



City of Richmond


Report to Committee

To: General Purposes Committee
From: Terry Crowe
Manager, Policy Planning
Date: August 31, 2006
File: 01-0153-01/2006-Vol 01
Re: City Comments - Vancouver International Airport Draft 20-Year Master Plan


Staff Recommendation


That, as per the report, "City Comments - Vancouver International Airport Draft 20-Year Master Plan", from the Manager, Policy Planning, dated August 31, 2006:

1. The comments in **Attachment 1** be approved and forwarded to the Vancouver International Airport Authority (VIAA);
2. The City of Richmond recommends that a future third runway be located in the foreshore west of Sea Island, with appropriate mitigation;
3. The City advise the VIAA that it does not support taking existing transportation capacity away from non-airport users, such as designating part of the existing lanes on the Arthur Laing Bridge, Moray Channel Swing Bridge or the Airport Connector Bridge, for exclusive use by airport-traffic, and additional VIAA and City collaboration is required;
4. The City request that Transport Canada, with the Vancouver International Airport Authority and the other regional airports, prepare a Regional Airport Strategy; and
5. The City and Vancouver International Airport Authority continue to work together to better integrate Sea Island, Middle Arm and City Centre land use, transportation, transit, servicing, flood protection management, infrastructure, amenity and environmental planning.


Terry Crowe, Manager
Policy Planning

Att. 2


Victor Wei, P. Eng., Director,
Transportation

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Engineering.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Emergency Programs	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Environmental Programs	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Parks Design, Construction & Programs	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

On May 11, 2006, the Vancouver International Airport Authority (VIAA) officially released the Authority's draft 20-year Master Plan called ***YVR: Your Airport 2027 (Attachment 2)***. The deadline for public comments is August 31, 2006 (VIAA has agreed to extend the deadline to receive the City's comments).

Findings Of Fact

During the past two years, the Vancouver International Airport Authority has undertaken an extensive review of its projected operations for the next 40 years (e.g., Forum '44). Based on a medium-term growth strategy, they have prepared a flexible draft 20-year Master Plan to achieve this growth scenario, without precluding the potential for further growth related improvements over a 40-year period.

The Airport Authority conducted extensive consultations on this draft plan this summer with its key stakeholders, the GVRD, municipalities, business partners and the general public. Feedback on the recommendations will be used in refining the 20-year Master Plan. The Airport Authority must submit the proposed 2027 Airport Land Use Plan to the federal Minister of Transport for approval in 2007.

The draft plan key recommendations for the 2007-2027 planning period include:

1. Maintaining YVR's position as the region's premier airport;
2. Maximizing existing runway efficiency;
3. Expanding the passenger terminal facilities;
4. Providing convenient and efficient ground access to the airport; and
5. Securing options for future runway expansion.

The City recognizes the airport's very significant strategic and economic importance to the City, the Greater Vancouver Regional District, the Province and Canada. The City of Richmond and the Vancouver International Airport Authority have cooperated extensively over the years in establishing mutually agreeable arrangements on matters of common interest. Liaison has included regular meetings and presentations by the Airport Authority to City Council and staff, and the inclusion of City nominated representatives to the Airport Authority Board of Directors, as well as to the Airport Noise Management Committee and the Environmental Advisory Committee. On July 11, 2006, the VIAA held a public meeting regarding airport plans and noise management, the findings of which will be presented to the General Purposes Committee on a date to be determined in the Fall 2006.

Analysis

General

The draft 20-year Master Plan, ***YVR: Your Airport 2027***, has been referred to and reviewed by City departments, including Finance, Policy Planning, Transportation, Parks, Engineering, Police, and Fire.

On the whole, the Airport Authority is to be commended for the innovative dialogues it has held with stakeholders to look 40 years into the future, and in taking a good step by developing a 20-year Master Plan based on these visioning sessions. The City supports the VIAA Gateway

concept, which sees the airport as a vital link for business and travel between the Asia-Pacific region and the Americas.

The City's comments on the Draft 2027 Plan are presented in **Attachment 1**, and include:

- Support for the sustainability framework; promoting economic growth, environmental stewardship and a quality work environment; and transparent and accountable governance to achieve these goals;
- Support for the conservative and incremental approach to new development;
- Support to continue to explore airport demand management options, including consultation with regional airports, to allow for certainty of infrastructure investment and increased growth while minimizing the need for future runway expansion;
- Support for passenger terminal expansions that realize the potential of the Canada Line for ground transportation;
- Support for further discussions on the proposed ground transportation road network in coordination with the City; and
- Support for improved Airport and City integrated land use, servicing, trail, open space, infrastructure, flood protection management and environmental planning between Sea Island and the City Centre.

Proposed Third Runway in Foreshore (Attachment 1, Item 5.4)

In the eventuality that future airport demand requires the planning and construction of a third runway, the City recommends that it be located in the foreshore west of Sea Island. This location will minimize the negative impacts on the City (e.g., aircraft noise and building height limitations), subject to significant environmental review and mitigation measures and further investigation of airport demand management strategies. As the City extensively reviewed the aircraft noise implications in 2004, and given that a new south runway would generate greater negative impacts than a foreshore runway, the latter is recommended. Mitigation, as appropriate, is recommended.

Taking Away Existing Non-Airport Transportation Capability (Attachment 1, Item 7.4)

Regarding ground transportation improvements required to meet the future needs of the airport, the proposed YVR Master Plan recommends:

- Working with partner agencies and governments to ensure priority for airport traffic as non-airport demands for bridge capacity intensify;
- Implementing a dedicated airport access lane northbound on Russ Baker Way; and
- Protecting the Middle Arm Bridge access (Sea Island Connector/Moray Channel Bridge) from encroachment by non-airport traffic, working with government partners to replace the Moray Channel Swing Bridge and improving access to Highway 99.

While staff recognize that road capacity may need to be expanded to meet the future ground traffic movements in and out of Sea Island, the transportation improvement strategy must take into consideration the impacts on existing non-airport users of the roadway system. Given that the majority of the road users of the bridge system in the area are non-airport related, any measures effecting the reduction of capacity for these users would cause severe traffic delays and

congestion, and therefore have significant community impacts. The continued cooperation between VIAA and the City in developing mutually acceptable solutions is essential to ensure that the two parties will continue to benefit from growth in both areas. This is consistent with the spirit of the 1992 agreement between Transport Canada and the City for connecting the No. 2 Road Bridge to the Russ Baker Way/Arthur Laing Bridge corridor.

Staff therefore recommend that the City continue to work with the VIAA to jointly develop the ground transportation strategies that would not negatively impact on the existing road capacity for non-airport users in the area.

Regional Airport Strategy (Attachment 1, Item 13.1)

The demand for the further expansion of facilities at Vancouver International Airport needs to be reviewed in context with the roles and options for the expansion of the other regional airports. The City supports the Airport Authority recommendation to establish an ongoing mechanism for coordinating Lower Mainland Airports at the operational and governance levels.

Staff recommend that Transport Canada be requested to initiate a Regional Airport Strategy among Transport Canada, VIAA and the other regional airports (Abbotsford, Boundary Bay, Chilliwack, Pitt Meadows, Langley). This work is essential to provide land use and infrastructure investment certainty by defining, in a mutually agreeable manner, the long term role of each airport (e.g., their respective international/domestic/ sea plane/small aircraft/jet and passenger/cargo roles and volume splits).

This Regional Airport Strategy will ensure certainty among regional airports, the GVRD, Translink and municipalities who invest in airport growth, infrastructure, roads and services.

Sea Island, Middle Arm and Lulu Island Planning (Items 7.0 and 12.1)

The City is currently updating the City Centre Area Plan. As the VIAA is preparing to update its own Land Use Plan, there is an excellent opportunity for both parties to better coordinate their efforts in order to achieve an integrated plan for the Middle Arm and the shoreline areas. An integrated plan will promote complementary and effective land uses and high quality amenities, including improved pedestrian and bicycle connections, parks, trails, and environmental quality, particularly along both sides of the Middle Arm.

The City and VIAA will continue to work together in areas of the public interest, including:

- Transportation and transit planning;
- Safety and security measures;
- Fire and rescue service delivery and response capabilities;
- Co-ordination of flood protection; and
- Aircraft noise mitigation.

City-VIAA Staff Consultation to Date

City and VIAA staff have discussed this report, and:

- Agree on most matters, including the YVR Gateway Strategy.
- Disagree on the following matters:
 - Proposed South Parallel Runway; and

- Exclusive Airport use of Arthur Laing Bridge or the Airport Connector.

Financial Impact

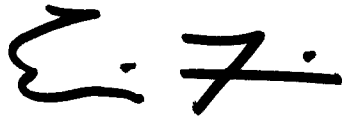
None.

Conclusion

Staff recommend that the City provide the Vancouver International Airport Authority with comments on the Draft 20-Year Master Plan entitled ***YVR: Your Airport 2027***, as per **Attachment 1**.

In particular, staff recommend that:

- The City support the proposed foreshore runway option;
- Transport Canada work with the VIAA and regional airports and federal agencies to establish a Regional Airport Strategy; and
- The City and VIAA continue to work together to coordinate land use and transportation planning efforts for the Middle Arm and adjacent areas.

A handwritten signature in black ink, appearing to read 'E. Fiss'.

Eric Fiss
Policy Planner (4193)

EF:cas

Attachment 1: Summary of City Comments Regarding the Draft 20-Year Master Plan
Attachment 2: YVR: Your Airport 2027, Draft 20-Year Master Plan for Consultation

City Comments

YVR: Your Airport 2027 Draft 20-Year Master Plan for Consultation

	ISSUE	CITY COMMENTS
1.0	OVERVIEW	
1.1	<p>The Airport Authority's key recommendations for the 2007-2027 planning period, as contained in the report <i>YVR: Your Airport 2027</i>, include:</p> <ol style="list-style-type: none"> 1. Maintaining YVR's position as the region's premier airport; 2. Maximizing existing runway and taxiway efficiency; 3. Expanding the passenger terminal facilities; 4. Providing convenient and efficient ground access to the airport; 5. Securing options for future runway expansion. 	<ul style="list-style-type: none"> • The Airport Authority is commended for their thorough process and communications program, and in particular for their engagement of youth as a key stakeholder. • Support for key recommendations, as follows: <ol style="list-style-type: none"> 1. Support 2. Support 3. Support, as required to meet terminal capacity demands 4. Support 5. Support, provided that impacts on City livability and the environment are minimized
2.0	YVR GATEWAY STRATEGY	
2.1	To be a "premier global gateway of choice, capitalizing on YVR's unique geographic location..."	<p>Support</p> <ul style="list-style-type: none"> • The intent is consistent with Richmond's objective for economic development, the City Centre, and creation of a "premier urban riverfront community" and "Olympic Gateway".
2.0	SUSTAINABILITY FRAMEWORK	
2.2	<p>Economic - Promote economic growth and minimize negative impacts on communities and the environment.</p>	<p>Support</p> <ul style="list-style-type: none"> • The focus of the 2005 Report, "Vancouver International Airport Economic Impact," is on steady growth in job creation (26,700 jobs in the Lower Mainland, \$3.4 billion in economic output, and \$22 million in municipal government taxes).
2.3	<p>Environment - References the "VIAA Environmental Policy" & "Environmental Management Plan"</p>	<p>Support</p> <ul style="list-style-type: none"> • VIAA has provided leadership in corporate environmental programs, including energy reduction, recycling, and fuel efficiency (e.g., support for hydrogen highway).
2.4	<p>Social - Committed to a quality work environment, accessibility, and transparent/timely communication with customers and affected communities</p>	<p>Support, subject to additional efforts</p> <ul style="list-style-type: none"> • Plan is focused on airport operations and Sea Island. The City and VIAA will work together to review opportunities to better coordinate planning with surrounding communities (e.g., improved community consultation, recreation opportunities, transportation, transit, housing, employment).
2.5	<p>Governance -</p> <ul style="list-style-type: none"> • Accepting of accountability for social, economic, and environmental issues, while meeting the business objectives of the Airport Authority and the communities it serves 	<p>Support, subject to additional efforts</p> <ul style="list-style-type: none"> • Continued coordination and cooperation on business interests should continue (e.g., Canada Line, land use planning, ground transportation). The benefits of selected Options need to be clearly stated.

City Comments

YVR: Your Airport 2027 Draft 20-Year Master Plan for Consultation

	ISSUE	CITY COMMENTS
3.0	CONSULTATION PROCESS	
3.1	Consultation Principles: <ul style="list-style-type: none"> • Transparency, broad and inclusive • Flexible and responsive • Excellent communications • Five-stage process 	Support <ul style="list-style-type: none"> • The Airport is to be commended for their consultation principles and communications efforts which included numerous public information displays and meetings with stakeholders.
4.0	REQUIREMENTS/RECOMMENDATIONS	
4.1	A conservative and incremental development approach is recommended to reflect the uncertainty in forecasting future passenger and cargo volumes.	Support <ul style="list-style-type: none"> • Consideration should be given to updating: <ul style="list-style-type: none"> - The airport demand forecasts regularly (e.g., yearly) to maintain flexibility with economic influences, and - The Master Plan every five years.
5.0	AIRSIDE SYSTEM	
5.1	Runway Movements Capacity: <ul style="list-style-type: none"> • 2005 actual: 275,000 • 2005 capacity: 400,000 • 2005 capacity with simultaneous departures and arrivals: 450,000 • 2027 forecast: 484,000 new runway needed • 2044 forecast: 600,000 new runway needed Runway End Safety Area (RESA) <ul style="list-style-type: none"> • Proposed new safety requirements will require increases in runway lengths for emergency landings • Extend the north runway eastward by 600 m and the south runway by 150-300 m to accommodate proposed Runway End Safe Area (RESA) requirements 	Support: <ul style="list-style-type: none"> • The City supports growth at YVR, and will work together with the Airport Authority to explore and implement options for airport demand management (as described in the Technical Report 5.0), including: <ul style="list-style-type: none"> - Scheduling alternatives to reduce the number of movements at peak times; - Cooperation with neighbouring airports to reduce traffic at YVR during peak periods (e.g., shifting some routes to Abbotsford); and - Implementing demand management measures of the fleet mix for increased airport efficiency.
5.2	Taxiway Improvements – Addition of a North-South Taxiway	Support, with comments <ul style="list-style-type: none"> • Close consultation with Burkeville community is required to ensure that any concerns about noise impacts are adequately heard and addressed.
5.3	Maximizing Runway Capacity <ul style="list-style-type: none"> • Full use of north and south runways • Simultaneous Parallel Independent Departures (SPIDS) (e.g., use of the north runway for departures during peak periods, in addition to the typical south runway departures. • Simultaneous Parallel Independent Runway Operations (SPIRO) with a 50/50 split of usage by both runways for both departures and arrivals. • Manage scheduling hours (e.g., shift some peak period flights to 	Support, with comments <ul style="list-style-type: none"> • Support for Simultaneous Parallel Independent Departures (SPIDS), that is use of both the North and South Runways, concurrently, for departures during periods of peak demand. YVR is a 24/7 airport and the North Runway may be used for departures under its current approved operating procedures. • Increased operations with independent usage of both runways (SPIRO) for departures and arrivals will raise concerns and steps will have to be taken to address them. • Eastward runway extension of North runway is acceptable if no change to the Airport

City Comments

YVR: Your Airport 2027 Draft 20-Year Master Plan for Consultation

	ISSUE	CITY COMMENTS
	<p>non-peak periods)</p> <ul style="list-style-type: none"> Extend the north runway eastward to accommodate flights departing Runway 26R to Asia, (to avoid environmental impacts on lands to the west of the runway) 	<p>Zoning Regulations (height restrictions) would be required, and changes to the NEF noise exposure contours would be minimal (marginal increased noise).</p>
5.4	<p>Adding Runway Capacity Proposes 2 new runway options:</p> <ul style="list-style-type: none"> Foreshore Runway – for arrivals and departures South Parallel Runway – 24-hr runway designed for arrivals, co-managed with departures on the existing South Runway. 	<p>Support – Foreshore Runway</p> <ul style="list-style-type: none"> Preference for the Foreshore Runway is supported, with significant environmental mitigation and further investigation. The potential public benefits, include: <ul style="list-style-type: none"> Enhancement of habitat; Improvements to Iona Sewage Treatment Facility; Increased potential for night flights over water, and therefore reduced use of north and south runways, with reduced noise impacts on the City, and improved cost benefits to VIAA; Conservation on Sea Island Increased economic and employment benefits. <p>Non-Support – South Parallel Runway</p> <ul style="list-style-type: none"> South Parallel Runway is unacceptable due to: <ul style="list-style-type: none"> Significant impacts on livability for existing residents; Significant impacts on the future city Centre livability and building heights; and Land required that could otherwise be used for other airport related uses, services and businesses.
6.0	PASSENGER TERMINALS	
6.1	<p>The plan makes 5 recommendations:</p> <ol style="list-style-type: none"> North East terminal expansion South East reserve area for terminal expansion (or for 2010 Winter Olympic requirements) Select facilities at Canada Line Station #1 Maintain South Terminal and reserve area for possible South Parallel Runway Maintain floatplane terminal and consider relocation in the event of South Parallel Runway 	<p>Support</p> <ul style="list-style-type: none"> Consider opportunities for transit links between the South Terminal, floatplane terminal, other Sea Island locations, and downtown Richmond with ground shuttles, to: <ul style="list-style-type: none"> Minimize unnecessary ground traffic (e.g., passengers and employees moving around Sea Island; and arriving/departing via the Canada Line) Support viable business growth – and complementary uses on and off Sea Island.
7.0	GROUND ACCESS and PARKING	
7.1	<p>The Airport Authority recommends the following measures to improve ground access and transportation:</p>	<p>Conditional Support</p> <ul style="list-style-type: none"> The Airport Authority is commended for revising the ground transportation recommendations in the Draft Plan from the earlier version used for public consultation, as the current Plan calls for a more collaborative approach in finding solutions. Continued consultation is recommended.

City Comments

YVR: Your Airport 2027 Draft 20-Year Master Plan for Consultation

	ISSUE	CITY COMMENTS
7.2	<ul style="list-style-type: none"> Transportation demand management to maximize Canada Line use; 	<p>Conditional Support</p> <ul style="list-style-type: none"> Include a section in the Plan to provide an overview on how the ground transportation plan fits into the overall transportation planning context – in particular, the goals and objectives of the GVRD's LRSP, GVTA's 10-Year Outlook, City of Vancouver's OCP, and Richmond's OCP, City Centre Area Plan and Transportation Plan. In order to minimize the demand of airport-related vehicular traffic on bridge crossings in and out of Sea Island, remote check-in facilities should be aggressively pursued at various Canada Line stations so that vehicular drop-off/pick-up activities can be accommodated as alternatives outside of Sea Island.
7.3	<ul style="list-style-type: none"> Not pursuing an extension of Templeton Road south to the Dinsmore Bridge 	<p>Support</p> <ul style="list-style-type: none"> Addresses and responds to concerns of the Burkeville community. Consensus achieved through extensive consultative process.
7.4	<ul style="list-style-type: none"> Protecting the Middle Arm Bridge access from encroachment by non-airport traffic Ensure priority for airport traffic on bridges to Sea Island Implementing a dedicated north bound airport access lane on Russ Baker Way 	<p>Conditional Support</p> <ul style="list-style-type: none"> These principles should only be applied to newly added capacity funded solely by the airport that is non-existing today. <p>Not Supported</p> <ul style="list-style-type: none"> Taking away existing transportation capacity from non-airport users, such as designating part of the existing lanes on the Arthur Laing Bridge, Moray Channel Swing Bridge or Airport Connector Bridge, for exclusive use by airport-traffic, is not supported by Richmond, as Richmond is growing. Recommend additional VIAA and City collaboration.
7.5	<ul style="list-style-type: none"> Replace the Moray Channel Swing Bridge 	Support
7.6	<ul style="list-style-type: none"> Improving access to Highway 99 	Support
7.7	<ul style="list-style-type: none"> Offering public parking options and accommodating car rentals 	Support
7.8	<ul style="list-style-type: none"> Adding capacity and improvements to the Sea Island road network 	<p>Conditional Support</p> <ul style="list-style-type: none"> The City and VIAA are to continue working together to gauge the actual demand of vehicular traffic in the airport area on a regular basis so that the appropriate infrastructure improvements can be planned in a timely and accurate manner and that any added road capacities would not be over-built.

City Comments

YVR: Your Airport 2027 Draft 20-Year Master Plan for Consultation

	ISSUE	CITY COMMENTS
7.9	<ul style="list-style-type: none"> Reviewing commercial ground transportation to reduce unnecessary trips 	Support
7.10	<ul style="list-style-type: none"> Requiring non-airport related commercial development to assess traffic impacts 	Support <ul style="list-style-type: none"> Traffic generated by non-airport related commercial development on Sea Island should be managed the same way as other non-airport related commercial development outside of Sea Island, and not be regarded as airport-priority traffic.
8.0	CARGO	
8.1	<p>The Airport Authority recommends:</p> <ul style="list-style-type: none"> Increasing the efficiency of existing facilities; Providing a significant area (70 ha) within the Land Use Plan for cargo needs; Developing a Cargo Village in the Northlands; and Relocation of the YVR Works Yard (currently to the West of Burkeville) to better utilize this core site. 	Support <ul style="list-style-type: none"> Additional informational is required regarding the amount and nature of cargo-related uses to better understand: <ul style="list-style-type: none"> Transportation implications; and Potential business impacts and benefits.
9.0	AIRPORT SUPPORT SERVICES	
9.1	Air Traffic Control <ul style="list-style-type: none"> The detailed design of future NAV Canada air traffic control facilities must consider control tower sight lines and radar. 	Support <ul style="list-style-type: none"> Continued consultation between the Airport Authority and the City is required to address air traffic safety requirements.
10.0	COMMERCIAL OPERATIONS	
10.1	Airside Commercial <ul style="list-style-type: none"> Set aside sufficient land to meet the needs of airside commercial operations with direct access to the airside system (e.g., air cargo, maintenance). 	Support
10.2	Groundside Commercial <ul style="list-style-type: none"> Include lands for both airport-related commercial uses and non-airport related uses, as surplus land is available (e.g., lands located near the Arthur Laing and Dinsmore Bridges, plus along Russ Baker Way to the terminal) 	Support <ul style="list-style-type: none"> Additional information and a business case is required to support the development of non-airport related commercial uses, and in particular: <ul style="list-style-type: none"> Allow uses that are complementary to the downtown in use, form and character; and to proposed City Centre Richmond development – especially in the case of office uses; Traffic management to ensure that the new uses will not adversely impact Sea Island road network; and Encourage uses that will use the Canada Line.

City Comments

YVR: Your Airport 2027 Draft 20-Year Master Plan for Consultation

	ISSUE	CITY COMMENTS
11.0	UTILITIES	
11.1	Aviation Fuel Supply and Storage <ul style="list-style-type: none"> The Airport Authority will continue to work with regulatory agencies and the City of Richmond to select a sustainable fuel-supply option that meets the needs of the airport and the surrounding communities. 	Support <ul style="list-style-type: none"> Further consultation is required to understand the possible impacts on: <ul style="list-style-type: none"> Lulu Island development/livability/safety Sea Island recreation/wildlife/environment Environmental issues affecting the river
12.0	RECREATIONAL AREAS	
12.1	Riverside Walk/Bike Path and Playing Fields <ul style="list-style-type: none"> The Airport Authority will continue to work with the City of Richmond to provide outdoor recreational opportunities to enhance the public's enjoyment of Sea Island. 	Support <ul style="list-style-type: none"> Complements the City Centre, recreational river uses, the Oval, and development of Moray Channel as a "premier urban riverfront"; The City and VIAA are to continue working together to jointly prepare a detailed multi-year Parks and Recreation Plan for Sea Island with an Implementation Strategy, including the Riverside Walk/Bike Path, and to ensure that locations are available for existing and future picnic areas and playing fields.
13.0	REGIONAL AIRPORT SYSTEM	
13.1	<ul style="list-style-type: none"> The Airport Authority recommends establishing an ongoing mechanism for coordinating Lower mainland Airports at the operational and governance levels. 	Support <ul style="list-style-type: none"> Request that Transport Canada prepare a Regional Airport Strategy with VIAA and the other regional airports (Abbotsford, Boundary Bay, Chilliwack, Pitt Meadows, Langley) to provide land use and infrastructure investment certainty by determining the long term role of each airport (e.g., their respective international/domestic, sea plane/small aircraft/jet, and passenger/cargo volume splits). This will ensure certainty over the long term in planning and investing in airport growth, infrastructure, roads and services.
14.0	PROPOSED 2027 AIRPORT LAND USE PLAN AND GATEWAY DEVELOPMENT PROJECTS	
14.1	<ul style="list-style-type: none"> The Airport must submit the 2027 Airport Land Use Plan to the federal Minister of Transport for approval. The proposed changes to the 2015 Land Use Plan are necessitated by the gateway recommendations outlined by the Airport Authority. 	Conditional Support <ul style="list-style-type: none"> The City supports the Foreshore Runway option and does not support the proposed South Parallel Runway option; Additional detail is required for the plan's land use designations to provide adequate guidance and clarity for the airport, their customers, and their neighbours. Additional planning coordination with the City of Richmond is encouraged, particularly in coordinating with current planning initiatives (e.g., City Centre Update). The Land Use Plan needs to be updated regularly (e.g., every five years) to ensure that it continues to correspond to trends and projections for airport demand.



YVR: Your Airport 2027

Draft 20-Year Master Plan for Consultation

VANCOUVER INTERNATIONAL AIRPORT AUTHORITY

www.yvr.ca

DRAFT – MAY 2006

VANCOUVER INTERNATIONAL AIRPORT AUTHORITY

Vancouver International Airport Authority is a community-based, not-for-profit organization that manages and operates Vancouver International Airport (YVR).

YVR MISSION

To serve our community by building outstanding airports.

YVR VISION

YVR: A Premier Global Gateway

The Airport Authority: Local Champion, Global Operator.

CORPORATE PRIORITIES

PEOPLE To maintain a strong, flexible and capable team of professionals, and provide a safe and secure environment, not just for our employees, but for all who work at or visit the airport

01

PASSENGERS To provide exceptional customer service to passengers and airport visitors

02

PARTNERS To work closely with the communities we serve, business partners and government agencies, and to take an active role in community and industry initiatives

03

PLANT To build and operate outstanding facilities to ensure YVR can meet growing passenger demands, as well as connect British Columbians with the world

05

PROFITABILITY To generate aeronautical and non-aeronautical revenues to operate and develop YVR and help ensure it remains an economic generator; to diversify non-aeronautical revenue bases and be a low-cost airport to attract new air services and retain existing ones to meet the needs of British Columbia

04

STRATEGIC PLANNING

To guide airport operations and development, the Airport Authority uses a five-tiered planning process. The Strategic Plan establishes the mission, vision and values for YVR, while the Master Plan (this document) looks forward 20 years to ensure the best use of YVR's fundamental resource – land. The Capital Plan and Financial Plan allocate funding over a 10-year span and identify what infrastructure will be built and when. The Detailed Strategic Plan looks five years out and provides the planning context for the Airport Authority's annual Business Plan, which outlines airport initiatives and objectives for a one-year period.

Recognizing the "certainty of uncertainty," the Airport Authority reviews plans regularly, monitors external events closely, favors conservative timing for capital expenditures, builds infrastructure incrementally whenever possible, and incorporates flexibility, transparency and open, honest stakeholder communications into its planning activities.

WELCOME TO YVR

Vancouver International Airport (YVR) is B.C.'s airport. It enables us, as British Columbians, to welcome the world, pursue our business goals and embrace family and friends. YVR is a premier gateway to the Pacific, a leading employer of many and, we hope, a source of pride for all.

During the past two years, Vancouver International Airport Authority has spoken with hundreds of British Columbians to understand your future aspirations for your communities and your country and to identify how YVR can best support your vision. What you told us formed the basis for this draft plan, which outlines our recommendations for achieving the future you've articulated for yourselves and for YVR.

This document is a gateway to the rigorous economic, social, environmental and governance considerations and analysis involved in ensuring YVR can meet the needs and aspirations of the communities it serves. It outlines many views – sometimes conflicting – about how best to plan for a future that is by definition uncertain.

The Airport Authority's mission is to serve all communities. This draft 20-Year Master Plan is meant to generate discussion around our recommendations and to find out whether you think we're on the right path. To enable you to immerse yourself as deeply as you'd like in the master planning process, further information is provided on our website: www.yvr.ca.

We hope you will agree with our vision of how YVR can best meet your future needs and aspirations, but if we have not asked the right questions, or if we have arrived at answers that do not make sense to you, we hope you will tell us.

We encourage you to read this document and visit our website. You can provide your thoughts, comments, questions or concerns online or by emailing, writing, faxing or calling us at:



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan



master_plan@yvr.ca



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To enable the Airport Authority to meet the consultation goals outlined in chapter 3 of this document, please provide your comments by **August 31, 2006**.

YVR: YOUR AIRPORT 2027: 20-YEAR MASTER PLAN

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www.yvr.ca





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1. Your Airport 2027: An Overview

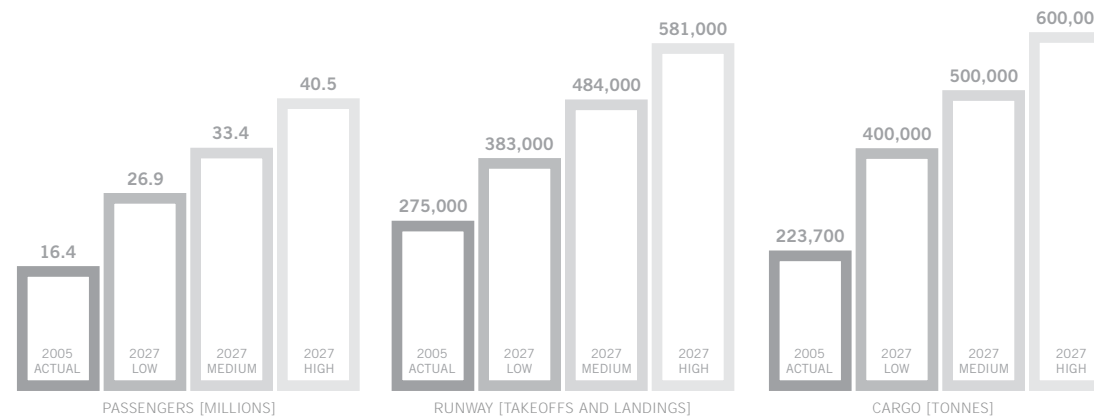
Vancouver International Airport (YVR) is Canada's second-busiest airport and the second-largest international passenger gateway on the West Coast of North America. In 2005, YVR served a record 16.4 million passengers, handled 275,000 aircraft takeoffs and landings on its runways and saw 223,700 tonnes of air cargo loaded on and off aircraft. YVR is a key economic contributor, creating 2.3% of total employment in Greater Vancouver and contributing \$6.8 billion to B.C.'s economy.

Forecasts from governments, companies and agencies suggest that the global, national and local demand for air travel will grow between 2007 and 2027. To ensure it can meet future passenger and cargo needs, the Airport Authority has considered a range of possible air travel scenarios out to 2027 and developed low-, medium- and high-growth scenarios. A low-growth scenario could result from slower than anticipated economic growth, external health or security concerns or increasing fuel costs while a high-growth future could occur if the demand for air travel to and from emerging Asian markets grows more rapidly than expected.

Under a medium-growth scenario for the 20-year planning horizon, passenger, aircraft and cargo demands on YVR will increase to an estimated 33.4 million passengers, 484,000 aircraft arrivals and departures, and 500,000 tonnes of cargo annually. As with all projections, there are risks and uncertainties associated with these forecasts and they will require frequent review, discussion and adjustment.

As the closest major West Coast airport to Asia, YVR enjoys a significant competitive advantage. The Airport Authority's vision is to be a premier global gateway of choice, connecting the Asia-Pacific Region and the Americas. As a gateway of choice, YVR offers, and can continue to offer, better service in terms of destinations, frequency and airlines than the local market could otherwise support. This provides, and will continue to provide, additional opportunities for local business to participate in the global economy, for tourists to visit B.C. and for British Columbians to travel overseas.

To accommodate future passenger needs, meet the aspirations of the communities it serves and achieve its gateway strategy, the Airport Authority must have an effective and flexible 20-year plan.



2027 Forecasts—Low, Medium, High Growth Scenarios
VANCOUVER INTERNATIONAL AIRPORT AUTHORITY

YOUR AIRPORT 2027: 20-YEAR MASTER PLAN

YVR's 20-Year Master Plan outlines how the Airport Authority will meet the needs of its stakeholders and the communities it serves over the medium-term (20-year period) while supporting YVR's longer-term viability and achieving key strategic objectives. While the Airport Authority's lease with Transport Canada requires that the Master Plan be updated every 10 years, the plan can be updated more frequently if necessary to respond to unforeseen changes, challenges or opportunities.

Though the Master Plan covers a 20-year period, the Airport Authority must ensure that this medium-term strategy does not rule out or preclude options over the longer term (a 40-year horizon). In preparing this draft 20-Year Master Plan, the Airport Authority first consulted with business partners, stakeholders and young members of the community to understand their long-term visions and aspirations for British Columbia and the region.

These consultations took place in three forums "Flying 40 Years into B.C.'s Future" namely: Forum '44, Generation YVR and B.C. Communities. Input received through these forums indicated that air travel would continue to be vital over the long-term, that YVR will remain a key economic generator for B.C. and that the airport will continue to play a central role as a Pacific gateway to North America. These views contributed to a long-term development study that concluded YVR should continue to be the region's principal, full-service airport and that the airport should remain located on Sea Island.

With a clear long-term vision, the Airport Authority then looked at YVR's medium-term future using a variety of forecasting tools to project airport demand through to 2027. This work identified what steps will be needed over the next 20 years to support the longer-term vision. The Airport Authority conducted extensive consultations with business partners, municipal, provincial and federal governments, First Nations, technical experts, passengers, and local communities.

Having gathered information on the needs and aspirations of the communities it serves for the planning period, the Airport Authority identified a number of options to meet

those requirements, sought stakeholder feedback on the various options and measured each option against key sustainability criteria. Based on this analysis, the Airport Authority has created a list of recommendations for development at YVR to respond to British Columbia's growth to 2027.

At a high level, the Airport Authority's recommendations for the 2007-2027 planning horizon include:

- 1. YVR continues to be the region's principal, full-service airport located on Sea Island;
- 2. Maximizing efficiency of the existing runway and taxiway system by extending the parallel runways and by building a North-South Taxiway;
- 3. Building new passenger terminal facilities and customs hall;
- 4. Ensuring convenient access to the airport by maximizing use of the Canada Line, implementing demand management initiatives, reclaiming bridge capacity for airport users and making smart land-use decisions;
- 5. Protecting options for a future runway, if and when required to meet future demand.

Timing for these recommendations will depend on demand. Using the medium-growth forecasts, development of new infrastructure is estimated to be required at various intervals during the next 20 years, as shown in the timeline below.

This draft 20-Year Master Plan identifies key changes and upgrades that will be required to meet YVR's needs to 2027 and provides the Airport Authority's recommendations for meeting these needs. It outlines the influences and forecasts that will shape the airport's medium-term future, and summarizes the master planning consultation process and stakeholder feedback received. This document includes a timeline and description of recommended gateway development projects as well as a draft of the proposed 2027 Airport Land Use Plan that must be submitted to the federal Minister of Transport for approval as part of the master planning process.

GATEWAY DEVELOPMENT TIMELINE



2. Your Airport 2027: Key Influences

YVR's future is shaped by a diverse range of factors including international, national, provincial and regional forecasts, aviation industry projections and the aspirations and expectations of stakeholders. The 20-Year Master Plan must align with the Airport Authority's mission, vision and corporate priorities and support its gateway strategy and sustainability objectives. This chapter outlines some of the many factors that have influenced and guided the development of this draft plan.

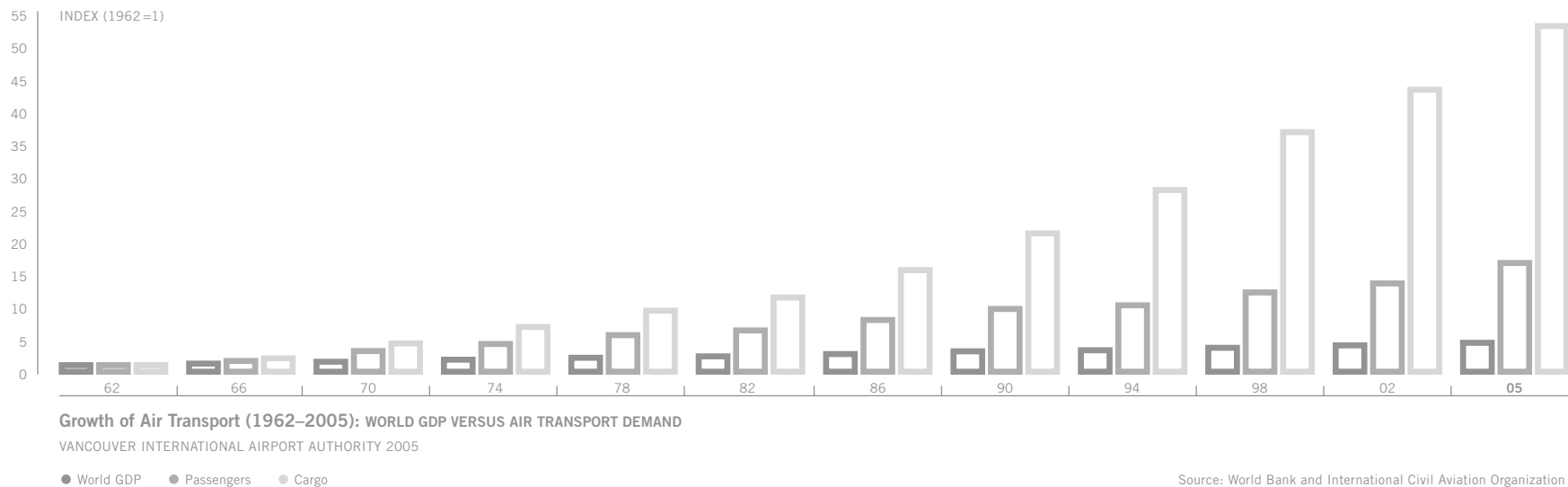
OUTLOOK 2027

In 2027, it is anticipated that eight billion people will inhabit the earth, that China will be the world's largest economy and that average temperatures will have risen due to projected increases in greenhouse gas concentrations.

In Canada, it is estimated that one in five Canadians will be over 65 years of age and the main source of population growth will have been immigration. Rates of growth in the aboriginal population are expected to be above average.

British Columbia will have a distinct culture embracing and reflecting a love of the land, cultural diversity, the province's geographic advantages and a resolution of relationships with First Nations people.

The Lower Mainland is expected to be home to 3.2 million people of diverse cultures, with proportionally more homes and jobs in the outer suburban areas.



Source: World Bank and International Civil Aviation Organization

AVIATION OUTLOOK 2027

While the world's gross domestic product (GDP) is expected to grow 2.9% annually between now and 2025, annual passenger growth will likely average 5.2% and annual cargo volumes, 6.2%. Increased worldwide travel will be stimulated by economic growth, lower fares, additional world trade and service improvements. Driven by declining costs and improved logistics systems, air cargo has grown at roughly three times the rate of the world economy (as seen in the graph on page 6) and cargo transport is expected to increase at an average of 6.2% annually over the next 20 years.

To accommodate this growth, the world airliner fleet will grow to approximately 35,000 passenger and cargo jets by 2023, according to Boeing's 2005 Current Market Outlook.

In 2004, the Airport Authority commissioned a study by InterVISTAS Consulting Inc. to identify long-term aviation industry trends. Trends identified for the 20- to 40-year planning horizon include:

- The demand for passenger and cargo air transport will grow faster than the population or the economy. Passenger air travel will become more affordable, enabling more people to travel by air. However, the demand for air transport may be negatively impacted by fuel costs and the impact of global climate change.
- Major new markets for air travel will emerge. China is expected to become one of the largest generators of tourists, growing from 12 million outbound tourists in 2001 to 100 million by 2020. Other emerging outbound tourism markets include India and Latin America.
- A growing demand for air transport will put pressure on local and regional transportation systems. Airports will need to be integrated into regional transportation systems that utilize high-capacity mass transit to move people.
- As a result of government and industry initiatives, the noise impacts of aircraft have been reduced. Using new technologies, the aviation industry will continue to work towards minimizing noise impacts.
- Smart technologies will help to reduce costs, improve customer service and expedite the movement of passengers through borders, security and health screening processes.

- While it is difficult to predict just how the airline industry will be structured 20 years from now, it is clear that fundamental change is underway. Airports must be flexible enough to accommodate a changing airline marketplace, which may include consolidation and increased services from low-cost carriers.
- Future passenger and cargo needs will be addressed with a range of aircraft types, ranging from the 555-seat Airbus A380 to the smaller, long-range Boeing 787 Dreamliner, from regional jets with between 50 and 100 seats to 4-6 seat Microjets.
- More and more, airports are exploring creative solutions for managing growth, including expanding their boundaries or using lands outside current boundaries (such as off-site check-ins and other processes, or secondary airports).



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Long-Term Planning > 12 Long-Term Trends in Aviation

YVR GATEWAY STRATEGY AND ECONOMIC IMPACT

The Airport Authority's vision is to be a premier global gateway of choice, capitalizing on YVR's unique geographic location as the closest West Coast airport to Asia, and connecting the Asia-Pacific region and the Americas.

Being the international gateway of choice creates significant economic benefits along with opportunities for local business to participate in the global economy, tourists to visit B.C. and British Columbians to travel overseas. International flights create significantly more employment than domestic or transborder (U.S.) flights. According to the 2005 Economic Impact Study of the Vancouver International Airport distributed in March 2006, a twice-daily domestic flight generates 82 hours of employment per flight, or 38 person years annually. By comparison, a twice-daily international flight creates 795 hours of employment per flight. Over a year, this equals 369 person years of employment.



www.yvr.ca > Who We Are > YVR Economic Impact Study



A SUSTAINABILITY FRAMEWORK

Effective long-term planning is crucial to a successful future and the Airport Authority views good planning and sustainability as one and the same. Contributing to a sustainable and prosperous future while caring about the well-being of its surroundings, its people and its communities is fundamental to the Airport Authority's operating philosophy and central to its planning processes.

THE FOUR PILLARS OF SUSTAINABILITY

The Airport Authority's view is that there are four pillars to sustainability: economic, environmental, social and governance.

			
<p>ECONOMIC: YVR is a major employment centre and economic generator. The Airport Authority's challenge is to sustain and promote economic growth while minimizing YVR's impact on its communities and the environment.</p>	<p>ENVIRONMENT: The Airport Authority is committed to managing the airport in an environmentally sound manner and balancing potential environmental impacts with the need for safe and efficient air travel. To eliminate, reduce, mitigate or manage environmental impacts wherever possible, the Airport Authority has developed an Environmental Policy and implemented an Environmental Management Plan.</p>	<p>SOCIAL: British Columbians frequently travel by air because of the unique geography of our province and our immigrant heritage. Affordable and accessible air travel allows people to stay connected and pursue personal interests. As an employer, the Airport Authority is committed to providing a quality work environment and the tools and resources to support a flexible, strong and capable team. Its commitment to accessibility recognizes the importance of meaningful access regardless of age or ability. The Airport Authority is also committed to engaging stakeholders, providing transparency in open, honest and timely communications to customers, business partners, the communities it serves and its employees.</p>	<p>GOVERNANCE: The Airport Authority has added governance to its sustainability framework to recognize the importance of local accountability for economic, environmental and social issues, while meeting the business objectives of the Airport Authority and the communities it serves.</p>

< YVR's location as the closest major North American airport to Asia positions the airport as the ideal gateway connecting the Asia-Pacific Region and the Americas. In the coming years, the Airport Authority expects to add more Asian destinations and carriers as we continue to develop the YVR gateway.

3. Your Airport 2027: Consultation Process

In developing this draft 20-Year Master Plan, the Airport Authority undertook its broadest-ever consultation program to promote open discussions about the multiple futures available to YVR. A diverse range of stakeholders was engaged, including Airport Authority staff, community-based interest groups, community associations, the Lower Mainland business community, Sea Island business partners, First Nations, managers from regional airports, the next generation of users, transportation authorities, municipal, regional, provincial and federal governments and the general public throughout B.C.'s Lower Mainland.

To reach the widest possible range of stakeholders, the Airport Authority utilized a variety of tools including presentations and meetings to gather information, technical expertise and forecasts, workshops, working groups, large forum events, a media kit, multi-media presentations, a 20-Year Master Plan section on the website, visual displays in shopping malls, public buildings and at the airport, open house events and printed materials.

CONSULTATION PRINCIPLES

To promote stakeholder involvement and support, the Airport Authority was guided by a set of consultation principles, including:

- A commitment to transparency, involving open, honest and timely communications;
- A broad and inclusive consultation process;
- Remaining flexible and responsive, and regularly reviewing the consultation process to ensure it was meeting project objectives and that any concerns were addressed;
- Creating overall awareness and excitement within B.C. about YVR's future.

FIVE STAGES OF MASTER PLANNING

The 20-Year Master Plan is being developed in five stages. Stakeholder input gathered at each stage is being fed into the planning process to inform subsequent stages.

FIVE STAGES OF CONSULTATION FOR 20-YEAR MASTER PLAN



**STAGE ONE: ASPIRATIONS OF BRITISH COLUMBIANS:
LOOKING AHEAD 40 YEARS (NOVEMBER 2004 – JUNE 2005)**

To ensure that recommendations in the 20-Year Master Plan did not preclude the vision and activities of YVR for future generations, the Airport Authority needed to understand the longer-term (40-year) aspirations and expectations of YVR's stakeholders.

Stage one of the 20-Year Master Plan process started off in 2004 by looking at potential futures for YVR and B.C. through to 2044. The Airport Authority held extensive meetings with municipal governments, business leaders, and industry experts to gain insight into the strategic planning and forecasting being undertaken by the aviation industry, YVR's business partners and B.C. communities. Stage one activities included:

- Forum '44 – Flying 40 Years into B.C.'s Future: A two-day event in November 2004 designed to launch the master planning consultation process, promote discussions and dialogue with a diverse range of stakeholders and key business leaders, gather information about how the community envisions its future and the role of YVR, and understand the trends, pressures and themes that will influence YVR's future. As part of Forum '44, a community session was held with local Sea Island businesses.
- Generation YVR and B.C. Communities 2045: Following the success of Forum '44, two subsequent forum events were held. Generation YVR – 30 and Under Flying 40 Years into B.C.'s Future, engaged younger British Columbians who will be the leaders of the future. A second forum, B.C. Communities 2045 – Flying 40 Years into B.C.'s Future, brought together community leaders and airport management from across B.C.

During stage one, the Airport Authority identified future airport facility requirements and potential expansion needs over a 40-year planning horizon. Studies were conducted to explore whether the existing lands leased by the Airport Authority provided sufficient space for the necessary systems and infrastructure.

Based on an examination of potential markets and growth patterns, the Airport Authority developed a scenario that suggested annual passenger traffic could be in the range of 45 million, and there could be as many as 600,000 aircraft takeoffs and landings each year by 2044.

STAGE ONE OUTCOMES:

Based on the studies and consultation conducted, the Airport Authority determined that:

- Stakeholders viewed YVR as a vital and growing part of their communities. YVR is B.C.'s airport and will need ongoing upgrades to support projected increases in passenger traffic, aircraft takeoffs and landings and air cargo.
- Sustainability was of vital concern to local and global stakeholders. The Airport Authority identified sustainability as a key goal of the master planning process and developed a sustainability matrix as a tool to measure options and inform decision-making.
- Sea Island could accommodate projected airport activity in 2044, and there was sufficient area for additional terminals and runways.
- All development strategies should incorporate demand management initiatives.
- Ground access to Sea Island would be an ongoing issue best addressed by rapid transit, vigorous demand management and initiatives to preserve bridge capacity for airport-related traffic.



STAGE TWO: YVR 2027 OPTIONS (JULY 2005 – JANUARY 2006)

Based on preliminary stakeholder input and the range of internal and external considerations outlined in chapter 2 of this document, the Airport Authority developed low-, medium- and high-growth forecasts for passenger, aircraft and air cargo traffic through to 2027. To meet this forecast demand, runway, terminal, ground transportation and other infrastructure needs were identified and options formed to meet those needs while supporting the long-term development possibilities noted in stage one. Details about these options can be found in chapters 5 through 13 of this document.

In fall 2005, a second comprehensive round of consultations was held to seek stakeholder input on these options. The Airport Authority continued its conversations with industry partners, government agencies and other interested parties and held a series of public information sessions, open houses and community meetings as well as providing information and feedback opportunities on YVR's website.

A display of potential options toured Lower Mainland shopping malls, public buildings and the Union of B.C. Municipalities conference to gather public input, and a brief questionnaire was made available to the public to elicit their feedback. Approximately 20,000 people viewed the displays and 680 people provided completed questionnaires and written feedback.

The Airport Authority then analyzed each development option using the sustainability matrix to determine how well each option performed against the criteria. Stakeholder input was incorporated into the matrix evaluation, where it played an integral role in informing Airport Authority decisions and recommendations.

STAGE TWO ACHIEVEMENTS:

- The Airport Authority developed a range of options that met YVR's medium-term needs, without precluding the longer-term vision;
- The Airport Authority consulted with thousands of stakeholders to obtain their input on the various options being considered;
- Each option being considered was evaluated to identify how well it performed in relation to key economic, environmental, social and governance criteria.

STAGE THREE: DRAFT 20-YEAR MASTER PLAN (MAY – SEPTEMBER 2006)

Based on the feedback and information received during stages one and two and the results of the sustainability matrix evaluation, the Airport Authority prepared a Master Plan Technical Report, which outlines the infrastructure and development necessary to meet YVR's needs to 2027, documents the process used to analyze and evaluate each option and presents the Airport Authority's recommended options. The Technical Report is available on YVR's website and sections are referenced throughout this document. See the website for more detailed information.

Based on the Technical Report, this draft 20-Year Master Plan was prepared to facilitate further stakeholder consultation and seek stakeholders' review and comments on the Airport Authority's recommendations. Once feedback has been received from stakeholder groups, this draft will be refined to create a second draft.

STAGE FOUR: REFINE DRAFT 20-YEAR MASTER PLAN (SEPTEMBER – DECEMBER 2006)

Stage four of the master planning consultation process is designed to seek final comments on the second draft of the 20-Year Master Plan. The necessity for, and extent of, stage four consultation activities will be determined by stakeholder feedback received during stage three. If required, stage four will take place during late fall 2006.

STAGE FIVE: COMMUNICATION OF THE APPROVED AIRPORT LAND USE PLAN (2007)

The final draft of YVR: Your Airport 2027: 20-Year Master Plan, including the proposed 2027 Airport Land Use Plan, will be submitted to the federal Minister of Transport for approval in early 2007. Once the Minister has approved the 2027 Airport Land Use Plan, stage five of this consultation program will involve communicating the highlights of the final 20-Year Master Plan to British Columbians.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Technical Report, Chapter 2

< Forum '44 brought leaders in business, community and government together for some thought-provoking conversation about the future of YVR in the context of the local and global environment in 2044, and examined the airport's role in supporting a sustainable future for the Lower Mainland, B.C. and Canada.

4. Your Airport 2027: Requirements and Recommendations

Increased numbers of passengers and cargo volumes at YVR will mean greater demand for airside capacity, terminals, cargo facilities and ground transportation access to Sea Island. Airport support services and utilities will also need to be upgraded to accommodate projected volumes through the planning horizon.

The following chapters outline key changes or upgrades that will be needed to meet requirements to 2027 based on demand scenarios and forecasts. Chapters include information about the forecasts and planning approach used, stakeholder feedback

received and the Airport Authority's recommendations as to how to proceed. A range of cost estimates for terminal and runway options is also included. It should be noted that these are order of magnitude cost estimates only.

Given the uncertainty inherent in forecasting and planning, the Airport Authority takes a conservative approach to development by building incrementally whenever possible, and only as demand for additional facilities is realized.



5. Airside System

YVR's existing airside system includes two parallel runways (the North and South runways), a Crosswind Runway and a network of connecting taxiways that enable aircraft to move between the runways, passenger terminals and other airport facilities.

In 2005, 275,000 aircraft used the runways at YVR, either arriving or departing. Current annual runway capacity at YVR is approximately 400,000 aircraft takeoffs and landings. Capacity could be increased to more than 450,000 takeoffs and landings by using each of the parallel runways simultaneously for arrivals and departures. This would require improvements to the taxiway system.

Projections indicate that by 2027, the airport will need to accommodate 484,000 takeoffs and landings annually. To accommodate this increase an additional runway will be required.

PLANNING APPROACH

The 20-Year Master Plan airside system analysis was preceded by long-term development studies that suggested approximately 600,000 runway movements would take place by 2044, and that a new runway would be required to accommodate the projected activity. The long-term study identified a number of options for meeting the forecasted long-term demand.

To identify airside needs to 2027, the Airport Authority created a projected fleet mix, using six broad categories of aircraft, to estimate the required number of

takeoffs and landings by passenger aircraft. This estimate was applied to runway capacity estimates developed using International Air Transport Association standards and benchmarks from selected airports. Both NAV CANADA and the Massachusetts Institute of Technology were consulted on projected gains in capacity that may result from future technologies.

The Airport Authority used the sustainability matrix to evaluate each runway option identified during the long-term development studies. Runway options were also evaluated for compatibility with the various passenger terminal options identified in chapter 6 of this document.

REQUIRED AIRSIDE IMPROVEMENTS FOR 2027

Above and beyond the airside projects specified in YVR's current 10-Year Capital Plan, improvements will be necessary to enhance the flow of traffic on taxiways and increase runway and taxiway capacity to 2027.

TAXIWAY IMPROVEMENTS

In order to derive maximum capacity from the runways, it is essential to have adequate taxiway capacity. The construction of a North-South Taxiway (NST) connecting the east ends of the parallel runways would add capacity while significantly reducing taxi distance, saving time, fuel and minimizing emissions.

RUNWAY CAPACITY

To defer the need for additional runways as long as possible, it is essential to maximize capacity of the existing runways.

MAXIMIZING EXISTING RUNWAY CAPACITY

Unlike the South Runway, which is used for both arrivals and departures, YVR's North Runway has been used primarily as an arrivals runway, other than when demand approaches capacity, such as during peak traffic periods. By using the North Runway for both departures and arrivals, YVR could increase runway capacity by 15%, double its departure capacity and better manage demand on both runways.

To enable both the North and South runways to be used efficiently for arrivals and departures, YVR's taxiway system must have sufficient capacity and flow paths to allow aircraft to move efficiently to and from the runways without congestion.

To realize the full capacity potential of YVR's existing runway system, the following options were identified and considered:

1. Build a North-South Taxiway to allow for simultaneous takeoffs and landings on both the North and South Runways.
2. Extend the North Runway by 600 m (2,000 ft) to enable long-range aircraft departures. This would improve efficiency, better balance departure demand between the parallel runways and reduce taxi distances.
3. Implement peak-hour demand management measures (such as pricing mechanisms, quotas, air traffic flow control) to shift arrivals and departures to off-peak periods and other airports.
4. In anticipation of future Transport Canada requirements for extended Runway End Safety Areas (RESA), extend the North and South runways accordingly. Anticipated extension range will be 150-300 m (500-1,000 ft).

ADDING RUNWAY CAPACITY

Depending on the success of demand management programs and the rate of passenger growth, capacity enhancement initiatives will provide relief to 2023-4 at best. At that time, a new runway may be needed to create additional capacity.

As part of its long-term development studies, the Airport Authority explored a range of new runway options, each providing sufficient capacity for YVR to accommodate up to

600,000 takeoffs and landings each year. After each option was assessed using the sustainability matrix, four possible runway options were retained.

1. The Foreshore Runway: This new 4,270 m (14,000 ft) runway, extending westward from the Sea Island dyke onto the foreshore of the ocean, would be used for arrivals and departures and would add capacity of approximately 210,000 takeoffs and landings to YVR's annual capacity at an estimated cost of \$1.2 billion. The Foreshore Runway would provide the required length for current and future aircraft. While it would impose a significant footprint into the foreshore with subsequent aquatic habitat impacts, it would also minimize aircraft noise impacts on the community.
2. The North Parallel Runway: A new, 2,740 m (9,000 ft) runway, parallel to and north of the existing North Runway, that would add capacity of approximately 148,000 additional takeoffs and landings at an estimated cost of \$310 million. This runway would be an arrivals only runway, with the existing runways serving departures. It would intrude into the Sea Island Conservation Area and Musqueam Lands, move noise closer to Vancouver residential areas and occupy lands previously designated for commercial development. The North Parallel Runway option would require changes to aircraft approach path zoning.
3. The South Parallel (Long) Runway: A new, 2,740 m (9,000 ft) runway, parallel to and south of the existing South Runway, that would add capacity of approximately 158,000 takeoffs and landings each year at an estimated cost of \$300 million. The South Parallel (Long) Runway would operate as an arrivals only runway, with the existing runway serving departures. It would intrude on, and create potential environmental impacts for, the Fraser River Middle Arm riparian area and increase noise exposure for Richmond residential areas. The runway would occupy land that is currently used for commercial activities and occupied by tenants at Airport South.
4. The South Parallel (Short) Runway: This modification of the South Parallel (Long) Runway option would be a new, 2,130 m (7,000 ft) parallel runway south of the existing South Runway. It would add capacity of approximately 158,000 annual takeoffs and landings at a cost of \$235 million. Although it would not penetrate the dyke or intrude on the Fraser River Middle Arm riparian area, this runway would operate as an arrivals only runway but could not accommodate all types of aircraft.



STAKEHOLDER INPUT AND FEEDBACK

When asked for comments on the runway options, the public favored the Foreshore and South runways over the North Parallel Runway option. As expected, there was both positive and negative response to all options, although feedback on the Foreshore Runway option indicated greater support from respondents than the other options. Issues raised during consultation included cost, impact on the environment and existing facilities. There was, however, recognition that airside capacity should be added to prevent congestion and delays.

AERONAUTICAL NOISE EVALUATION

To compare noise impacts of the various runway options, the Airport Authority conducted an aeronautical noise management analysis. In Canada, the official metric for the assessment of aircraft noise is the noise exposure forecast (NEF). NEF contours are created using software developed by Transport Canada.

NEF contours are modeled by time-averaging the annual aircraft operations, with consideration given to the fleet mix, stage length, aircraft range, runway utilization, flight path and time of day.

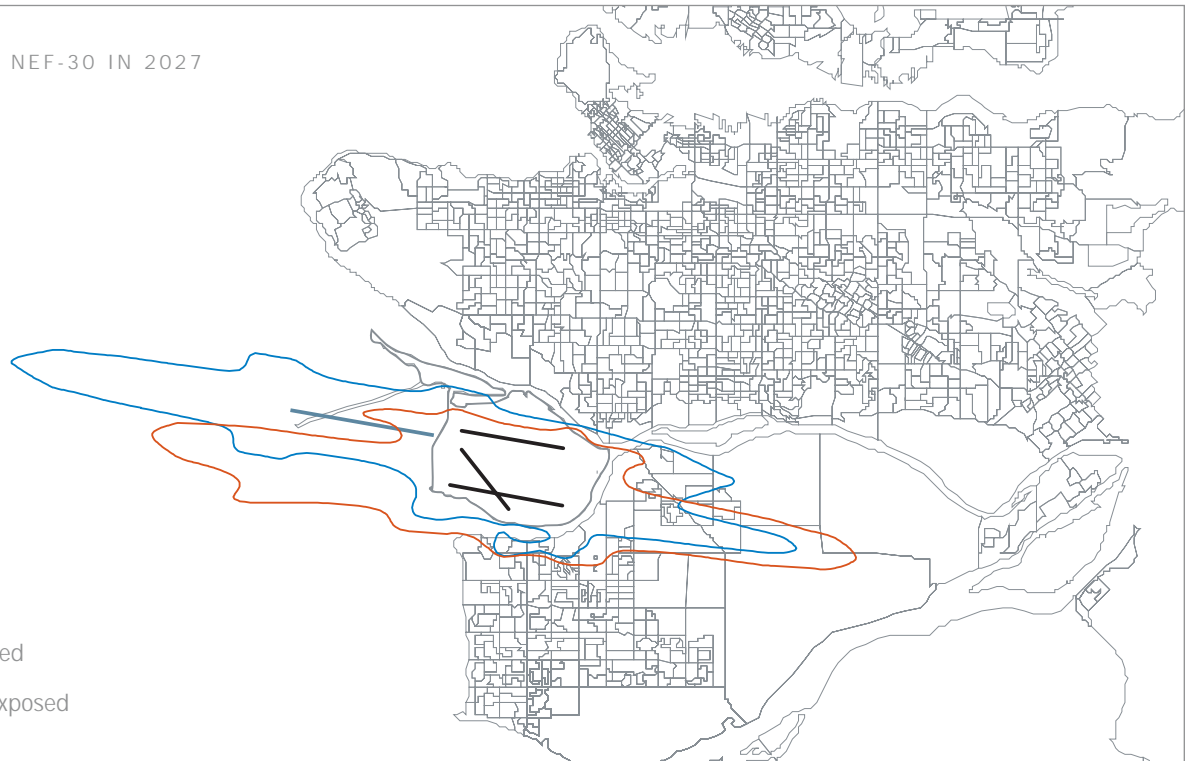
Since Transport Canada guidelines prescribe that no new residential developments should occur in areas exposed to greater than 30-NEF, this 30-NEF benchmark was used in comparing master plan options. Forecasted populations of people living within the 30-NEF area for the years 2017 and 2027 were used to compare the NEF contours of the various runway options.

A base case forecast for 2027 population within the area of the existing runway system was used to measure the change in distribution of noise for each of the new runway options. The results of the new runway assessments indicate that only the Foreshore Runway decreased the number of people living inside the 30-NEF zone, achieving a 7.6% reduction. The North and South Parallel Runway options resulted in increases of those inside the 30-NEF zone ranging up to 12%.

Examples of NEF contours for the Foreshore and South Parallel (Long) runways are shown on page 21.

FORESHORE RUNWAY CONTOUR - PEOPLE EXPOSED WITHIN NEF-30 IN 2027

- Existing airside system in 2027 = 21,980 people exposed
- Foreshore Runway scenario in 2027 = 20,030 people exposed



SOUTH PARALLEL (LONG) RUNWAY CONTOUR - PEOPLE EXPOSED WITHIN NEF-30 IN 2027

- Existing airside system in 2027 = 21,980 exposed
- South Parallel (Long) Runway scenario in 2027 = 24,620 people exposed



EVALUATION AND RECOMMENDATIONS

Based on sustainability matrix evaluation results, the Airport Authority recommends:

1. Implementing demand management measures to conserve YVR's airside capacity.
2. Proceeding with the North-South Taxiway (NST) to augment the existing taxiway system and improve system efficiency. The NST should be completed prior to the opening of phase 1 of a new passenger terminal in 2015 or sooner.
3. Proceed with extending the North Runway to the east, in combination with implementing the anticipated Runway End Safety Area (RESA) requirements on the North and South runways. The Airport Authority recommends extending the North Runway to the east, because a western extension would generate greater environmental impact.
4. When taxiway improvements are complete and both parallel runways are being used for arrivals and departures, the Crosswind Runway will contribute no additional capacity and should be closed.
5. Protecting for the Foreshore, South Parallel (Long) and South Parallel (Short) runway options by allocating these areas to airside operations use in the proposed 2027 Airport Land Use Plan, creating leasing policies that reserve the areas for future airside operations and implementing the necessary aeronautical zoning regulation applications required to protect the South Parallel and Foreshore Runway options.

Land reserved for the airside system is indicated in blue on the proposed 2027 Airport Land Use Plan on page 50.

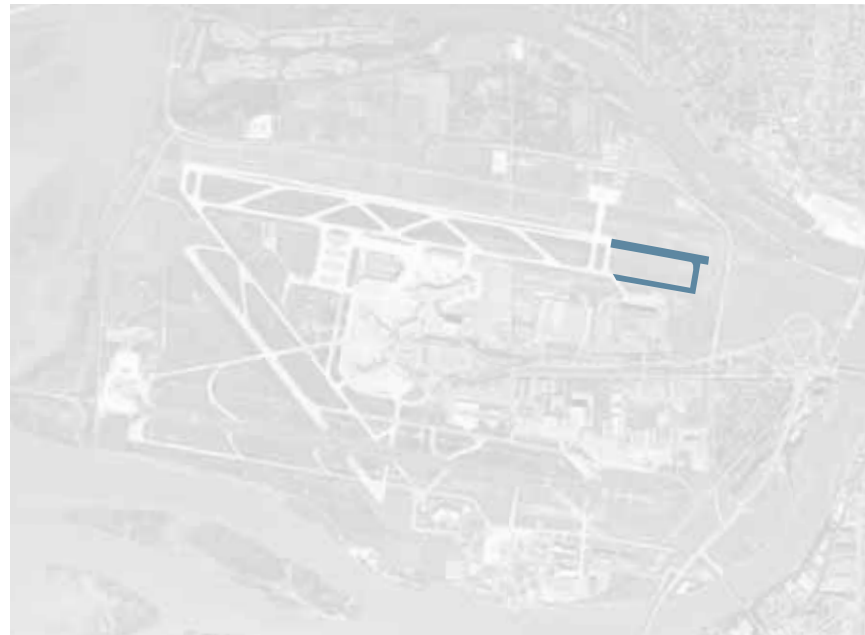


www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Airside Reserve

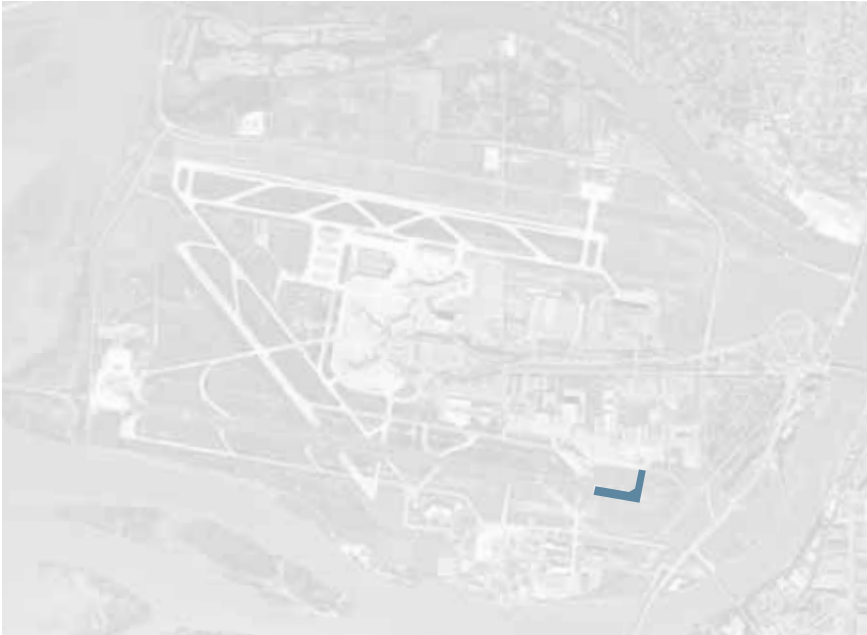
NORTH-SOUTH TAXIWAY



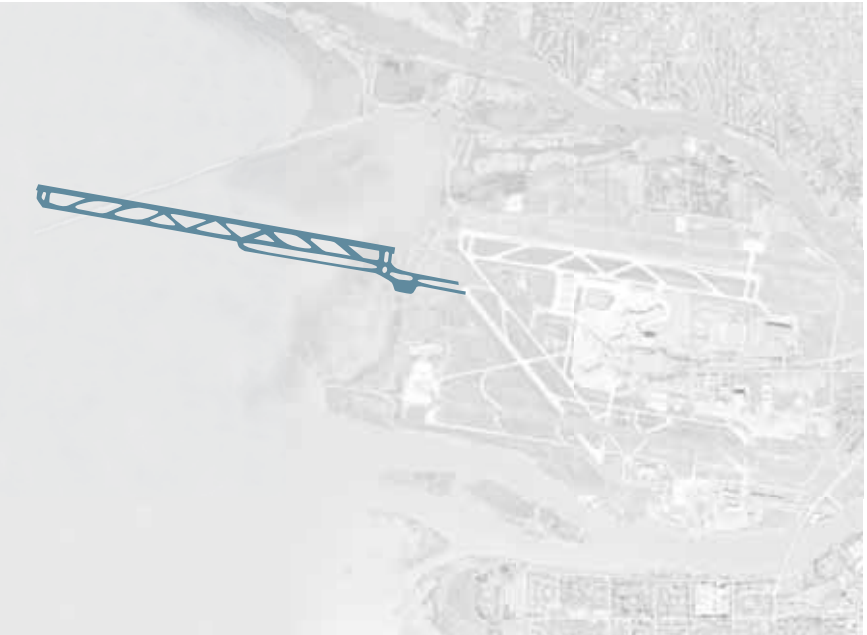
NORTH RUNWAY EXTENSION – EAST OPTION



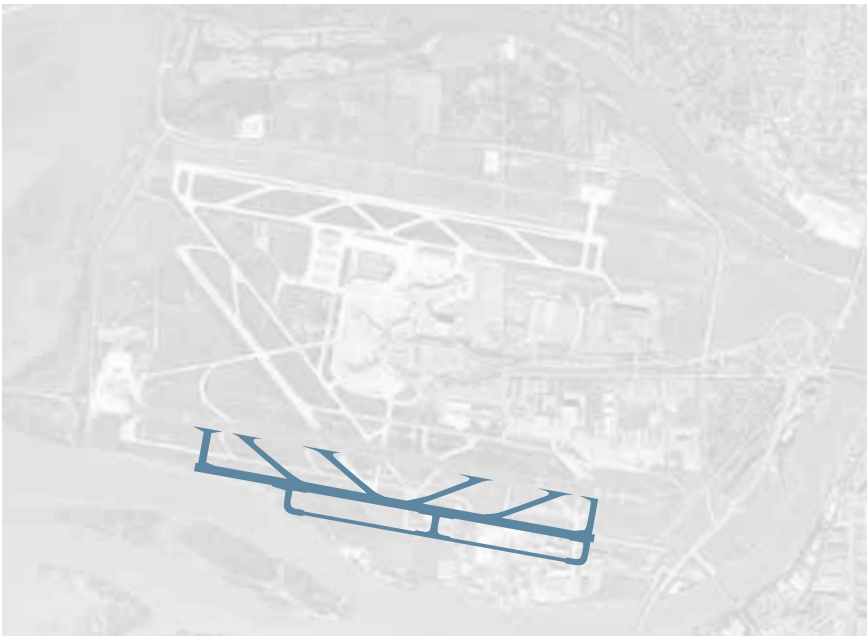
SOUTH RUNWAY – RUNWAY END SAFETY AREA (RESA)



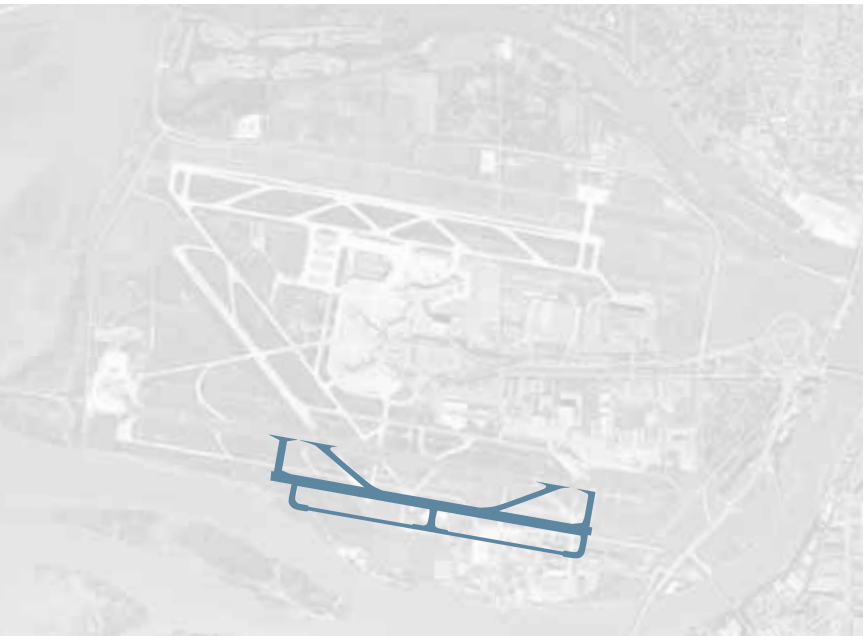
FORESHORE RUNWAY



SOUTH PARALLEL (LONG) RUNWAY



SOUTH PARALLEL (SHORT) RUNWAY



6. Passenger Terminals

Terminals are central to passengers' experiences at YVR and key to the success of the Airport Authority and its business and government partners. YVR's terminals are highly regarded by passengers and the community for their amenity, efficiency and distinctive sense of place. A record 16.4 million passengers passed through YVR in 2005 and medium-growth projections indicate that YVR will need to accommodate approximately 33.4 million passengers by 2027.

Passenger terminal planning is influenced by numerous factors including border and security policies, air carrier business plans and operations, technology and retail opportunities, all of which are subject to change. After the September 11, 2001 terrorist attacks, for example, more rigorous border checks reduced the passenger processing rate by almost one-third, impacting the space required for that function. In the domestic and transborder (U.S.) sectors, the check-in process has largely shifted from counters to automated kiosks, and the average size of aircraft flying between YVR and Asia fell by 22% since 2001, impacting aircraft gate utilization.

Some developments, such as the advent of off-site kiosk check-ins, tend to reduce the footprint of passenger terminals while others, such as baggage screening and new border regulations, necessitate larger passenger terminal spaces.

There are currently three main passenger terminals at YVR: the International Terminal Building (ITB), the Domestic Terminal Building (DTB) and the South Terminal Building (STB), which serves intra-B.C. airline traffic on the airport's south side. There is also a common-use floatplane dock at Airport South.

As of 2004, the ITB and DTB offered 51 bridged gates and 16 ramp loading positions for smaller aircraft with a further eight ramp loading positions

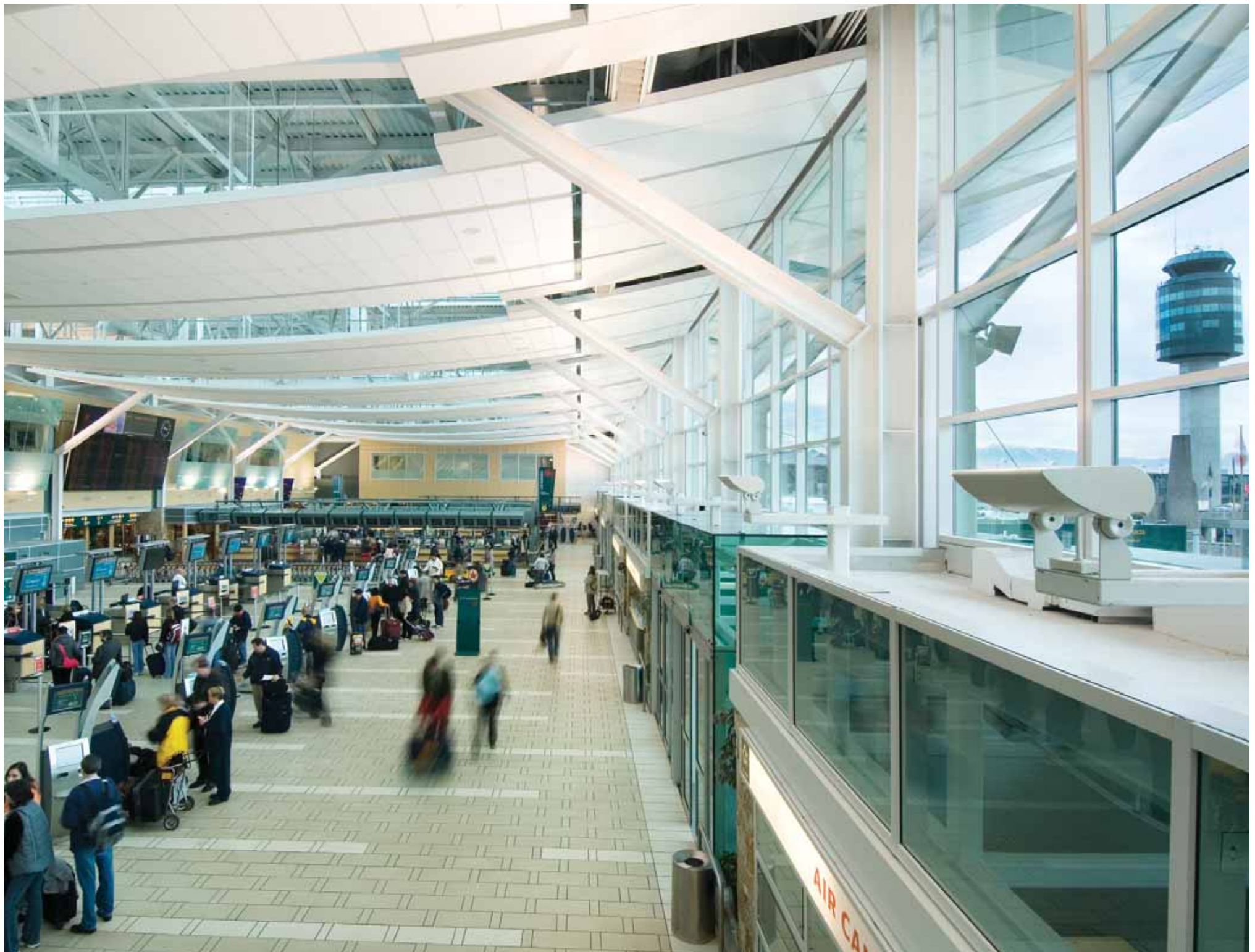
at the South Terminal Building. Medium-growth forecasts indicate that a total of 73 bridged gates will be required by 2017 and 87 gates by 2027 together with an estimated 32 ramp loading positions, distributed between the ITB, DTB and STB.

While adjustments to airport operations may be able to squeeze additional capacity out of YVR's infrastructure for a time, passenger traffic will likely exceed terminal capacity sometime between 2013 and 2015. Additional terminal facilities, beyond those already planned for, will be required.

PLANNING APPROACH

The 20-Year Master Plan passenger terminal planning process was designed to exceed safety and customer service requirements, meet the operational efficiency needs of facility users, provide maximum flexibility for expansion and change, protect adequate land to meet terminal expansion needs, and utilize sustainable building design and operation practices. It balanced terminal and airside system development to achieve maximum efficiency and capacity of the combined systems.

The terminal planning process incorporated an analysis of demand and capacity. It considered the Airport Authority's strategy of providing common-use facilities (check-in counters, aircraft gates and baggage carousels) and creating infrastructure that supports an effective link between passengers and baggage and allows for incremental expansion. The process factored in the seasonality of some airport operations and the understanding that external changes will continue to affect terminal development and operations.



TERMINAL OPTIONS FOR CONSIDERATION

The Airport Authority identified three areas into which the existing terminal complex could be expanded: to the north east of the ITB, to the south east of the DTB and to the west of the existing terminal complex in either a satellite or a Y-shaped pier. Within each of these broad physical options were a number of alternatives for how the terminal would be utilized. For example, a north east expansion could accommodate transborder or international flights, both transborder and international flights, or flights of just one carrier or airline alliance. The terminal options evaluated were:

1. TRANSBORDER NORTH EAST: Expand the terminal complex to the north east of the ITB to accommodate transborder traffic.
2. INTERNATIONAL NORTH EAST: Expand the terminal complex to the north east of the ITB to accommodate international traffic.
3. INTERNATIONAL/TRANSBORDER NORTH EAST: This option is a variation of other north east terminal options, accommodating both international and transborder traffic.
4. TRANSBORDER SOUTH EAST: Expand the terminal complex to the south east of the DTB to accommodate transborder traffic.
5. INTERNATIONAL WEST SATELLITE: Construct an in-field satellite terminal west of the existing complex for international traffic, connected to the main terminals by a people mover.
6. TRANSBORDER WEST SATELLITE: Construct an in-field satellite terminal west of the existing complex for transborder traffic, connected to the main terminals by a people mover.
7. INTERNATIONAL Y: Construct a new international pier by western expansion of the existing Pier C.
8. TRANSBORDER Y: Construct a new transborder pier by western expansion of the existing Pier C.
9. DOMESTIC Y: Construct a new domestic pier by western expansion of the existing Pier C.
10. HUB CARRIER Y: Construct a new hub through incremental development and expansion of the existing Pier C complex.
11. TERMINALS A & B: Terminals allocated by airline carrier or alliance serving the necessary sectors.
12. CHARTER/LOW-COST CARRIER TERMINAL: This option reflects an emerging trend in terminal planning where terminals are organized by product type rather than by sector.

ACCESSIBILITY

The Airport Authority is a world leader in creating accessible air terminal facilities. This commitment to accessibility recognizes the importance of meaningful access, regardless of age or ability, as a fundamental aspect of good customer service. Along with a facility design policy that utilizes the highest applicable building code requirements for access for people with disabilities, the Airport Authority retains an independent access consultant to review all new construction and retail projects. These rigorous standards for providing quality access for all would be reflected in any new terminal facility.

PEOPLE MOVERS

As YVR expands, so do walking distances for passengers. Public input shows that minimizing walking distances within terminals is a priority. To continue to provide a high level of service, the Airport Authority recognizes that some form of people mover (shuttles, buses or Skytrain-type technologies) will be required to facilitate movement within the terminals and to respond to the needs of the changing demographics of travellers.

Most types of people movers can be integrated into a terminal complex, although some may be more difficult to incorporate than others. Future terminal expansion and renovation projects will consider walking distances and consider the appropriate people mover technologies to minimize them.

SOUTH AIRPORT

SOUTH TERMINAL BUILDING (STB)

As long as there is demand from passengers and air carriers serving small regional destinations in B.C., the STB will continue to operate. It is not anticipated that significant STB expansion will be required, and the terminal reserve set out in the 1995 Master Plan should be adequate to 2027. Should the Airport Authority pursue a South Parallel Runway option, the existing South Terminal Building would be impacted.

FLOATPLANE TERMINAL

In the middle arm of the Fraser River, the Airport Authority's common-use floatplane dock is operated by a third party. Harbour Air also has its own passenger terminal and dock on the river. Assuming the floatplane terminal continues to operate on a common-use basis, sufficient space will need to be set aside for adjacent vehicle parking and terminal facilities. There may be an opportunity to combine the floatplane terminal and parking facilities within the STB, especially if floatplane passengers are required to undergo pre-board screening.





TERMINAL FACILITIES AT CANADA LINE YVR STATION 1

During stage two consultations, the possibility of locating select terminal facilities, such as passenger and baggage check-ins, at Canada Line YVR Station 1 was identified.

Under this system, passengers could choose to check themselves and their baggage in before riding the Canada Line to the main terminal for pre-board screening. This would help address the significant public demand for additional curbside pick-up and drop-off space, reduce emissions by shortening vehicle trips, relieve congestion at DTB and ITB curbs and parking facilities and maximize the Airport Authority's investment in the Canada Line. The Airport Authority believes this option offers numerous benefits and will discuss it with stakeholders during stage three of the 20-Year Master Plan consultation process.

STAKEHOLDER INPUT AND FEEDBACK

During the consultation process, feedback on the various terminal options was solicited from air carriers, government agencies, passengers and the general public.

The public primarily favored the South East and North East terminal options and also supported the Western Y terminal options. The separated Western Satellite Terminal option was least favored.

Air carrier business partners were primarily interested in operational efficiency and minimizing capital costs and disruptions during construction. Carriers also indicated a preference for consolidated operations wherever possible.

The need for additional passenger pick-up and drop-off curb space at the DTB and ITB was a recurring theme during consultation. This challenge will likely persist until YVR's terminals are expanded, although locating terminal facilities at Canada Line YVR Station 1 may offer some interim relief.

EVALUATION AND RECOMMENDATIONS

The Airport Authority evaluated the terminal options using the sustainability matrix. The West Satellite options were penalized because they were difficult to build incrementally, did not provide additional curb space and received negative public response. While the Western Y options performed strongly during analysis, their construction complexity and lack of curb space worked against their selection.

The Transborder South East option performed more strongly than western expansion options during evaluation, partly because of its location adjacent to the South Runway, which is used for transborder flights. This terminal option would require relocation of cargo operations on Miller Road, and Canada Line access would not be as direct or convenient as some other options.


The North East terminal options rely on the construction of the North-South Taxiway to provide an acceptable taxiing distance to the South Runway. Benefits of these options include ease of construction, short delivery times and the opportunity for incremental development. All reduce risk and financial exposure and provide adequate curb space and good access to Canada Line. Order of magnitude costs for the North East terminal options range from \$1.24 billion and \$1.34 billion.

To meet YVR's forecast terminal needs, the Airport Authority recommends:

1. Selecting the North East location for the next phase of terminal expansion, maintaining the flexibility to service the international, transborder and/or airline alliance sectors.
2. Reserving land to the south east in the event that the passenger growth rate is high, or that terminal expansion to the south east is required for a discount/low-cost carrier terminal, or to accommodate special requirements associated with the 2010 Winter Olympics.
3. Considering placing select terminal facilities at Canada Line YVR Station 1 and allocating land for this purpose.

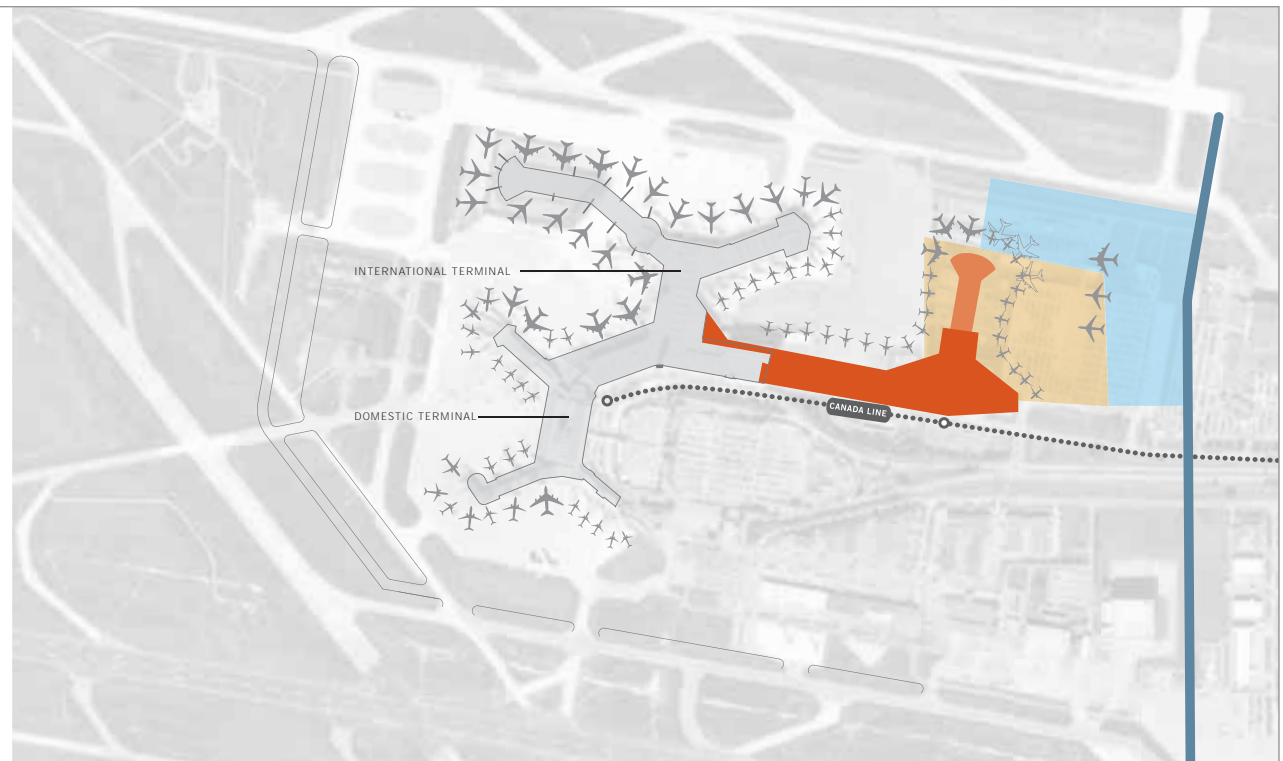
4. Maintaining the South Terminal Building (STB) as long as it is required by air carriers and passengers and protecting sufficient land to accommodate STB growth or address impacts of the proposed South Parallel Runway.
5. Protecting adequate land, including vehicle parking, for a floatplane terminal. Should implementation of the South Parallel Runway option mean a new STB is required, the Airport Authority should consider the feasibility of co-locating a floatplane terminal with a new STB.

Lands allocated or reserved for current or future terminal use are indicated in red on the proposed 2027 Airport Land Use Plan on page 50.

 www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Passenger Terminal Reserve

NORTH EAST TERMINAL PHASE 1 & 2

-  North East Terminal Phase 1
-  North East Terminal Phase 2
-  Apron Expansion Phase 1
-  Apron Expansion Phase 2
-  North-South Taxiway



7. Ground Access and Parking

Passengers, cargo carriers and employees must be able to get to and from the airport easily and conveniently. The cost, time, certainty and reliability of ground access can significantly affect a passenger's or shipper's choice of airport.

YVR's ground transportation system is made up of infrastructure (bridges, roads and vehicle parking and storage facilities), vehicles (cars, buses, trucks and bicycles) and users (airport-related and non-airport related).

YVR GROUND TRANSPORTATION SYSTEM

Planning the future of YVR's ground transportation system is challenging, since many routes are shared by airport-related users such as passengers, employees, cargo vehicles and airport visitors as well as non-airport-related users such as commuters. For example, roughly two-thirds of the vehicles using the Arthur Laing Bridge (the main link to Vancouver) are not airport-related. Furthermore, different governments or authorities have jurisdiction over different bridges and road systems.

An estimated 20.2 million airport-related vehicle trips were made in 2005. Forecasts indicate that, even with a projected 15% of passengers and 18% of employees using the Canada Line, the number of airport-related vehicle trips will grow to 25.9 million in 2017 and 30.6 million in 2027.

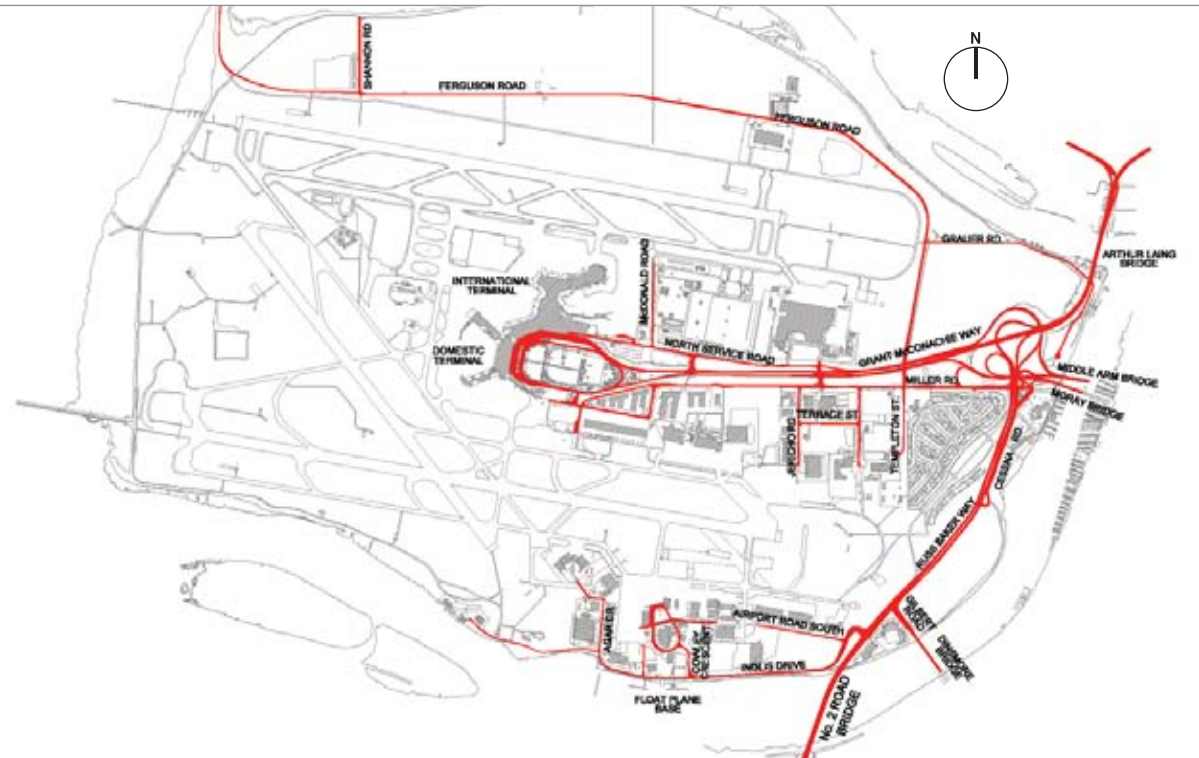
Detailed analysis shows the existing bridge infrastructure is adequate to serve airport-related demand to 2027 but this will displace non-airport-related traffic. Even with the implementation of the Canada Line, the Airport Authority will need to introduce measures to ensure easy access to the airport for passengers, businesses and employees.

PLANNING APPROACH

In developing and evaluating ground transportation solutions, the Airport Authority's objectives were to ensure a range of available access choices, to move people and goods safely and effectively, to ensure integration with the transportation plans of partner agencies and governments, to minimize environmental impacts (such as vehicle emissions) and to remain flexible to respond to changing demand over the planning horizon.

The Airport Authority's multi-agency planning approach included developing a transportation demand model for 2027 and integrating it into the regional transportation demand model, developing parking demand forecasts, conducting workshops with the cities of Vancouver and Richmond, the Greater Vancouver Transportation Authority and the Government of B.C. and consulting extensively with business partners, stakeholders and the general public.

GROUND TRANSPORTATION SYSTEM,
ACCESS TO AND FROM SEA ISLAND



OPTIONS FOR CONSIDERATION

The Airport Authority developed 10 ground access options for consultation with government agencies, stakeholders and the general public. Broadly speaking, the options fall into two groups – parking options and ground access. Ground access options are further divided into those that maximize existing capacity and those that add new capacity.

PARKING OPTIONS

1. Continue to provide parking for passengers and employees on Sea Island, with possible new long-term public and employee parking near Canada Line YVR Station 1.
2. Provide some public and employee parking off Sea Island (in Richmond and Vancouver) and bring passengers and employees to YVR using the Canada Line.

GROUND ACCESS OPTIONS

ENHANCING EXISTING ROUTES

3. Dedicate a portion of existing routes and lanes to airport traffic only, or implement tolls for commuter traffic on routes such as the Arthur Laing Bridge.
4. Enhance the capacity of existing routes through improvements, such as building an overpass at the Templeton/Grant McConachie Way intersection, improving merge lanes at the south end of the Arthur Laing Bridge, or building a traffic bypass on SW Marine Drive.
5. Implement one-way systems, such as designating the Arthur Laing Bridge a southbound route and the Oak Street Bridge a northbound route exclusively.

ADDING NEW CAPACITY

6. Build a four-lane Templeton-Arbutus connector from the north end of Templeton Street on Sea Island to West Boulevard in Vancouver.
7. Create a Templeton-Alderbridge connector by extending Templeton Street south and twinning the Dinsmore Bridge to connect to Alderbridge and No. 3 Road.
8. Twin the Arthur Laing Bridge and dedicate the additional lanes exclusively to airport use.
9. Improve access between YVR and Highway 99 by replacing at-grade intersections with overpasses and replacing the existing Middle Arm Swing Bridge.

DEMAND MANAGEMENT

10. Maximize efficient use of existing routes and bridges with a combination of economic measures and traffic flow strategies. It should be noted that demand management alone will not be sufficient to satisfy traffic projections to 2027.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Technical Report > Chapter 11

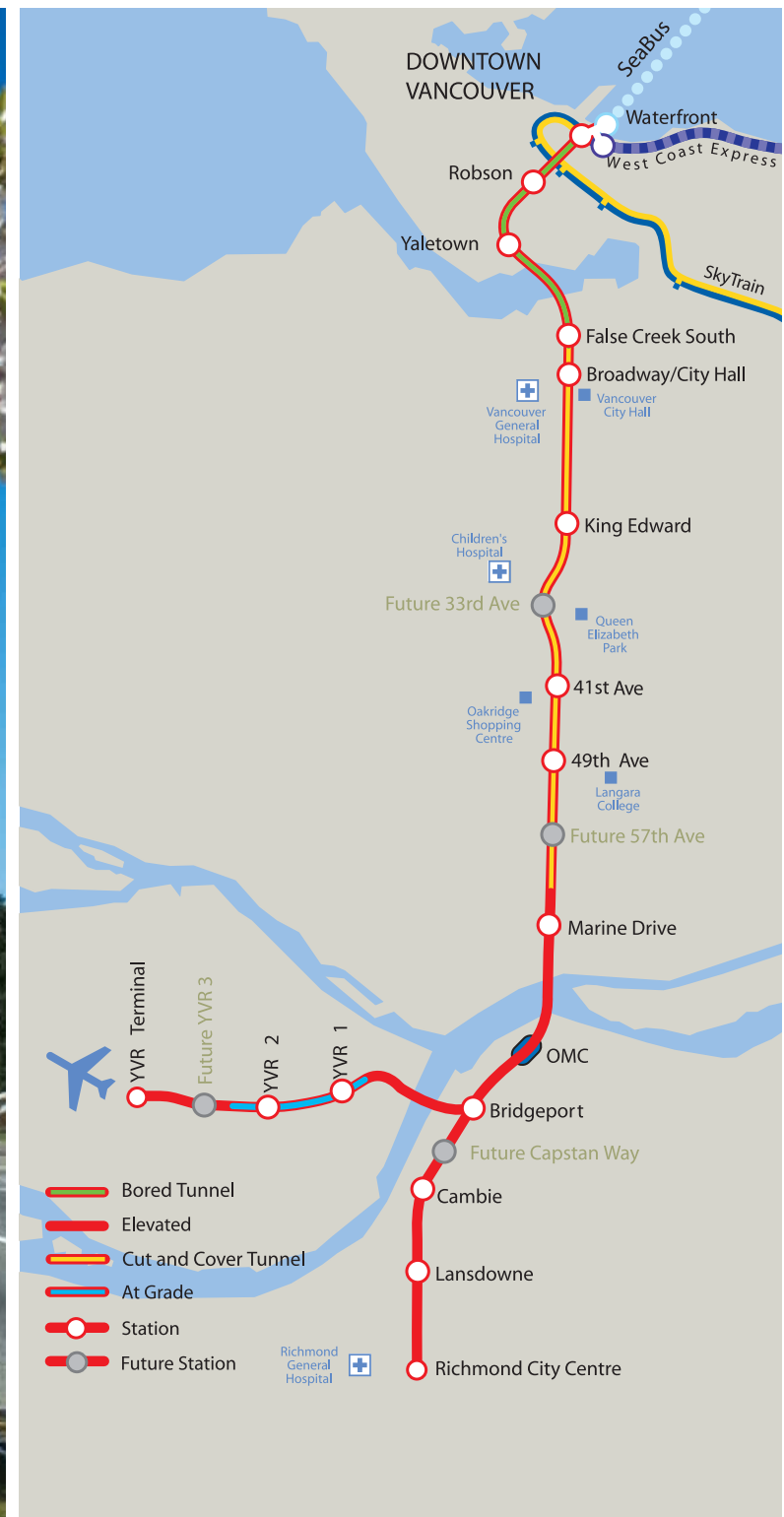
STAKEHOLDER INPUT AND FEEDBACK

Consistent with the feedback received from Airport Authority business partners, members of the public recognized that transportation on and off Sea Island posed a significant challenge in future planning. Business partners need access to a sufficient labour pool and, in the case of the cargo community, good access to Highway 99 is required. For the integrators (courier companies), timely access to downtown Vancouver and business parks is important.

The vast majority of stakeholders believe transportation demand management is a necessity. Many supported the idea of parking at facilities remote from the terminal (at a lower price) and riding the Canada Line to the airport, and some business partners pointed out that remote employee parking is common at other large airports. The City of Vancouver reiterated its policy that no new arterial road capacity into the city be added.

Most respondents supported building new roads and bridges, although they opposed some options, including the Templeton-Arbutus and Templeton-Alderbridge connectors. While dedicated airport access lanes received some support, some stakeholders had reservations.

Feedback from Lower Mainland residents and YVR passengers indicated substantial support for the Canada Line rapid transit link between the airport, downtown Vancouver and Richmond. Many also suggested encouraging alternative modes of transportation, such as adding bike lanes for airport access routes, particularly for airport employees.



EVALUATION AND RECOMMENDATIONS

In the sustainability matrix evaluation, options that utilized existing infrastructure performed better than those that added new capacity. Of the proposed new capacity options, an improved corridor between YVR and Highway 99 performed best.

The Airport Authority recommends:

- Pursuing a comprehensive demand management program which maximizes Canada Line rapid transit use, considers toll or dedicated access lanes and relocates some airport parking off of Sea Island;
- Working with partner agencies and governments to ensure priority for airport traffic as non-airport demands for bridge capacity intensify;
- Implementing a dedicated airport access lane northbound on Russ Baker Way;
- Not pursuing an extension of Templeton Street south to the Dinsmore Bridge;
- Protecting the Middle Arm Bridge access (Sea Island Connector/Moray Channel Bridge) from encroachment by non-airport traffic, working with government partners to replace the Moray Channel Swing Bridge and improving access to Highway 99;

- Offering an array of public parking products and accommodating the requirements of the car rental industry on Sea Island;
- Adding capacity to and improving Sea Island road system intersections;
- Reviewing commercial ground transportation policies to reduce unnecessary shuttling over bridges;
- Ensuring that the business case for any non-airport-related commercial development on Sea Island considers the impact of incremental vehicle traffic on bridge capacity.

The above recommendations are contingent on the Canada Line's actual impact on the demand for ground access to YVR, which will be closely monitored.

Lands allocated to YVR's ground transportation system are indicated in grey on the 2027 Airport Land Use Plan on page 50.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Ground Access and Parking



8. Cargo

Although YVR is primarily a passenger facility, cargo is a major business at the airport. Most air cargo facilities at YVR are located in an area known as Cargo Village on Miller Road. Other cargo facilities are located in the Jericho Road subdivision and Airport North.

Cargo processed at YVR is carried in the belly of passenger aircraft (belly cargo), by all-cargo aircraft (freighters), or by companies such as UPS, FedEx and Purolator, known as integrators because their operations include integrated “door-to-door” shipping services.

In 2005, 223,700 tonnes of cargo were loaded and unloaded from aircraft at YVR. By 2027, the annual projected volume of cargo passing through YVR is 500,000 tonnes. The volume of cargo coming from international markets is forecast to increase significantly over the planning period, as is the percentage of cargo carried by freighters.

Due to the intermodal nature of cargo, significant volumes of cargo processed at YVR facilities arrive and depart by truck, and are therefore not factored into air cargo statistics. This cargo does affect the planning process, and it has been considered on the proposed 2027 Airport Land Use Plan (under Airside Commercial) and in chapter 7 of the Master Plan Technical Report.

A considerable amount of YVR land is devoted to processing relatively small volumes of cargo. Over the planning period, the Airport Authority will work with its business partners to increase the productivity of cargo facilities.

In planning the future of cargo processing at YVR, consideration must be given to potential mandatory pre-board screening of belly cargo and the possibility that inbound cargo will need to undergo security and health inspections. Furthermore, the implementation of the North-South Taxiway and any future South East terminal expansion will affect future cargo operations at YVR.

PLANNING APPROACH

In evaluating YVR’s future cargo needs, the Airport Authority considered the projected land, facility and circulation demands of YVR’s cargo operations, identified alternative locations to accommodate projected growth of air cargo facilities and worked to reserve the necessary lands for cargo facility expansion and operations growth.



CARGO OPTIONS

To accommodate projected cargo operations over the 20-year planning horizon, the Airport Authority will need to reserve land for a belly cargo campus with good airside road access to the international passenger aircraft ramp, and an integrator campus with good access to airside as well as the regional highway system. Saving valuable minutes in the delivery of packages is especially important in Vancouver because of the long distances from, and time-zone differences with, the main sorting hubs of the integrators. It will likely be necessary to relocate the existing Cargo Village to make room for terminal expansions and/or related ground access and parking facilities.

Three areas are available for the proposed cargo campuses: the Northlands, the West Infield and the Jericho/Templeton area south of Miller Road. The Northlands offer good highway and airfield access, especially if the North-South Taxiway is built. The eastern end of the Northlands area is within acceptable, industry-standard distance of the international passenger ramp.

Should the Crosswind Runway be decommissioned as part of airside improvements, a substantial parcel of suitable land in the West Infield could be developed, subject to the feasibility of a road access tunnel under the approach to the North Runway. Airside vehicle access to the passenger terminal and airfield access for aircraft would be very good, so the West Infield could be well-suited for a belly cargo campus.

Developing the Jericho/Templeton area would mean relocating the Airport Authority departments that operate out of the Templeton Building and consolidating the land immediately to the north. Highway and airside access is good from this location making this area well-suited to accommodate integrator growth.

The Canadian Air Transport Security Authority (CATSA) is currently developing policies and procedures related to the screening of outbound air cargo. While the integrators will be able to meet the requirements individually, smaller cargo handling companies and freight forwarders may find it too expensive to do so and the Airport Authority may need to examine the feasibility of a centrally located, common-use cargo screening facility.

STAKEHOLDER INPUT AND FEEDBACK

Extensive consultations were undertaken with the principal integrators, freight forwarders and brokers, facility developers, air carriers and government agencies such as Transport Canada, CATSA, and the Canada Border Services Agency (CBSA).

Given the rapidly changing nature of the cargo industry, stakeholders stressed the need for flexibility. Business partners processing belly cargo need facilities located reasonably close to the passenger terminal, preferably no more than 2.5 kilometres away. Integrators require self-contained facilities but also have business partners in Cargo Village.

During public consultation, concerns were raised about the compatibility of cargo facility development adjacent to residential neighborhoods.

EVALUATION AND RECOMMENDATIONS

To meet YVR's projected cargo needs, the Airport Authority recommends:

1. In consultation with cargo business partners, increasing the production efficiency of existing cargo buildings.
2. Approximately 70 hectares of cargo processing lands will be required in 2027, assuming an increase in the efficiency of cargo buildings. Depending on the availability of suitable land, and in consultation with the industry, greater efficiency rates may need to be realized.
3. Reserving approximately 15 hectares of airport Northlands for a new Cargo Village, to be created if existing facilities are displaced by terminal expansion. The new facility should be located within a distance of the passenger aircraft ramp acceptable to the industry. Freight parking positions would need to be developed adjacent to the new Cargo Village, which should also provide for the development of a centrally located, common-use outbound cargo screening facility.
4. Incremental integrator land requirements, estimated at 55 hectares, should be accommodated in the Jericho Road subdivision (including the site of the existing Templeton Maintenance Building) and in Airport North subject to further discussion with integrator business partners.

Lands allocated for cargo operations at YVR are included in the Airside Commercial allocation, indicated in yellow on the proposed 2027 Airport Land Use Plan on page 50.



9. Airport Support Services

A variety of airport services support safe and efficient aircraft operations at YVR, and the 20-Year Master Plan must allocate sufficient lands to allow for the expansion of these services to meet projected growth in passengers, aircraft and cargo demands.

AIRPORT OPERATIONS CENTRE

Equipped with communications and visual monitoring equipment, YVR's Operations Centre is the nerve centre that coordinates all airport operations. Operations Centre staff constantly monitor the spectrum of airport operations including passenger terminals and baggage systems, airfield status, roads and bridges and assistance calls. The Operations Centre is equipped with a dedicated facility to oversee the response to emergency situations at the airport.

AIR TRAFFIC CONTROL

A number of the recommendations in this draft document may impact NAV CANADA's air traffic control system and air navigation aid requirements. The detailed design of future facilities must consider control tower sight lines and radar as well as the potential for interference with navigation aids.

AIRCRAFT DE-ICING

As aircraft operations at YVR increase, the airport's de-icing capacity will need to be expanded. The required capabilities for de-icing and the environmentally sound

containment, recovery and recycling or disposal of de-icing fluids will be designed into the taxiway system and apron layout at appropriate locations.

WILDLIFE CONTROL

Wildlife can pose a significant threat to safe aircraft operations, and YVR's wildlife control systems capabilities will be configured to address wildlife hazards associated with increased aircraft traffic and airside development.

AIRCRAFT RESCUE & FIRE FIGHTING (ARFF)

YVR maintains aircraft rescue and firefighting (ARFF) services to the standards required by Transport Canada for aircraft in all categories, including those for the Airbus A380. Relocation of the Firehall may be required to accommodate new facilities. This will be undertaken without compromise to operational capability.

AIRPORT MAINTENANCE

YVR's Templeton Road maintenance facility is reaching the end of its useful life and will need to be replaced over the 20-year horizon. Further study will be undertaken to identify a suitable location for the various Templeton facility functions.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Technical Report, Chapter 8

10. Commercial Operations

Commercial operations at YVR fall under two categories: airside (commercial operations with direct access to airside system) and groundside (commercial operations without direct access to the airside system). This chapter provides the Airport Authority's recommendations for accommodating commercial operations to 2027.

AIRSIDE COMMERCIAL

Over the last twenty years, the Airport Authority has leased an average of 1.6 hectares of airside commercial land per year, including facilities for cargo processing. Excluding cargo, average leased land has been 0.5 hectares per year. YVR has sufficient airside land to accommodate the likely demand from non-air cargo airside commercial uses such as aircraft maintenance and Fixed Base Operators over the planning period.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Airside Commercial



GROUNDSPACE COMMERCIAL

Groundside commercial land can be sub-divided into airport-related uses and non-airport related uses. The average amount of groundside commercial land leased over the last 20 years has been 0.7 hectares per year, the vast majority of which has been for aviation-related purposes.

FLIGHT KITCHENS

Two companies – Cara Operations and CLS Catering Services – provide flight kitchen services at YVR. Combined, their facilities occupy 67.1 hectares in Airport Centre on Miller Road. Given the airline industry trend toward limiting complimentary food services, the number of airline meals required has decreased. Even with forecasted growth in longer-haul flights, there is sufficient unused capacity in the current flight kitchen facilities to meet demand over the planning horizon.

NON-AVIATION-RELATED COMMERCIAL

Historically, very little airport land has been used for non-aviation-related development. However, local commercial real estate trends suggest that demand for suburban office and industrial space will remain strong, and the Canada Line rapid transit enhances the accessibility of Sea Island, which may open up new commercial development possibilities.

As part of the master planning process, the Airport Authority examined regional commercial and industrial real estate trends, assessed the potential implications of the Canada Line, non-aviation-related commercial practices at other airports, and, at a high level, reviewed the financial implications of development. Subject to meeting the needs of aviation-related uses, it is recommended that the Airport Authority pursue value-added, non-aviation-related commercial developments that are compatible with airport operations, consistent with regional and municipal plans and that do not generate a significant amount of additional non-airport-related traffic.

Lands allocated as Airside Commercial are indicated in yellow and lands allocated as Groundside Commercial are indicated in brown in the proposed 2027 Airport Land Use Plan on page 50.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Groundside Commercial



11. Utilities

While not top-of-mind for most travellers, utilities such as electricity, heating, water, sanitation, telephones and information technology, dykes, storm water drainage and fuel services are vital to the safe, effective operation of YVR.

The master planning process sought to ensure continuity of service by estimating future demand for the various utilities, evaluating system capacities and identifying alternatives as necessary. A demand-capacity analysis was prepared for each utility by Airport Authority staff, consultants and suppliers in a series of workshops that identified demand, deficiencies and proposed solutions. Detailed plans for these services have been developed to ensure that all systems have the required capacity to meet forecast demands.

RESOURCE EFFICIENCY PROGRAM

The resource efficiency program seeks to reduce overall energy consumption at the airport. Although the terminal buildings expanded in area by 44% between 1997 and 2003, total energy consumption increased by only 6% over the same period. The Airport Authority's Energy Reduction Team is a cross-departmental committee whose mandate is to identify and implement energy-reduction initiatives through energy-efficient work activities, purchasing choices and the design of future facilities.

UTILITY SYSTEM CORRIDORS

Major utility corridors have been established on the 2027 Airport Land Use Plan to ensure that right-of-ways are protected for future expansion. Areas allocated for utility corridors are indicated in orange on the proposed 2027 Airport Land Use Plan on page 50.

AVIATION FUEL SUPPLY AND STORAGE OPTIONS

Fuel for aircraft at YVR is provided by Vancouver Airport Fuel Facilities Corporation (VAFFC), a consortium of airline companies. By 2010, daily maximum aviation fuel consumption is forecast to exceed the daily capacity of the airport's fuel delivery system and Sea Island's existing fuel storage capacity will not be able to ensure the recommended four-day operational reserve.

The Airport Authority concurs with VAFFC's proposal that YVR's daily fuel supply capacity be doubled by 2017 and tripled by 2027, and that VAFFC's controlled storage capacity be increased to accommodate the corresponding four-day operational reserves.

VAFFC has been considering the options for increasing the supply of fuel to the airport. A list of possible options was developed for review and three options have been retained for further consideration. They are:

- Increasing pipeline capacity by replacing or twinning the existing pipeline;
- Delivering aviation fuel directly to Sea Island by ocean tanker or barge;
- Identifying a location on the main arm of the Fraser River for delivery by tanker or barge to a new on-site VAFFC tank facility with connecting VAFFC pipeline system to YVR.

The Airport Authority will continue to work with VAFFC to select a sustainable fuel-supply option that meets the needs of the airport and surrounding communities.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Utility Corridor



12. Recreational Areas

While Sea Island is home to YVR, it is also an area of recreational interest for local community residents, airport employees, airplane spotters, picnickers and wildlife enthusiasts. The Airport Authority will continue to work with the City of Richmond and local communities to ensure that, whenever possible, amenities such as bicycle paths, playing fields and public washrooms are provided to enhance the public's enjoyment of Sea Island.

Lands allocated for recreational areas are indicated in green on the proposed 2027 Airport Land Use Plan on page 50.



www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map > Recreational Area



13. Regional Airport System

In addition to YVR, five other airports operate in B.C.'s Lower Mainland: Abbotsford International Airport, Boundary Bay Airport, Chilliwack Municipal Airport, Langley Regional Airport and Pitt Meadows Regional Airport. Each airport is operated by an independent body with a specific mandate and charter to cater to community needs.

While no formal structure unites the Lower Mainland airports into a defined airport system, it is widely recognized that growing populations and increasing aviation demands require a regional approach to airport planning. This view was frequently expressed at the Airport Authority's long-term planning forums and at various consultation events.

The Airport Authority has consulted with other airport operators in the Lower Mainland to work on consistency of plans for the future of the region.

To create the most effective and efficient airport system, the Airport Authority recommends establishing an ongoing mechanism for coordinating Lower Mainland airport activities and encouraging dialogue at both the operational and senior management/governance levels. The Airport Authority, perhaps in conjunction with the provincial government and Transport Canada, is prepared to play a key role in this initiative.

 www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Technical Report, Chapter 13

AIRPORTS IN B.C.'s LOWER MAINLAND

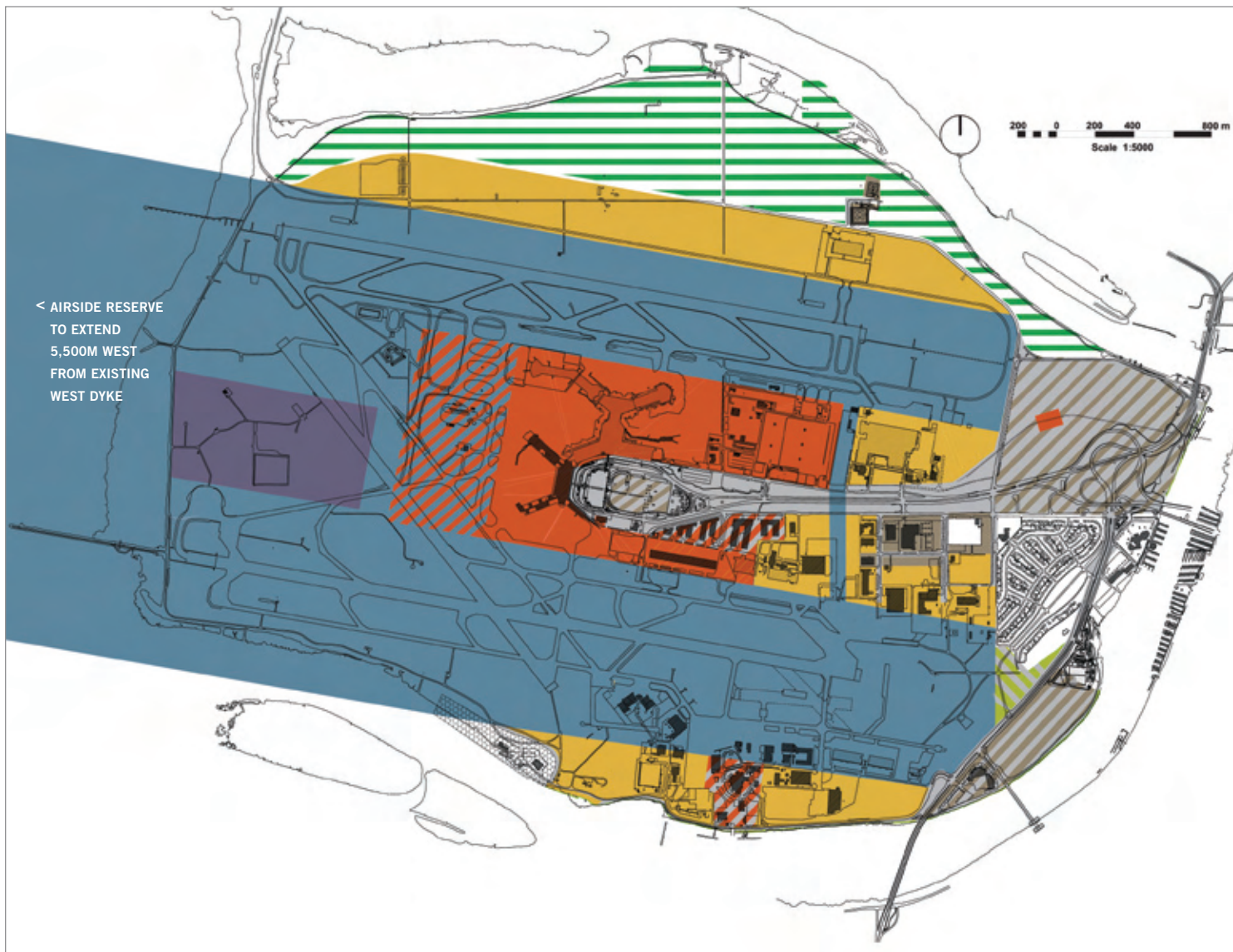


14. Proposed 2027 Airport Land Use Plan and Gateway Development Projects

2027 AIRPORT LAND USE PLAN

The Airport Authority must submit an Airport Land Use Plan to the federal Minister of Transport for approval. The 2027 Airport Land Use Plan protects existing operations areas and allocates sufficient land for the potential upgrades or expansions that may be required during the 20-year planning horizon.

To reflect changes to the current Airport Land Use Plan, necessitated by the gateway development recommendations outlined in this chapter, the Airport Authority has a proposed 2027 Airport Land Use Plan for consideration.



AIRSIDE RESERVE

PASSENGER TERMINAL RESERVE

INFIELD OPERATIONAL SUPPORT

AIRSIDE COMMERCIAL

GROUNDSIDE COMMERCIAL

GROUND ACCESS & PARKING

RECREATIONAL AREA

PRIVATE LANDS

TRANSPORT CANADA
RETAINED LANDS

SEA ISLAND CONSERVATION AREA
(ENVIRONMENT CANADA ADMINISTERED)

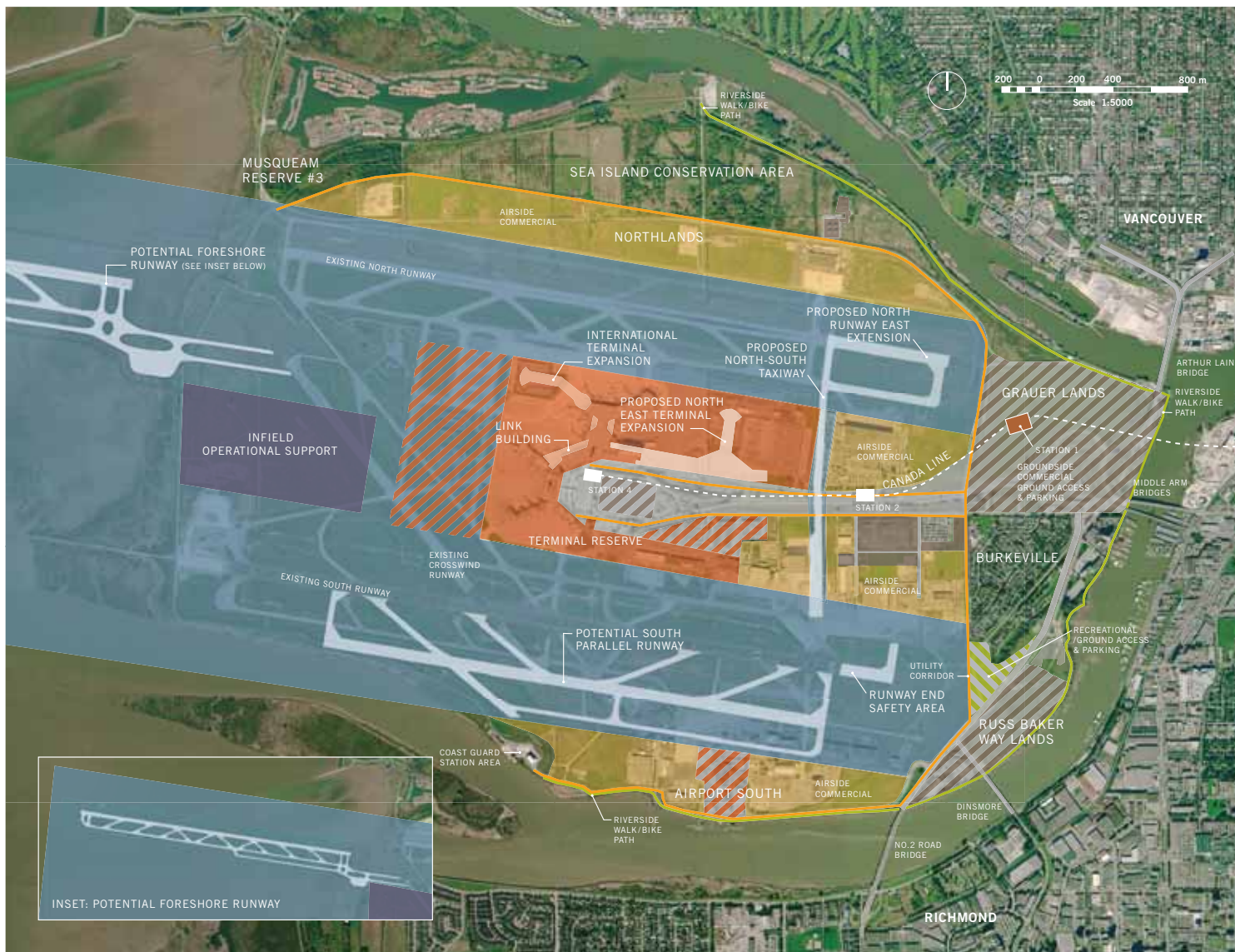
Hatched areas denote two options of land reserve.
Un-coloured areas denote private lands. Non-conforming
interim uses may be permitted.

PROPOSED 2027 AIRPORT LAND USE PLAN FOR YVR

Key land use areas allocated on the plan include:

- AIRSIDE RESERVE: includes YVR's runways and the lands required for airside operations, including taxiways, airside roads and navigation aids.
- PASSENGER TERMINAL RESERVE: includes land required for terminal expansion in both the medium and long terms.
- GROUND ACCESS & PARKING: includes bridges, roads, the Canada Line, public and employee parking, commercial transportation and car rental facilities.

- AIRSIDE COMMERCIAL: includes those commercial lands that have direct access to the airside system (such as air cargo facilities, aircraft maintenance facilities, commercial and business aviation operators and commercial helicopter and floatplane services) and Airport Authority operational needs.
- GROUNDSIDE COMMERCIAL: includes designated commercial land uses without airside system access (such as, flight kitchens, car rental service facilities, fuel storage facilities and other non-airport related, but airport-compatible commercial development activities).



AIRSIDE RESERVE

PASSENGER TERMINAL RESERVE

INFIELD OPERATIONAL SUPPORT

AIRSIDE COMMERCIAL

GROUND SIDE COMMERCIAL

GROUND ACCESS & PARKING

RECREATIONAL AREA

UTILITY CORRIDOR

Hatched areas denote two options of land reserve. Un-coloured areas denote private lands. Non-conforming interim uses may be permitted. Concept drawings shown are for planning purposes only.

- INFIELD OPERATIONAL SUPPORT: refers to lands in the infield that may in future be required for various “back-of-house” functions.
- RECREATIONAL AREA: designates lands for recreational uses. The proposed 2027 Airport Land Use Plan shows the recreational area south of Burkeville is also designated for possible ground access and parking uses in the future.
- SEA ISLAND CONSERVATION AREA: This land is managed by Environment Canada, and is not addressed by this draft 20-Year Master Plan.

A conceptual drawing showing how key Airport Authority recommendations fit into the proposed 2027 Airport Land Use Plan is shown above. An interactive map is also available on the website.

www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan > Map

GATEWAY DEVELOPMENT AND TIMING

As outlined in this draft plan, a number of major development projects are needed to support YVR’s growth over the 20-year planning period. Brief descriptions and timing estimates of the Airport Authority’s major recommendations are provided below.

ESTIMATED TIMELINE FOR GATEWAY DEVELOPMENT REQUIREMENTS



The timing for all recommendations is based on a medium-growth scenario. Actual timing will be subject to actual growth in demand.

GATEWAY DEVELOPMENT

2007	LINK BUILDING AND RUNWAY END SAFETY AREA (RESA) REGULATION: Completion of the current Link Building project and expected regulation changes by Transport Canada to extend runway end safety areas to the North and South runways.
2009	INTERNATIONAL TERMINAL BUILDING EXPANSION: Completion of current expansion project providing an additional nine aircraft gates.
2009	CANADA LINE: Completion of rapid transit connection between the airport, downtown Vancouver and Richmond.
2010	AVIATION FUEL SUPPLY: Additional supply and storage capacity required to meet growing demand and restore operational reserve to the required four-day supply.
2010	SEA ISLAND ROAD SYSTEM: Reorganize the Sea Island road system to accommodate the Canada Line and proposed North-South Taxiway.
2010 – Ongoing	ARTHUR LAING BRIDGE CONGESTION RELIEF (GROUND ACCESS, VANCOUVER): Once the Canada Line is in service, the Airport Authority’s transportation demand management program will build progressively to reduce the vehicle demand on Arthur Laing Bridge and other Sea Island bridges. A dedicated “YVR Access” lane could be introduced.
2014	NORTH-SOUTH TAXIWAY: This taxiway is required to enhance aircraft flow on the airfield, increase efficiency and reduce costs and aircraft emissions.
2015	NORTH EAST TERMINAL – PHASE I: Phase I of the proposed North East Terminal will include a new customs hall, provide 11 additional aircraft gates, a Canada Line station and an additional parkade if required.
2015 – 2020	AIRSIDE ENHANCEMENT PROGRAM: Once the North-South Taxiway is complete and both parallel runways are used for simultaneous takeoffs and landings, airside capacity will increase by approximately 12% and allow the Crosswind Runway to be closed.
2023	NORTH EAST TERMINAL – PHASE II: An additional 14 gates, providing a total of 87 jet gates at YVR, is expected to be required to meet demand.
2025	NEW RUNWAY: Medium-growth forecasts indicate that YVR may require an additional runway around 2025. The requirement will depend upon actual passenger growth and the size of aircraft in use. Also, it is assumed that non-essential air traffic will be moved to other airports to preserve YVR capacity. The runway options will be protected by implementing aeronautical zoning in the appropriate areas following the Minister of Transport’s approval of the proposed 2027 Airport Land Use Plan.
2026	MIDDLE ARM (MORAY BRIDGE) CROSSING (GROUND ACCESS – RICHMOND): Increasing congestion on this YVR-Highway 99 link will have serious implications for commercial traffic. Along with transportation demand management, access between YVR and Highway 99 will need to be improved.

2007-2027 - AVIATION AND NON-AVIATION RELATED LAND DEVELOPMENT

In addition to the specific requirements mentioned above, a number of land development issues need to be considered.

Grauer Lands development will be driven by the construction of Canada Line YVR Station 1 and the associated facilities and services, which could include Airport Authority offices as well as some terminal and parking facilities.

The Jericho/Templeton area, located in the vicinity of Jericho Road (Airport Centre), has been designated for airside commercial development should YVR's Templeton maintenance facility and offices be relocated. Expansion of the electrical power sub-station complex located in this area is expected to require some additional land during the planning period.

The Northlands area has been designated as airside commercial with an emphasis on cargo facilities, particularly at the eastern end to accommodate a new cargo facilities complex, once existing leases in Cargo Village expire.

Airport South lands have been designated to recognize the need to protect for the South Parallel Runway option together with an expanded terminal reserve. To assist implementation, tenant leasing policies should be introduced early in the planning period recognizing that the closure of the Crosswind Runway will open up additional lands west of the Airport South terminal reserve for commercial development.

ENVIRONMENTAL IMPACT STUDIES

Under Airport Authority policy, all major construction projects undergo an environmental review prior to approval. Some projects may require review under the Canadian Environmental Assessment Act, particularly those projects that involve work in the Fraser River or on Sturgeon Bank, where federal Fisheries Act authorizations will also be required.

As of the publishing of this document, detailed environmental impact assessment studies have not been completed for the recommended projects, as they are still in the conceptual planning stage. In several cases, multiple options have been proposed to fill a single need.

The Airport Authority recognizes the need for, and commits to, conducting detailed environmental impact assessment studies for all recommendations outlined in the draft 20-Year Master Plan. For some larger projects proposed in this document, such as the new runway, environmental studies will involve separate consultation processes that may take years to complete. The necessary studies will begin well before projects are implemented.

What do you think?

This draft 20-Year Master Plan was created to facilitate further discussion with all those who have an interest in the future of YVR. It is the draft plan for Your Airport in 2027.

WHAT DO YOU THINK?

- Has the Airport Authority considered the correct issues?
- Are there areas the Airport Authority should consider that it hasn't?
- Do the recommendations include enough flexibility to meet your expectations?
- Has your previous feedback been accurately reflected?
- Is the Airport Authority heading in the right direction?

Visit the YVR website for more information and provide your comments to the Airport Authority online or by email, fax, phone or mail:

 www.yvr.ca > YVR: Your Airport 2027: 20-Year Master Plan

 master_plan@yvr.ca

 FACSIMILE 604.276.6565 TELEPHONE 604.303.3438

To enable the Airport Authority to meet the consultation goals outlined in chapter 3 of this document, please provide your comments by **August 31, 2006**.



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Airport
Authority

Administration
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YVR: YOUR AIRPORT 2027: 20-YEAR MASTER PLAN

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