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via facsimile: 604-278-5139

March 14, 2006

Mr. Dave Weber, City Clerk
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

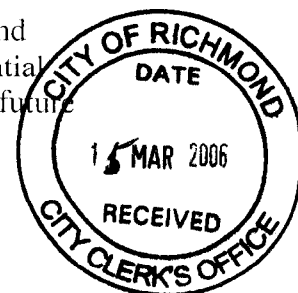
Dear Mr. Weber:

This is in regards to the City of Richmond's proposed Official Community Plan Amendment Bylaw No. 8029 dealing with the Alexandra Neighbourhood in the West Cambie Area. As a member of the Noise Management Committee at Vancouver International Airport and the Minister of Transport's representative, I offer the following comments for incorporation in the forthcoming public hearing.

Noise Exposure Forecasts (NEF) are published for Vancouver International Airport. Transport Canada recommends that these forecasts and the associated land use compatibility tables be used as a guide for land use planning in areas adjacent to the airport.

The land use compatibility tables are published in the Transport Canada document TP1247E entitled "Land Use in the Vicinity of Airports" and are the national recommendations for land use zoning near airports. The guidance in the tables is internationally recognized as a tool for sound land use planning and recommends that no new residential construction, single family or otherwise, should be undertaken in areas exposed to aircraft noise above NEF 30. Unfortunately, most of the area under consideration by this amendment is subject to aircraft noise above NEF 30 and some portions above NEF 35.

Transport Canada acknowledges that there are residential uses in areas of Richmond exposed to aircraft noise above NEF 30 but, feels that by strengthening the residential building restrictions in these areas will help improve the well being of and reduce future complaints by new residents.



The Vancouver International Airport Authority operates the airport 24 hours per day and plans to continue to do so. The area under consideration lies approximately underneath the approach and departure paths for the main runway at the airport and is open 24 hours per day. The importance of Vancouver International Airport to the national transportation system and the economy, both local and national, dictates that such 24-hour operations continue. Complaints from Richmond residents concerning nighttime operations from this runway already exist and new residential development would likely see increased numbers of these types of complaints.

In closing, Transport Canada does not support new residential construction in the Alexandra Neighbourhood. We strongly encourage the City of Richmond to adopt Transport Canada's guidelines for land use in the vicinity of Vancouver International Airport and prohibit all new residential construction in areas exposed to aircraft noise above NEF 30.

If you have any questions, please don't hesitate to contact me via telephone at: 604-666-5494 or via e-mail at: bulfonc@tc.gc.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Claudio Bulfone', written in a cursive style.

Claudio Bulfone
Civil Aviation Investigator / Noise Management
Transport Canada Representative to
Vancouver International Airport Authority Noise Management Committee