



<b>To Public Hearing</b>
Date: <u>July 21, 2008</u>
Item # <u>6</u>
Re: <u>Bylaw 8383</u>
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SCHEDULE 11 TO THE  
MINUTES OF THE REGULAR  
MEETING OF COUNCIL FOR  
PUBLIC HEARINGS HELD ON  
MONDAY, JULY 21, 2008

July 17, 2008

Mr. David Weber  
Director City Clerk's Office  
CITY OF RICHMOND  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Weber:

RE: Official Community Plan Amendment Bylaw 8383

Thank you for your letter dated 26 June 2008 requesting our comments on the Official Community Plan Amendment Bylaw 8383, which adopts the new City Centre Area Plan. The Airport Authority is opposed to the City Centre Area Plan as proposed for two reasons:

- Increased residential development in areas with high levels of aircraft noise
- Increased traffic on the already congested Arthur Laing Bridge

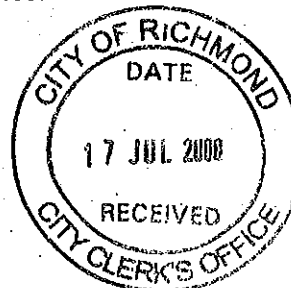
Aircraft Noise

The population of the City Centre Area is forecasted to double by 2021, and it is expected that the majority of the City's population growth in the next 15-years will occur in the City Centre Area. This is of concern given that the City Centre Area is directly under the main flight paths for the south (08R/26L) and north (08L/26R) runways at Vancouver International Airport.

The City Centre Area is subject to low altitude aircraft operations and high levels of aircraft noise. Based on the long term Noise Exposure Forecast (NEF) planning contours created for the year 2015, the subject area is within levels of NEF 30-40. Based on Transport Canada guidelines, residential housing is not suitable for these areas.

While the residential developments proposed in the new City Centre Area Plan would comply with the City's OCP Aircraft Noise Sensitive Development Policy, this policy is not consistent with, and contradicts, Transport Canada guidelines for compatible land uses around airports. Continued residential encroachment around the airport will severely impact the ability of YVR to operate 24-hours a day to meet the travelling and business demands of the people of the region and Province.

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Mayor and Council have identified aircraft noise as a concern and have recently established a Citizen's Airport Noise Advisory Task Force. We request that the City Centre Area Plan be referred to the Task Force to ensure the City avoid further decisions which increase the number of Richmond residents bothered by aircraft noise.

Should the City proceed with residential developments in areas clearly identified as being exposed to aircraft noise, it should ask the Citizen's Airport Noise Advisory Task Force to assess building mitigation requirements and measures to ensure residents are clearly advised that the area is exposed to aircraft operations.

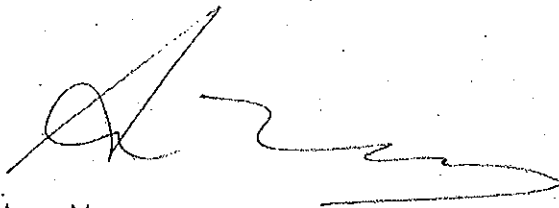
Ground Transport

Even by assuming a significant increase in the number of trips by Canada Line and by walking and cycling, we anticipate an increase to vehicle traffic generated by the projected population growth in the City Centre Area. Many of these auto trips will likely be heading to Vancouver via the Arthur Laing Bridge, and there is simply not enough capacity on the Arthur Laing Bridge to accommodate the anticipated additional automobile trips.

The City needs to demonstrate how this additional vehicle traffic will be accommodated on the existing bridges between Vancouver and Richmond without impairing access to Vancouver International Airport.

I thank you for including us in your review process and allowing us to provide comments. Should you have any questions, please feel free to call Mark Cheng, Superintendent Noise Abatement & Air Quality, at (604) 276-6366.

Yours truly,

A handwritten signature in black ink, appearing to read 'Anne Murray', with a long, horizontal flourish extending to the right.

Anne Murray  
Vice President  
Community and Environmental Affairs