



Vancouver International Airport Authority
Administration de l'aéroport international de Vancouver

P.O. Box 23750
Airport Postal Outlet
Richmond, B.C. Canada V7B 1Y7
Website: www.yvr.ca

To Public Hearing
Date: <u>Nov 23, 2004</u>
Item # <u>1</u>
Re: <u>Bylaw 7794</u>
<u>Aircraft Noise - Sensitive</u> <u>development policy</u>

Larry Berg
President and Chief Executive Officer

November 17, 2004

Mr. George Duncan
Chief Administrative Officer
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Duncan:

RE: Proposed OCP Airport Noise-Sensitive Development Policy

Thank you for the opportunity to comment on the above policy. I would like to commend the City of Richmond for recognizing the importance of responsible land use planning to address the issue of residential developments in high aircraft noise areas. I would also like to acknowledge the sincere efforts of City staff over the past several months in developing such a policy.

The Airport Authority is pleased that the proposed policy prohibits new residential development in some high aircraft noise areas. We think this is a step in the right direction – but not enough. This proposed policy is not consistent with Transport Canada national land use planning guidelines and international standards. The Airport Authority does not support the policy as drafted. We remain opposed to residential developments in high aircraft noise areas that would be permitted under this policy.

The policy should be amended to expand the areas where residential uses would be prohibited. We believe that an opportunity exists for significant airport compatible and complementary uses of lands in those areas—uses that benefit from the global connections that the airport provides.

However, should Council resolve to adopt the policy despite the concerns raised by the Airport Authority and others in the aviation industry, Council must ensure all possible mitigation measures are implemented. We also request the City impose legal requirements on all new developments indemnifying the Airport Authority from any future legal actions associated with aircraft noise.

We understand that the City is holding a public hearing on the proposed policy on the evening of Tuesday, 23 November 2004 at City Hall. Representatives from the Airport Authority will be in attendance to speak to our concerns.

Thank you again for the opportunity to comment.

Yours truly,

cc: Terry Crowe, Manager Policy Planning

