoned height restriction slopes upward by 2%

Canada

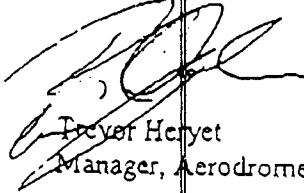
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toward the east side of the site plan, the proposed rooftop appurtenance of 119.75 feet geodetic elevation would comply with the zoning regulations if located as shown on drawing A-2.03 Roof Level Plan Aberdeen Center Rezoning.

The height restrictions imposed by the zoning regulations must also be complied with during construction of the Aberdeen Center Hotel.

If you have any questions or need further information, please contact me at (604) 666-2103 or Rosalie Kamp at (604) 666-0567.

Sincerely,



Trevor Heryet
Manager, Aerodrome Safety

cc: Luciano Zago
Managing Director
Bing Thom Architects
1430 Burrard Street
Vancouver, BC V6Z 2A3
Fax: (604) 688-1343

cc: Bob Reimer
Assistant Construction Manager
Dominion Construction Company Inc.
300-555 Burrard St., Box 272
Vancouver, B.C. V7X 1S9
Fax: (604) 631-1100