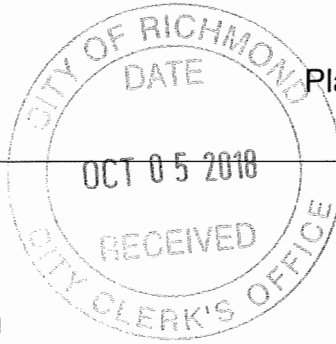




City of Richmond



Memorandum

Planning and Development Division
Policy Planning

To: Mayor and Councillors
From: Barry Konkin
Manager, Policy Planning

Date: October 3, 2018
File: 08-4050-14/2018-Vol 01

Todd Gross
Director, Parks Services

Re: **Templeton Redevelopment at Vancouver International Airport (YVR)**

The purpose of this memorandum is to provide Council with background information regarding the proposed redevelopment of a portion of the Vancouver International Airport (YVR) property, known as the Templeton site, including details on on-going public consultation. This is provided as an update to Council, and in response to a number of concerns raised by a resident of Burkeville, who resides nearby to the Templeton re-development site.

It is important to recognize that the City has no jurisdiction in this matter and that YVR has advised that the project will proceed. The City's and the community's input are, therefore, advisory only.

Background / Public Consultation

The Templeton Area Redevelopment Project entails redevelopment of approximately 44 acres of land immediately west of Burkeville for a new cargo and logistics facility.

The Vancouver Airport Authority (VAA) commenced a formal engagement process with Burkeville residents on the Templeton Area Redevelopment Project in November 2017. Information was presented to the Sea Island Community Association Annual General meeting, an online survey gathered community input in late 2017 and a five-member Community Advisory Committee was formed based on nominations from the Sea Island Community Association executive. Committee members participated in three meetings in early 2018 and provided preliminary input on the project. An update on the public consultation process was provided to Mayor and Councillors in a memorandum dated May 7, 2018.

In August 2018, YVR invited Burkeville residents to volunteer for the second Community Advisory Committee for the Templeton Area Redevelopment Project. Vancouver Airport Authority staff have confirmed that 14 community members expressed interest in joining the community advisory committee and that five community advisory members were randomly selected attended to form the committee. Meetings with the advisory committee and public were held on September 18 and October 2, 2018.

The advisory committee was invited to provide preliminary input on early designs to help the Airport Authority (VAA) determine what features will be most effective and most supported. VAA will

invite broader community feedback later in October and into November, following completion of the advisory committee meetings.

Through the public consultation program to date, there have been concerns raised by Burkeville residents regarding potential noise impacts of the proposed redevelopment. Vancouver Airport Authority staff have confirmed that they are committed to working with their client to ensure that the ultimate building and site design will achieve successful noise mitigation. VAA staff have conducted initial noise modelling which finds that the noise levels adjacent to the site will not be worsened by the development. The noise modelling was done in 2017 for the original building and site design which have since been revised. The noise analysis will be re-run in 2019 when building design and siting have been finalized. VAA staff have advised that they are committed to the noise levels being no worse than the current condition, and will continue to work with Burkeville residents and City staff to ensure that this is the case.

Parks Consultation

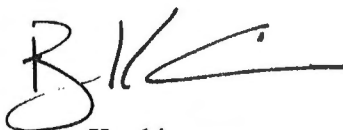
As indicated in a memorandum to Mayor and Councillors dated July 11, 2018, YVR staff met with City of Richmond staff on June 14, 2018 to review the results of the community consultation process and to review the conceptual plan for the Templeton Corridor, a multi-use path within a 66 (217 ft.) to 81 (266 ft.) metre wide greenspace corridor. The proposed landscape treatment consists primarily of mown grass with a few trees and a drainage ditch. A playing field, that is no longer used or maintained by the City of Richmond, is located on the west side of Templeton Street within the proposed redevelopment area. City of Richmond tree protection bylaws do not apply to these lands.

Current Site Works / Activities

We can advise Mayor and Council that there is currently some pre-construction activity taking place on the Templeton site, which is site remediation work associated with the buildings that were formerly on the property, and which have been removed. The construction timeline provided by Vancouver Airport Authority staff is:

- required site remediation activities to occur in 2018 and 2019;
- preload to be placed on the site in 2020;
- construction to commence in 2021 / 2022;
- proposed facility operational by 2023.

As previously noted, the Vancouver International Airport and any development on the site are not subject to City of Richmond bylaws, there is no approval role for the City of any development at the airport. However, staff will continue to liaise with VAA staff on the project, and will update Council on any significant developments.



Barry Konkin
Manager, Policy Planning



Todd Gross
Director, Parks Services

pc: SMT

MEMORANDUM



Beyond, Every Day.

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|------|-------------------|---------|--|
| DATE | October 5, 2018 | SUBJECT | YVR Templeton Area Redevelopment Project |
| TO | Mayor and Council | FROM | Anne Murray VP Airline Business Development and Public Affairs |

Attached please find a document for the attention of Mayor and Council. We would like to provide information in response to questions raised at the Council meeting on September 24 and at the Parks, Recreation and Cultural Services Committee meeting on September 25. Myself and members of the YVR management team would be happy to answer any questions or provide a full presentation on this topic to Mayor and Council.

About the Project

Vancouver Airport Authority (YVR) is planning to redevelop approximately 44 acres of land on airport property in the Templeton area, adjacent to the Burkeville residential neighbourhood. The redevelopment will include a cargo and logistics facility and a linear greenspace corridor for community use.

The greenspace corridor will act as a natural buffer and recreation space between the airport and nearby residences, along with a multi-use pathway network to connect various education, employment and transit locations with Burkeville.

Long-term Planning

A vibrant cargo sector is an important part of YVR's mandate to support the local and provincial economy through trade and employment. The proposed project aligns with our YVR 2037 Master Plan and Land Use Plan zoning (www.yvr.ca/yvr2037), which has been approved by the Federal Minister of Transport and guides infrastructure development at the airport. The land adjacent to the Burkeville community was selected based on a broad sustainability evaluation that considered parcel size, permitted use, operational effectiveness, community impact, project costing and the environment. Based on a balance of all these factors, this site was determined as the most suitable. Our 2037 Land Use Plan designates a large portion of the Templeton site as "Airside" defined as land for existing and future uses that require direct access to the airfield. Priority is given to those uses. A smaller area of the site is designated as "Groundside Commercial" which allows for aviation related, aviation dependent and aviation compatible uses. The development is a cargo and logistics facility which suits the highest priority and best use of this land. Approved Land Use Plans dating back to at least 1989 designate this area for operational services; airside commercial-air cargo, groundside commercial and airside—the Templeton site has had a number of uses including for airport operational and maintenance facilities in the past years which allowed for a portion of undeveloped land adjacent to Burkeville to remain as green space but the land parcel has never been designated as recreational area or green space. The Master Plan includes commitments to incorporating greenspace where feasible with new development and developing a network of universal access multi-use paths.

Community Consultation

YVR is committed to working with residents of Burkeville to design the project with respect and consideration for the community's interests. We have been listening carefully to feedback from neighbouring residents since detailed engagement commenced in November 2017 and we have worked closely with the community through an ongoing multi-phase consultation process. Steps to engage residents include the creation of two Community Advisory Committee Panels, open houses, community feedback surveys, consultation summary reports and ongoing updates to keep stakeholders informed. Throughout this engagement, we have been inviting feedback on ways to reduce potential project impacts such as construction, noise and other environmental considerations; project enhancements such as public amenities, multi-use pathways and improved sidewalks, greenspace and landscaping; as well as traffic reduction strategies.

Responsiveness to Feedback

YVR has consistently responded to questions, comments and concerns from the Burkeville community directly to ensure clear information is provided and by making significant modifications to the redevelopment plan where possible. Consultation feedback has been incorporated into preliminary designs to reflect the community's key concerns and suggestions to improve local amenities. We continue to consider the community's input, while balancing that with our own technical design and analysis, to determine the final project details.

In response to community feedback, YVR has made significant adjustments to the plan to address concerns relating to greenspace and vehicle access. This includes working with the proponent to redesign the proposed facility to expand the greenspace between the community and the development by an additional 90 feet in areas that were quite narrow in the original proposed design. This greenspace will continue to act as a natural buffer between airport activity and residences. YVR also committed to reconfiguring traffic patterns so that public vehicles cannot access the development site via Templeton Street.

A Burkeville resident recently attended the September 24, 2018 City Council meeting and the September 25, 2018 Parks, Recreation and Services Committee meeting to express concerns with this project about noise. We clarified the misinformation provided by the resident relating to project noise assessments at a recent Community Advisory meeting on October 2, 2018 attended by the same resident, noting the difference between Noise Exposure Forecast (NEF) contours and project noise assessment methodologies and guidelines.

NEF Contours and associated Transport Canada Guidelines are developed based on projected noise levels from aircraft landings and takeoff operations. NEFs are provided to municipalities to assist with planning and policies to ensure compatible land use within the vicinity of an airport. The proposed project will not change the airport's long-term planning NEF contours.

The noise assessment for this project is based on best practice and applies Health Canada guidelines and measures. A preliminary noise assessment for the Templeton Project was conducted in spring 2017. The study concluded that there would be no significant increase in current noise levels because the proposed development is similar to its current use of anticipated aircraft landings, takeoffs and vehicle movements. Additionally, the placement of the building, expansion of the greenspace separating Burkeville and the project site to address community feedback and additional noise mitigations could result in a decrease in noise levels as compared to today in some areas. YVR is currently updating the project noise assessment with the latest concept plans and will do so again when detailed designs are available. The results of both assessments will be shared with the community to further guide discussion, mitigation options and planning efforts.

The Path Forward

The development is on Airport Authority land and is consistent with the approved Land Use Plan. Recognizing the property is adjacent to Burkeville, we will continue to work collaboratively with local residents and City of Richmond Policy Planning and Parks staff through an ongoing consultation process focused on creating a better amenity and enhancing the open green space to complement the unique community of Burkeville. We recently completed the second of two Advisory Committee Panel meetings in Phase 3 of the engagement process on October 2. We are now preparing to invite the broader community to provide feedback specifically related to the concept design of the greenspace and results of this feedback survey will be shared with residents who have expressed interest in the project. The Burkeville community will remain a formal stakeholder in redevelopment, even after the project design has been finalized. Construction activity is expected to begin in 2019. Additional project details can be found here:

<http://www.yvr.ca/en/about-yvr/community/engagement/templeton-area-redevelopment>

We would also be happy to answer any further questions or provide a full presentation on this topic to Mayor and Council.