



To: Mayor & Council **Date:** March 16, 2006
From: Terry Crowe **File:** 08-4050-11/2006-Vol 01
Manager, Policy Planning
Re: **West Cambie Area Plan - Correspondence from School District No. 38,
Vancouver International Airport Authority (VIAA) and Transport Canada**

The purpose of this memorandum is to respond to the attached correspondence from the School Board, VIAA and Transport Canada regarding the proposed West Cambie Area Plan Bylaw 8029.

School District No. 38 (Richmond)

- The Tomsett Elementary School site is approximately 2.43 ha (6 ac) in size. An additional 1.34 ha (3.34 ac) is designated Community Institutional on the Alexandra Neighbourhood Land Use Map. The Central Park is approximately 2.43 ha (6 ac) and could be used to help the school with its needs if necessary. The West Cambie Area Plan has policies to “*expand existing school/park sites where reasonable to do so*” and to “*continue to improve existing parks for use by all age groups*”.
- No changes to the proposed Area Plan are recommended. City staff will follow-up with the School District, as necessary.

Vancouver International Airport Authority (VIAA)

- General Comment #1:* It is recognized that the VIAA is an interested stakeholder. The approved Official Community Plan (OCP) aircraft noise policies, which were negotiated with the VIAA in 2004, are the criteria to evaluate the VIAA’s comments. The proposed West Cambie Area Plan conforms to these OCP policies and has its own policies and guidelines recognizing VIAA’s interests.
- General Comment #2:* The pros and cons relate to the proposed implementation strategy, not the land use plan.
- General Comment #3:* All new aircraft sensitive land uses in the Alexandra neighbourhood are required to register an “aircraft noise” covenant on their property and have to be designed to mitigate these impacts.
- General Comment #4:* The West Cambie Area Plan envisions low building heights in the Alexandra neighbourhood, except for the possibility of a hotel in the southwest corner of the section. Building heights will meet the VIAA restrictions.

General Comment #5: The OCP aircraft noise policies do not require a 1/3 (non-residential) – 2/3 (residential) split in West Cambie. However, more than 1/3 of the land area in the Alexandra neighbourhood is designated for non-residential land uses.

General Comment #6: Traffic concerns and impacts have been examined by the City's Transportation Department. The City continues to plan for transportation with the VIAA.

Specific Comments:

Page 2 Section 1.4 Goals - This goal is in the City's OCP and does not need to be repeated in the West Cambie Area Plan.

Page 4 Section 2.1 - Noted.
Economic Diversification -

Page 5 Section 3.2 - Multiple-family developments are subject to the Development Permit process and required to comply with the OCP Airport Noise Sensitive Development (ANSO) policy. The City does not want to designate single-family residential development as a Development Permit Area.
Established Neighbourhoods

Page 20 Section 8.1.6 The City is prepared to work with the VIAA and the development community to communicate aircraft noise information to prospective home buyers.
Architectural Elements

Summary: No changes are recommended for the proposed West Cambie Area Plan based on VIAA comments.

Transport Canada

- The land use map for the Alexandra neighbourhood conforms with the aircraft noise sensitive map and policies contained in the OCP, that were negotiated with the VIAA in 2004.
- No changes to the proposed Area Plan are recommended.

For clarification on any of these items, please contact me at 604-276-4139.



Terry Crowe
Manager, Policy Planning

TCB/HB:hb

March 16, 2006

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cc: Joe Erceg, General Manager – Urban Development
Holger Burke, Development Coordinator
Eric Fiss, Planner
Mike Redpath, Manager – Parks Programs, Planning & Design
Victor Wei, Acting Director of Transportation