



YVR Templeton Area Redevelopment Project  
Spring 2018 Community Engagement  
Summary Report  
12 June 2018



**Beyond, Every Day.**



*Lucent Quay Consulting Inc. (Lucent Quay) prepared this report for Vancouver Airport Authority (YVR). Lucent Quay is a Vancouver-based communications firm specializing in community and stakeholder engagement. This Planning and Consultation Input Community Survey Summary Report presents feedback received from Sea Island Community residents about the Templeton Area Redevelopment Project.*

*Input was collected online using the Interceptum online survey platform, which stores all data in Canada, and through paper feedback forms at two open houses.*

*The input received reflects the interests and opinions of people who chose to participate in the survey and may not reflect the opinions of the general population. YVR's collection, use and disclosure of personal information is regulated by the Personal Information Protection and Electronic Documents Act (Canada).*



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## 1 Overview

Vancouver International Airport (YVR) is planning to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville, a Sea Island residential neighbourhood. The redevelopment includes constructing a new cargo and logistics facility and an enhanced greenspace and community buffer zone.

In YVR's current and proposed Land Use Plan, the redevelopment area is designated for Groundside Commercial and Airside use under YVR's long term Land Use Plans. Airside land use supports existing or future uses that require direct access to the airfield. A smaller portion of the area is designated as Groundside Commercial which allows for aviation related, aviation dependent and aviation compatible use, while also providing ground access offering connectivity to the regional road network. As part of the future development and regeneration of this site, YVR is committed to incorporating mitigation measures into design, construction and operational management plans, while also providing enhancements to the buffer zone between the neighbouring community and airport operations.

In November 2017, YVR began initial engagement with Burkeville residents about the Templeton Area Redevelopment Project (the Project) as part of early planning to:

- Understand community priorities as they relate to the future Templeton area redevelopment
- Collect input that will be considered to develop an appropriate project enhancements and construction communications plan
- Request the community's participation in subsequent phases of planning
- Learn how the community would like to receive information and stay informed about the Project

An initial Community Feedback Survey in November 2017 was summarized in a separate report. The early feedback was considered along with financial and technical information in developing draft concepts for community feedback in April/May 2018. This report summarizes the results of this second stage of community engagement.

The second stage of engagement was formed in part through the Advisory Committee established as an outcome of stage one engagement. The Community Advisory Committee informed the Spring 2018 community engagement process and contributed to the following key outcomes:

- Confirmed project does not include a Templeton thoroughfare to Russ Baker Way
- Expanded buffer zone green space between the development and the community
- Removed access to the project site via Templeton Street

*YVR acknowledges and appreciates the efforts of the volunteer Advisory Committee and the support of the Sea Island Community Association in selecting the Advisory Committee Members.*

## 2 Notification

YVR notified Burkeville residents about the project and the Community Open House through a variety of mechanisms including:

- E-blast to the 124 - 147 subscribed community members on April 3, 17 and May 1, 2018
- Maildrop to 260 homes in Burkeville on March 9 and April 17, 2018
- Advertisement in the Richmond News on April 12 and 26, 2018
- Information updates on the project page on YVR's website at [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton)
- Updates and advertisements provided in the Sea Island Times Newsletters in the March, April and June 2018 editions.

## 3 Participation

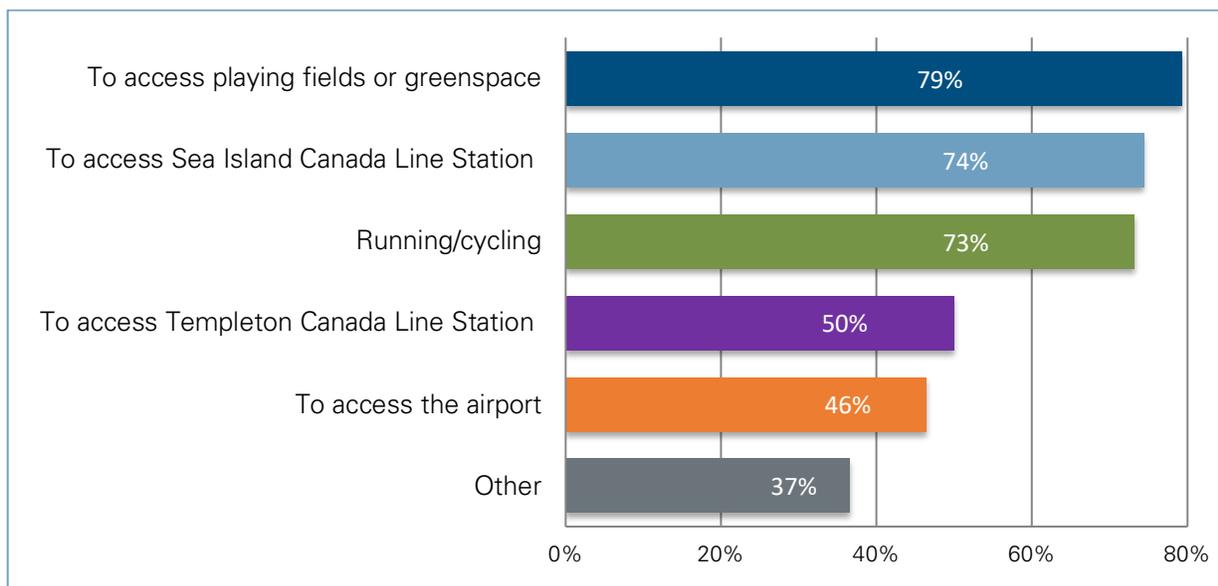
The online survey ran for two weeks from 29 April to 14 May 2018. A total of 96 people signed in at the two open houses (several others attended but chose not to sign in), and the estimated attendance rate was 120 people. A total of 27 paper copy surveys were received at the open houses and entered in to the online survey platform. Combined with input received directly online, there were a total of 82 survey submissions. All but one of which was completed by Burkeville community residents. Additionally, four people provided written comments and project team members and consultants documented the key themes of discussions with community members during open houses (both of which are encompassed in the summary of qualitative feedback contained in this report).

## 4 Summary of Input

### 4.1 Current Use of the Templeton Area

**How do you currently experience the Templeton Area?** (Question 2)

A majority of respondents experience the area for recreation or to access the Canada Line, as illustrated in the table below. Results are similar to those received in fall 2017.

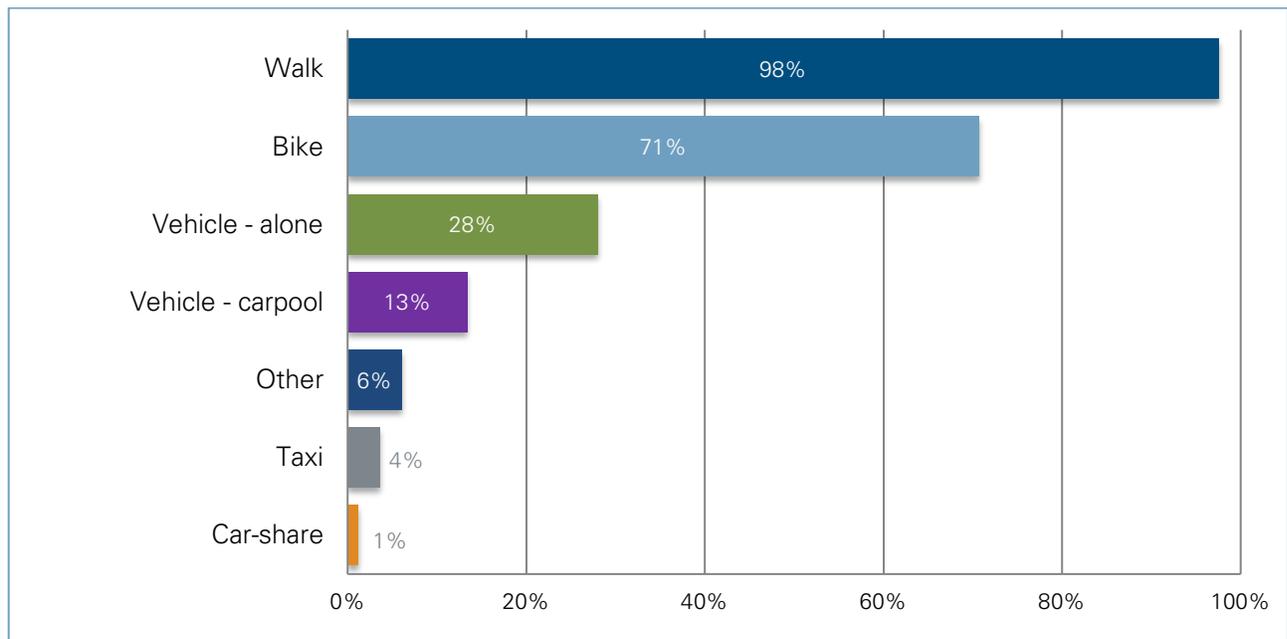


Of the 37% of participants who indicated “other,” themes of responses provided included:

- As a natural haven (for health, beauty and quiet, etc.)
- Buffer (from noise and pollution)
- Access route (to Sea Island Elementary, pre-school, McArthurGlen Mall and work)
- For recreation (including exercise, dog walking and as a play area for kids)

**How do you usually access these lands?** (Question 3)

Almost all (98%) of respondents access the Templeton Area by walking, and a large majority also access on bike. Significantly fewer respondents access the area by car, as can be seen in the chart below.

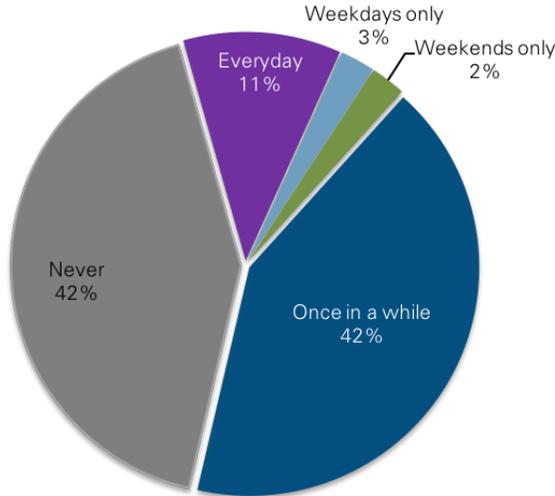


Additional comments that specified “other” forms of access were:

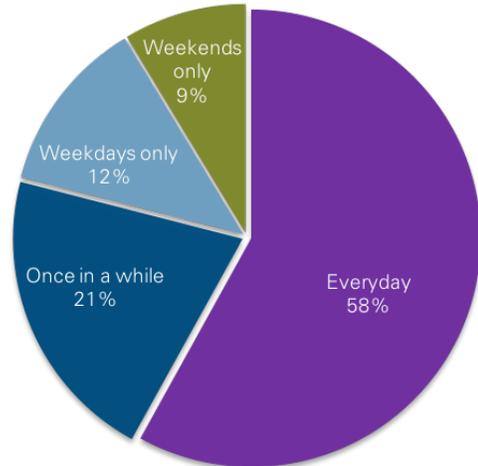
- General leisure access, including motorbiking and rollerblading
- From Sea Island Elementary

**Frequency of use of Templeton Area streets, by various modes** (Question 4-7)

Respondents most frequently access Templeton Street by walking or cycling—at least 58% use these modes of travel on Templeton every day. Correspondingly, only 11% use Templeton Street by car every day, and as many as 42% never travel on Templeton Street by car.

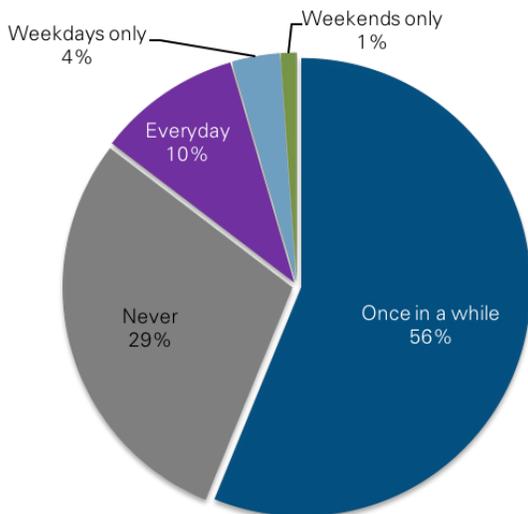


**Use of Templeton by Car**

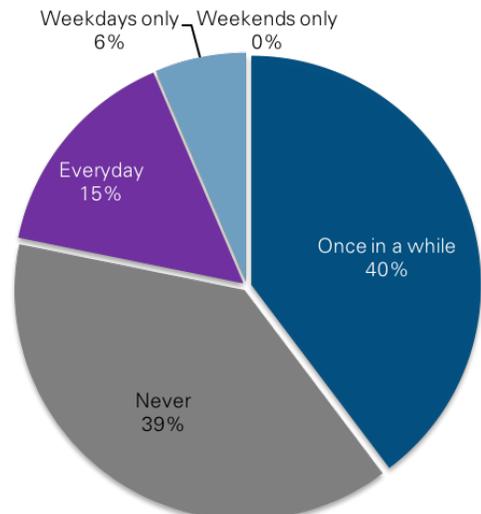


**Use of Templeton Walking/Cycling**

Just over half of respondents (56%) turn left from Miller Road onto Templeton Street every once in a while, and 40% access Sea Island Elementary from Templeton Street once in a while.



**Left from Miller to Templeton**



**Access Sea Island Elementary from Templeton**

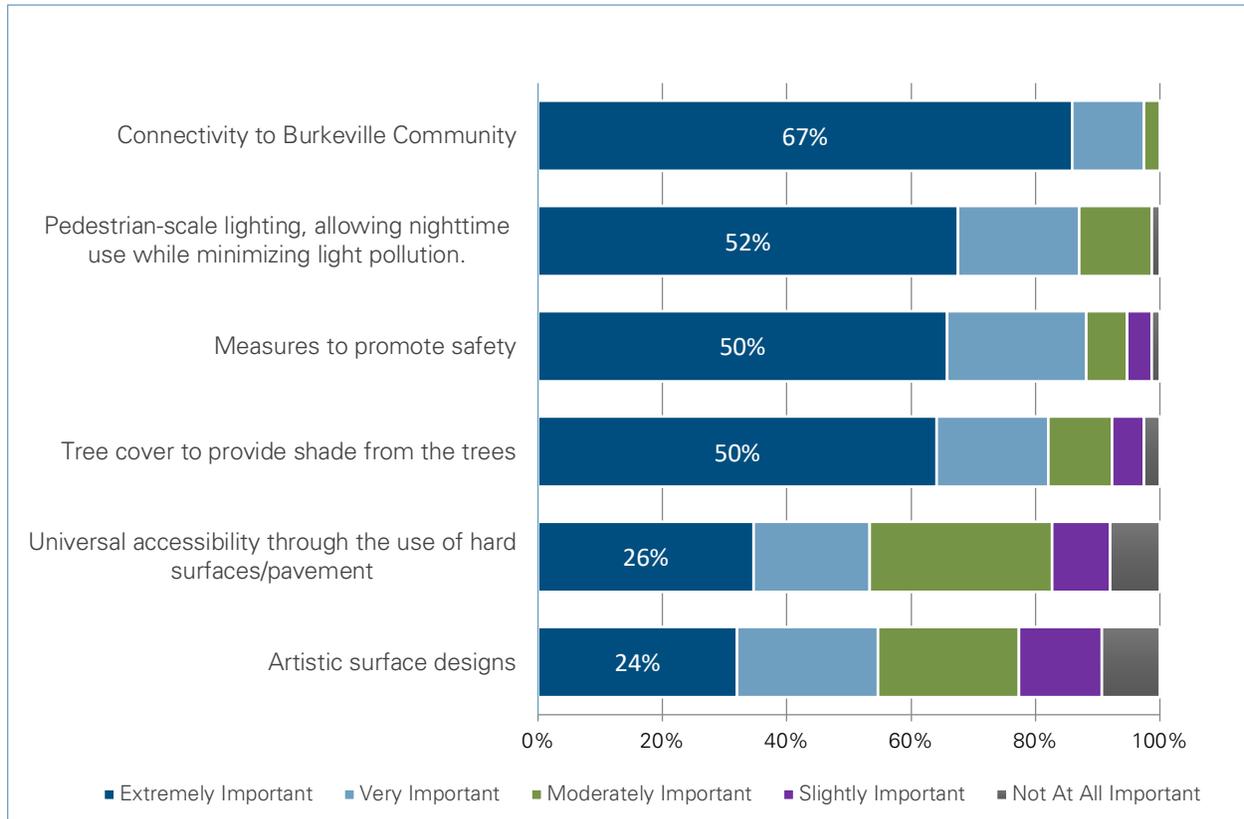
## 4.2 Preferences for Multi-Use Paths

### How important to you are each of the following potential features of the multi-use path? (Question 8)

(Question 8)

While all potential features of the proposed multi-use paths are important (considered as Extremely or Very important by at least 50% of respondents), the top three most important are:

- Connectivity to Burkeville
- Pedestrian-scale lighting
- Measures to promote safety



### What other suggested features do you have for the multi-use path? (Question 9)

Respondents also offered several suggestions for the multi-use paths, which are summarized below:

Theme	Suggestions
<b>Recreation</b>	<ul style="list-style-type: none"> <li>• Dog park/off-leash area</li> <li>• Fitness/sports area: fitness circuit, baseball diamond, putting green, tennis courts</li> <li>• Kids area</li> <li>• Market area</li> <li>• Outdoor theatre for concerts or movie nights</li> <li>• Sufficient open area for games and running around</li> </ul>

Theme	Suggestions
<b>Greenspace</b>	<ul style="list-style-type: none"> <li>• Tree coverage for protection from shade, elements and pollution</li> <li>• Nature reserve area</li> <li>• Area to sit and relax</li> <li>• Landscaping, grass, trees and shrubs</li> <li>• Water feature (stream, creek, fountain)</li> </ul>
<b>Access/ Connector Route</b>	<ul style="list-style-type: none"> <li>• To Canada Line (Templeton and Sea Island)</li> <li>• To bike paths to dyke</li> <li>• To airport park and airport</li> </ul>
<b>Safety Elements</b>	<ul style="list-style-type: none"> <li>• Emergency vehicle access</li> <li>• Separated bike and pedestrian paths</li> <li>• Accessible for emergency vehicles (wide enough)</li> <li>• Good lighting</li> <li>• Lighted crossing with push button traffic lights</li> <li>• Measures to keep out partiers, squatters, crime and vandalism</li> <li>• No parking or vehicle access</li> <li>• Speeding buffers and</li> <li>• Traffic calming measures and separation from vehicles</li> <li>• Noise barrier/buffer and green wall</li> </ul>
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• Drinking water fountain</li> <li>• Toilets</li> <li>• Wooden benches</li> <li>• Proper garbage and recycling receptacles</li> <li>• Public art/artist pathways</li> <li>• Food truck</li> <li>• Shops for food, drugstores, etc.</li> </ul>

With respect to the multi-use path, specific suggestions of note include:

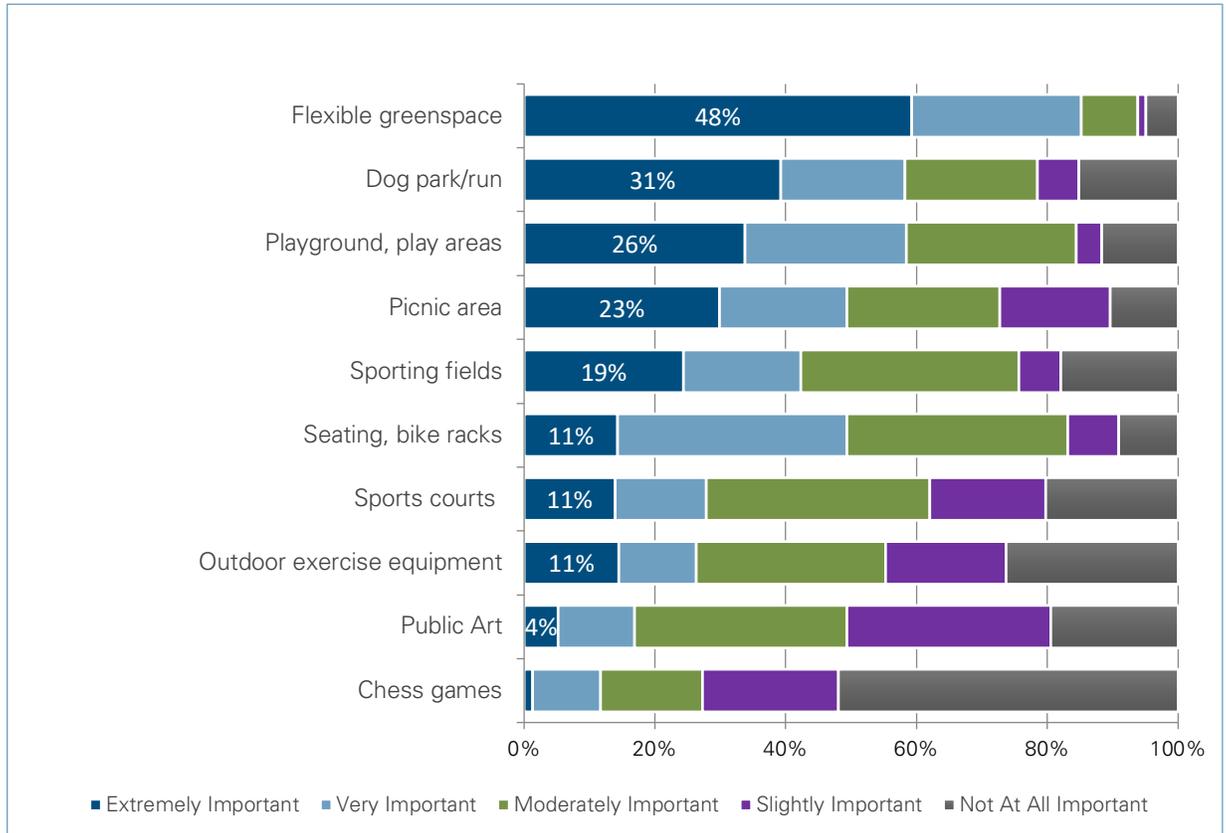
- No trees at end of Lancaster Cres., preserving sightlines for residents and road users
- Go around the edge to keep as much greenspace as possible
- Tidy up airport operational yard
- Include the large chestnut trees from middle of fields
- Make entire area a sound barrier of living walls
- Artistic pathways like Athletes Village, with interesting structures and pollinator friendly-plants
- Incorporate airport-themed food trucks such as “Cockpit Café”
- Kids play area like Terra Nova
- No parking
- Outdoor theatre (concerts and movies)

### 4.3 Preferences for Greenspace Use and Amenities

#### How important to you are each of the following potential uses for the proposed greenspace? (Question 10)

Respondents prefer to use the greenspace for a variety of reasons, including a flexible greenspace, dog park/off-leash area, playground and picnic area.

Outdoor seating and bike racks were viewed as important features to incorporate. Outdoor equipment, public art and chess games were viewed as much less important than other features, as illustrated in the following chart.



#### What other suggested features do you have for greenspace amenities? (Question 11)

Respondents offered several suggestions for greenspace amenities, primarily related to sports and recreational use preferences, as well as suggestions relating to safety, use of materials that provide a separation barrier for the Burkeville community and specific aesthetic treatments, as discussed in the table that follows. Some respondents also took this opportunity to express preferences for the Project not to proceed.

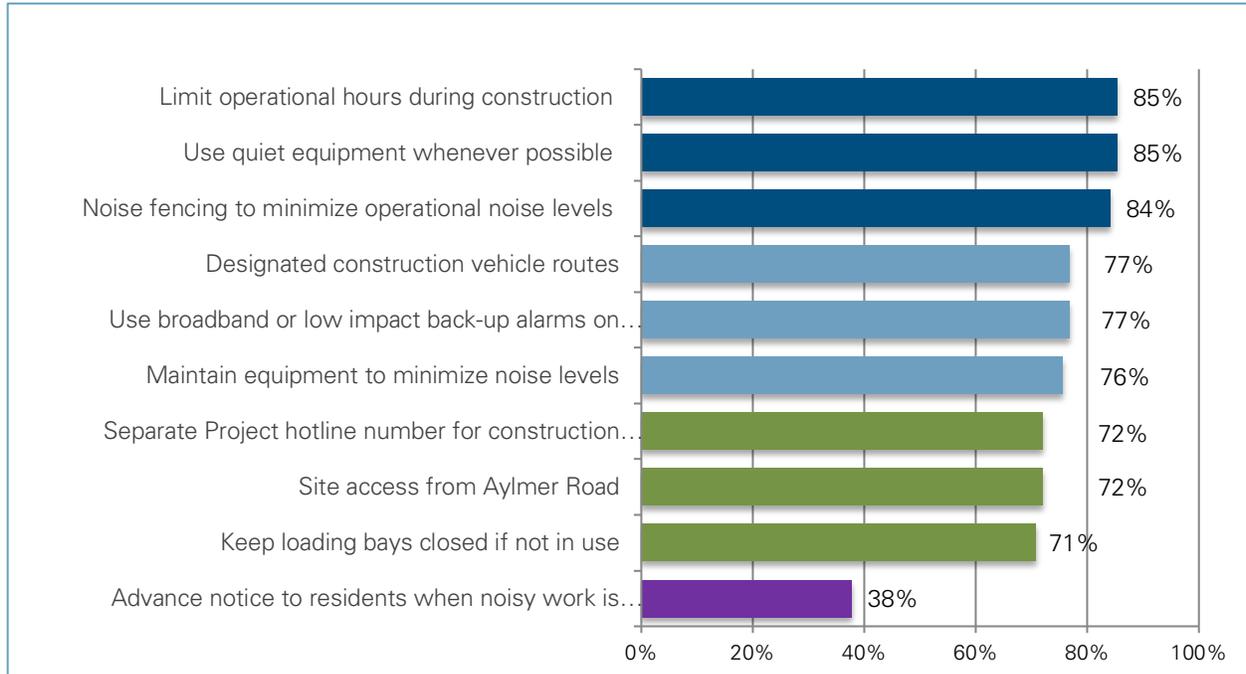
Theme	Suggestions
Recreation	<ul style="list-style-type: none"> <li>• Playground</li> <li>• Picnic area/benches</li> <li>• Dog park/off-leash area</li> <li>• Open field space for sports/team/family use</li> <li>• Water park</li> <li>• Community garden</li> </ul>
Sports	<ul style="list-style-type: none"> <li>• Fitness circuit</li> <li>• Soccer/football goals on ends of field area</li> <li>• Putting green</li> <li>• Climbing wall</li> <li>• Basketball hoops</li> </ul>
Safety/Hygiene	<ul style="list-style-type: none"> <li>• No vehicle access; no road access</li> <li>• Measures for safety from vandalism and crime</li> <li>• Shelter from sun and rain</li> <li>• Garbage and recycling receptacles with proper dog feces disposal</li> </ul>
Barriers	<ul style="list-style-type: none"> <li>• Noise buffer/barrier wall/green wall</li> <li>• Water feature to help reduce sound</li> <li>• Proper fence on Burkeville side – pretty and artistic</li> </ul>
Aesthetics	<ul style="list-style-type: none"> <li>• Water fountain</li> <li>• Rain garden</li> <li>• Living walls</li> <li>• Build up vegetation/lined with trees and hedges/nice landscaping and pollinator friendly</li> <li>• Gazebo</li> <li>• Water features</li> <li>• Playground and seating that integrates into nature like Terra Nova</li> <li>• Art wall for noise reduction</li> </ul>

While for previous questions, art was not identified as an important feature, many respondents provided comments about options for public art, including natural art such as living walls and water features, as well as integrating public art into any noise wall designs.

#### 4.4 Noise Management Measures

##### What noise management practices are most important to you? (Question 12)

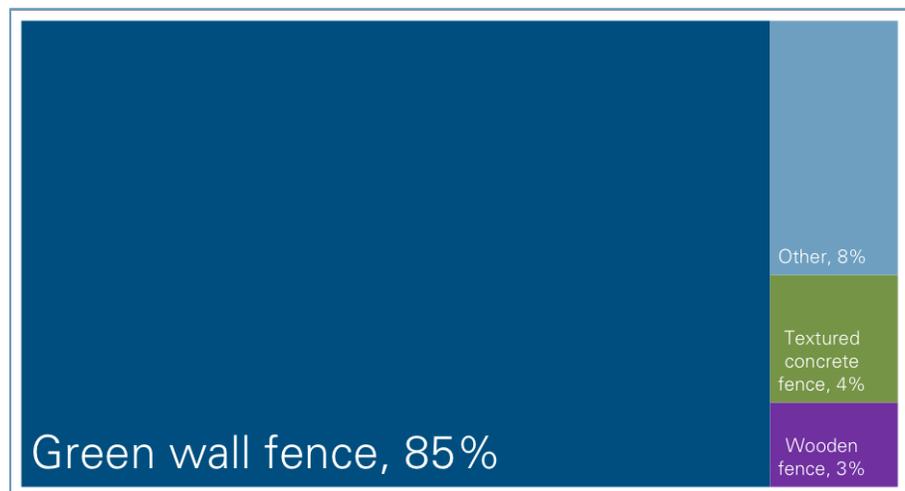
All of the potential noise management practices offered by YVR were considered important, with the top three being limited hours of construction, use of quiet equipment whenever possible, and installing noise fencing. These three practices were selected by more than 80% of respondents, as illustrated in the table that follows.



##### Which style of noise fencing do you prefer? (Question 13)

Assuming all noise fencing is equally effective, respondents overwhelmingly prefer a green wall as compared with other potential options—85% selected this as their preferred choice.

With respect to the 8% of respondents who suggested other noise fencing options, most indicated a preference for no development.



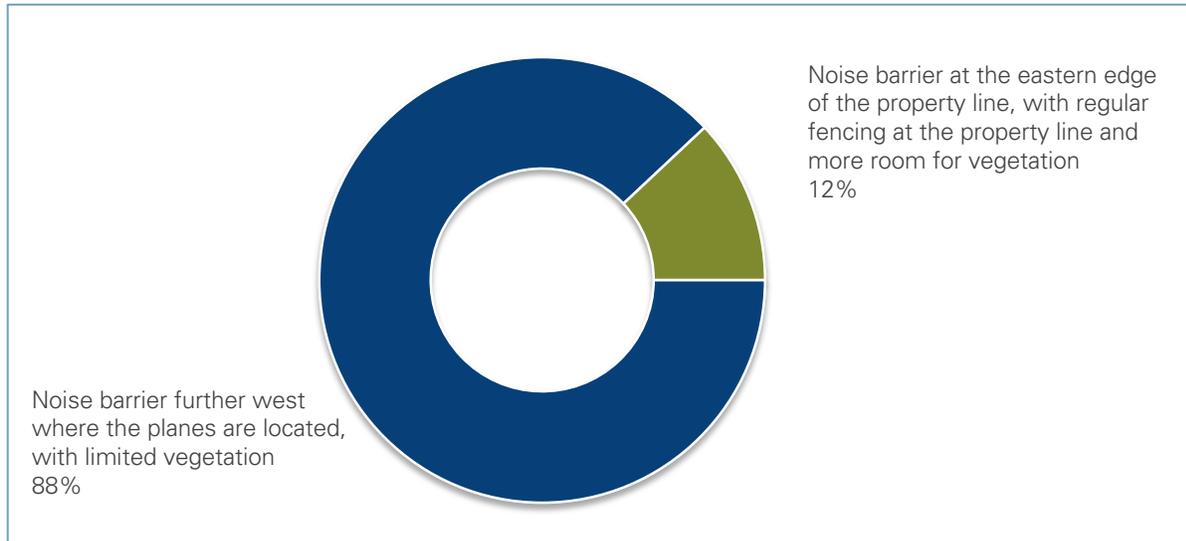
Other mentions include:

- A climbing wall
- Grassy berm with a hedge on top
- Fence with trees along the front
- Textured concrete

Respondents also commented on the importance of adequate watering and maintenance.

**For this redevelopment, which location for noise fencing do you prefer? (Question 14)**

Respondents overwhelmingly prefer to have the noise barrier planted further west where planes are located, rather than at the eastern edge of the property line.

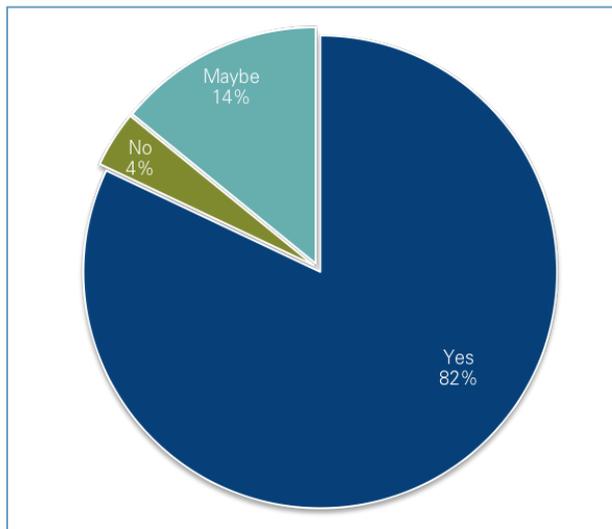


**4.5 Traffic Management**

**Do you support YVR’s plans to explore options to restrict use of Templeton Street to only Sea Island Elementary, BC Hydro substation and YVR Wildlife Centre traffic? (Question 15)**

A large majority (82%) of respondents support YVR’s plans to explore restricting use of Templeton Street, as a means to reduce traffic-related noise.

Recognizing that more analysis is required, 14% of respondents would like additional information before deciding.



**What questions or concerns do you have about YVR's plans for restricted access to Templeton Street? (Question 16)**

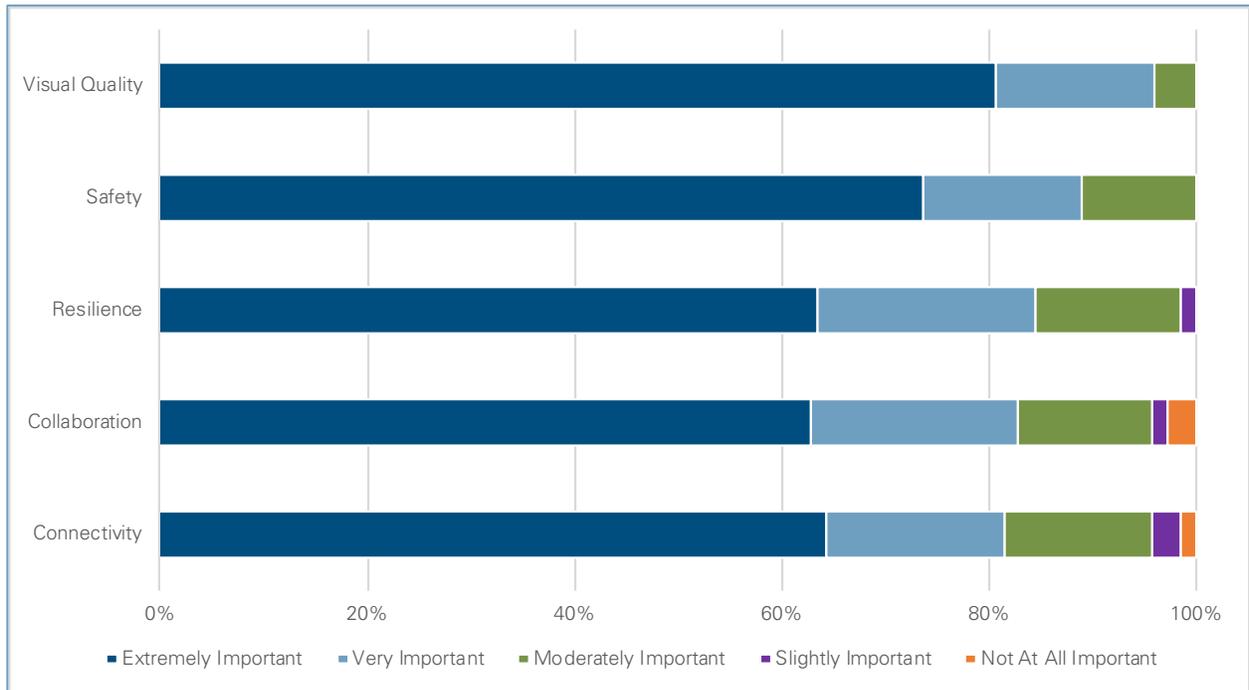
With respect to questions and concerns about restricting access, respondents offered a wide range of suggestions, from closing it completely, to closing it only during rush hour, to cyclists or local traffic only. Key themes are discussed in the table below.

Theme	Sub-themes
Preserve Greenspace	<ul style="list-style-type: none"> <li>• Should be no vehicle access or defeats purpose</li> <li>• Remove Templeton Street completely</li> <li>• Hydro substation access not required along this route, so no road past school is needed; if unavoidable silly to have both a path and roadway running thru greenspace</li> <li>• Keep road closed</li> </ul>
Good Idea	<ul style="list-style-type: none"> <li>• Makes area safer and good for noise mitigation</li> </ul>
Traffic Safety Concerns	<ul style="list-style-type: none"> <li>• Don't open during rush hour and avoid heavy trucks and high-volume traffic to keep safe and preserve sanctity and quiet for elementary and pre-school kids</li> <li>• Enforce rules of the road and engine brake restrictions for trucks</li> <li>• Restrict access to roadway just past the school entrance</li> </ul>
Vehicle Access Concerns	<ul style="list-style-type: none"> <li>• Cutting off Templeton Street from the community</li> <li>• YVR employees living in Burkeville should have access to YVR via Templeton Street and not forced onto Russ Baker Way during rush hour</li> <li>• Traffic access for Aylmer Rd.</li> <li>• Templeton Street should end at Sea Island School</li> </ul>
Bicycle/Pedestrian Access	<ul style="list-style-type: none"> <li>• Open to cyclists</li> <li>• Pathways as shown break up greenspace; should only be one side or other</li> </ul>
Aesthetics	<ul style="list-style-type: none"> <li>• Add an artistic element to the road such as mosaic tile</li> <li>• Add benefits to enhance neighbourhood</li> <li>• Clean up area near YVR Wildlife Centre</li> </ul>

#### 4.6 Greenspace Measures

##### How important to you are each of the following proposed principles for landscaping in the Buffer Zone? (Question 17)

Respondents were most interested in measures related to visual quality and safety, as illustrated in the following chart.

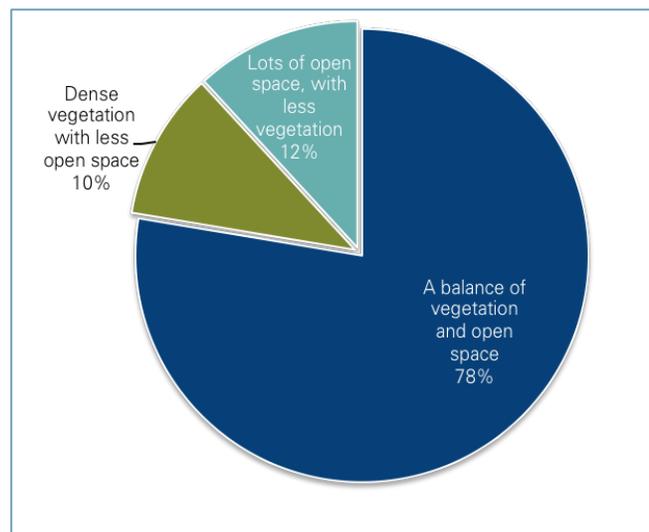


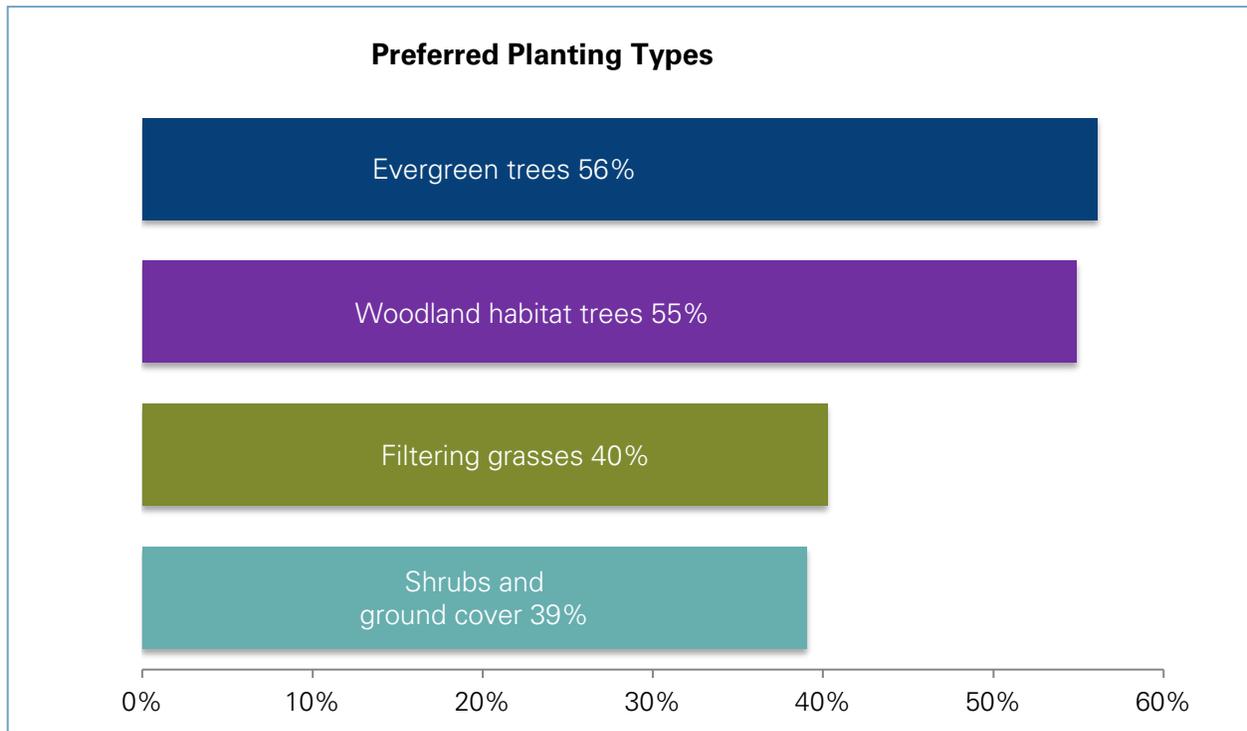
##### What style of vegetation would you prefer in the buffer zone? Do you have preferences for the type of landscaping? (Questions 18 and 19)

With respect to preferred style of landscaping, respondents prefer a balance of open space and vegetation.

As for specific types of planting, respondents generally prefer:

- Evergreen trees such as Pine, Fir and Cedar
- Woodland habitat trees such as Miscanthus, Sedge, Fescues, Dune Grass along with pollinator perennials

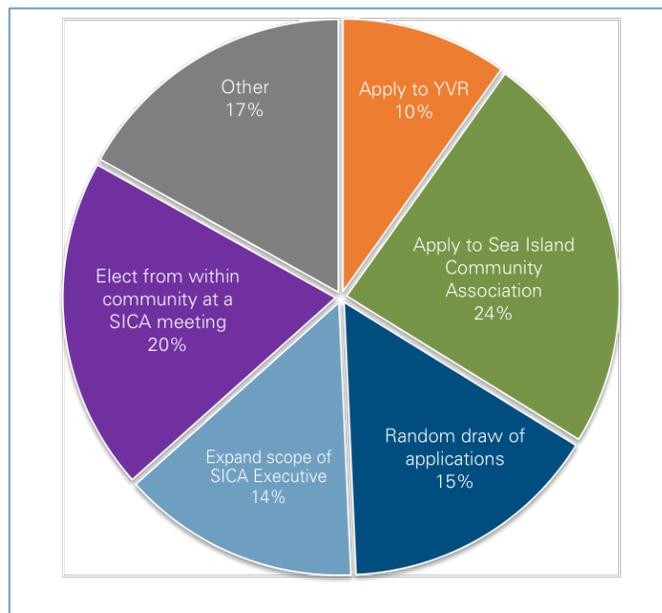




#### 4.7 Ongoing Community Engagement

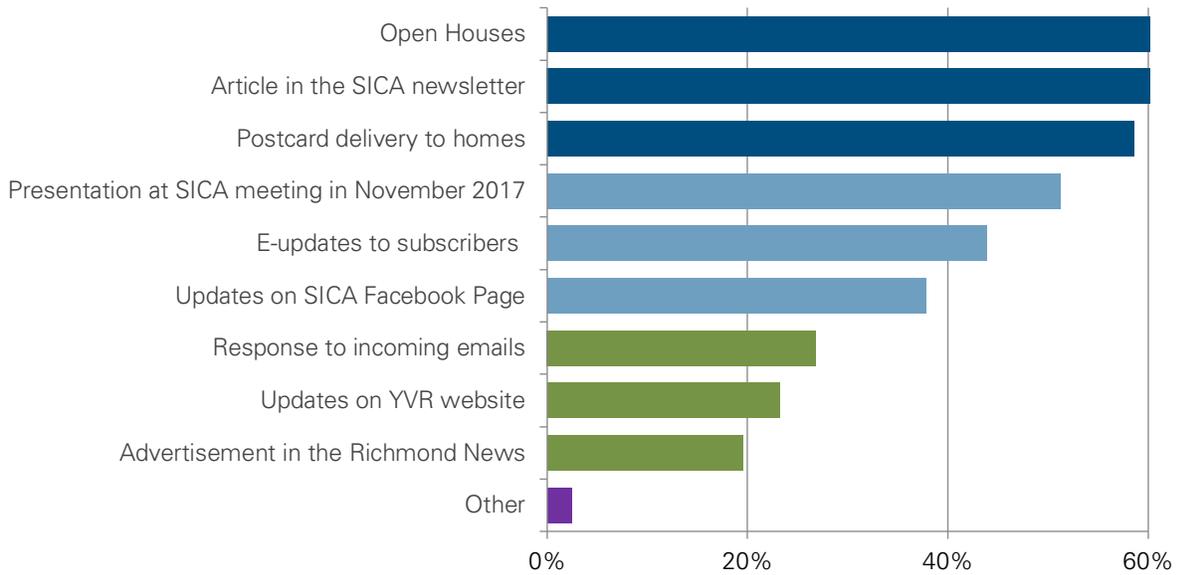
Just over 40% of respondents (30 people) indicated an interest in participating in an advisory committee as project planning continues. There was no clear agreement on how committee members should be selected, although a majority of respondents prefer the Sea Island Community Association (SICA) to be involved, as illustrated in the chart to the right. Other suggestions (one to two mentions each) include:

- Ensuring a transparent process
- Desire not to include SICA in the selection process
- Allow the community to decide
- Any Burkeville resident who wishes

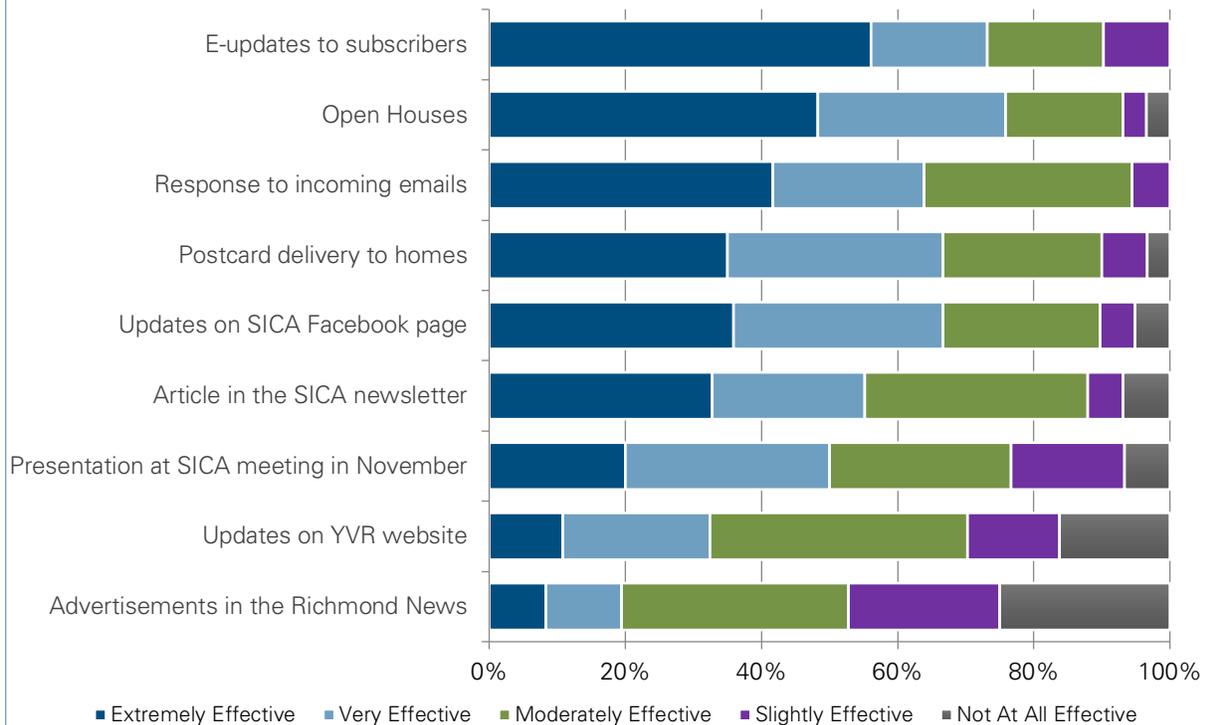


With respect to communicating with residents, the following charts illustrate the preferred mechanisms and the most effective options to date. Not surprisingly, the top mentions for both are similar: the open house, emails, and the postcard delivery to homes, as well as use of the SICA newsletter.

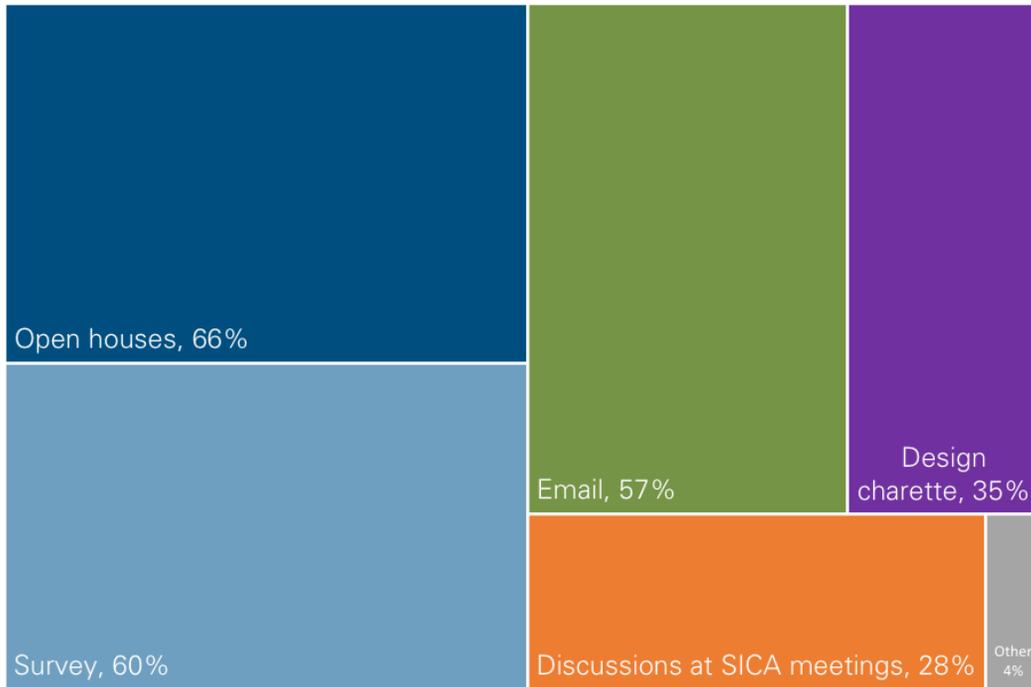
### Awareness of Communications Tools



### Effectiveness of Communications Tools



Looking ahead, respondents would like to be involved in a number of ways, with open houses, surveys and emails as preferred methods of engagement.



#### 4.8 Additional Feedback

Respondents offered a number of other suggestions and recommendations, including some who indicated a preference for the Project not to proceed. Key themes are outlined in the table below.

Overarching Theme	Sub-themes
Prioritize Greenspace	<ul style="list-style-type: none"> <li>Do not remove greenspace for parking lots</li> <li>Construction and maintenance of greenspace is top priority; keep separated from project as much as possible</li> <li>Losing too much; protects people and animals from pollution and noise</li> <li>Create space for pollinators</li> <li>Attractive green elements to hide ugly noise barriers; make buffer a real greenspace</li> <li>Remove Templeton Street completely, don't destroy greenspace; design alternative access to school and substation</li> <li>Preserve existing field including large, mature trees; push development to other side of Aylmer Road</li> </ul>
Prioritize Noise Mitigation	<ul style="list-style-type: none"> <li>Turn off/replace backup beepers</li> <li>Long time running airplane engines big concern; taller building would block out more noise</li> <li>Make green buffer a real green space</li> <li>Ensure noise levels are controlled and don't disrupt Elementary school activities</li> </ul>

Overarching Theme	Sub-themes
Relocate Development	<ul style="list-style-type: none"> <li>• Why are you not using land north of the north runway?</li> <li>• North side development more sustainable</li> <li>• Air Canada building empty; move over there</li> </ul>
Health and Safety Concerns	<ul style="list-style-type: none"> <li>• Safety concerns for kids and elementary school (air, noise, traffic)</li> <li>• What studies have been done to ensure moving planes close to existing residences does not have negative health effects?</li> <li>• Concerns about expansion of proposed cargo shed and where truck traffic will move; make truck corridor through building bays, internal to cargo sheds</li> </ul>
Property Value Concerns	<ul style="list-style-type: none"> <li>• Devaluing property</li> <li>• Noise and eyesore</li> </ul>
Air Quality Concerns	<ul style="list-style-type: none"> <li>• Something should be done about fumes and exhaust from operations now that they're moving closer</li> <li>• Fumes from airplanes</li> </ul>
Benefits to Community	<ul style="list-style-type: none"> <li>• Must have benefits for the community to make positive</li> <li>• Amenities like grocery store or pharmacy</li> </ul>
Inadequate Consultation	<ul style="list-style-type: none"> <li>• Concerns that process is not truly open and transparent; no accountability; approving authority is developer</li> <li>• Went forward without input from community</li> <li>• No permeable surface or development permit info</li> <li>• Inform prospective tenants that neighbors opposed</li> </ul>
Contentment with Consultation and Proposal	<ul style="list-style-type: none"> <li>• It's YVR's land; do what you want</li> <li>• Complaints just a "not in my backyard" mentality (NIMBYism)</li> <li>• Appreciate inclusion and modifications</li> </ul>
Independent Research	<ul style="list-style-type: none"> <li>• Potential health impacts on kids and residents</li> <li>• Impacts on property values</li> <li>• Compensation to residents for monetary impacts (e.g. property value)</li> </ul>

## 5 Next Steps

Based on the survey results, YVR will follow up on key themes from community feedback including:

- Confirmation of technical requirements for limiting/closing access to Templeton Street from Miller Road
- Evaluate fencing options, noise walls and potential concepts for green walls
- Plans for the multi-use path, including landscaping, pedestrian lighting and community amenities.
- Complete ongoing studies of noise, air quality, traffic and aesthetic effects, and related design refinements, as required
- Develop the next phase of consultation
- Work with SICA to develop a new advisory committee for the next phase of consultation.
- Communicate with Burkeville residents regarding the results of this stage of engagement and future opportunities to provide input and feedback.

## Appendix A: Consultation Notification and Materials

### 5.1 Notification

#### *E-blast: Open House Details*

April 3, 2018

Please join us at one of our community open houses to learn about the Templeton Area Redevelopment Project, provide your feedback and speak with members of the project team. We want to hear from Sea Island residents and community members about the project. If you are not able to attend either of the open houses in person, you can visit [yvr.ca/engagement/Templeton](http://yvr.ca/engagement/Templeton) for the most current information about the project, including open house materials and the online feedback form (available April 29).

#### **Open House Details:**

**Sunday, April 29 from 2:30 pm to 5:30 pm**  
1891 Wellington Crescent, Richmond  
Sea Island Elementary School Gymnasium

**Wednesday, May 2 from 4:30 pm to 7:30 pm**  
3211 Grant McConachie Way  
Vancouver International Airport  
Graham Clarke Atrium, Level 3 Departures

As always, if you have any questions, you are welcome to contact me directly.

Thank you,

**Jody Armstrong**  
Communications Specialist  
VANCOUVER AIRPORT AUTHORITY

DIRECT: 604.276.7741  
WEB: [WWW.YVR.CA](http://WWW.YVR.CA) | TWITTER: @YVRAIRPORT

**E-blast: Open House Updated Location**

April 17, 2018

Hello,

We look forward to meeting with you at one of the upcoming open houses for the Templeton Area Redevelopment.

As a reminder there will be **two open houses**:

**Sunday, April 29, 2018** from 2:30 pm to 5:30 pm at Sea Island Elementary School in the Gymnasium (no change to location)

**Wednesday, May 2, 2018** from 4:30 pm to 7:30 pm at Vancouver International Airport — **please note location change** to the Sea to Sky Room in the Domestic Terminal Building. There will be directional signage to help navigate the way. Access to the room is from Domestic Departures, Level 3, near White Spot, the Lotto Centre and Information Desk.

**YVR Templeton Area Redevelopment  
Community Open Houses**

Vancouver Airport Authority (YVR) is exploring a proposal to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burnsville. Your input will assist YVR in determining project requirements and developing community enhancements.

Have your voice heard. We welcome your input to help us decide how best to proceed.



**Engage With Us!**

Have questions? Want to sign up for email updates? Email us at [community\\_relations@yvr.ca](mailto:community_relations@yvr.ca)



**Can't Attend In Person?**

Visit [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton) for the most current information about the Project, including open house materials and the online feedback form (available April 29).



Please join us at one of our upcoming community open houses to learn about the proposed Templeton Area Redevelopment.

Both open houses are an opportunity to speak with the project team and provide your input. Please drop by any time during the scheduled events. Pre-registration is not required.

We hope to see you there!



Sunday, April 29  
2:30 PM to 5:30 PM  
Sea Island Elementary Gymnasium

Wednesday, May 2\*  
4:30 PM to 7:30 PM  
Vancouver International Airport  
Sea to Sky Room  
Access from Domestic Departures, Level 3  
(near White Spot, Lotto Centre & Information Desk)

\*Location change

Thank you,

**Jody Armstrong**

Communications Specialist  
VANCOUVER AIRPORT AUTHORITY

DIRECT: 604.276.7741

WEB: [WWW.YVR.CA](http://WWW.YVR.CA) | [TWITTER: @YVRAIRPORT](https://twitter.com/YVRAIRPORT)

***E-blast: Open House Follow Up***

May 1, 2018

Thank you to everyone that was able to attend the Templeton Redevelopment Open House on Sunday at Sea Island Elementary. If you were not able to attend, or if you would like to come again to speak with the project team, we welcome you to attend the second Open House at YVR on Wednesday, May 2 from 4:30 to 7:30 pm.

The Discussion Guide, Display Boards and Feedback Survey can be accessed on our website: [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton).

A few details to note for the Open House on Wednesday:

**If you are driving** – parking passes will be provided. Park in any level of the parkade and come up to level 3 departures.

**If you are taking the Canada Line** – passes are free to anyone traveling on Sea Island, so select the Sea Island only ticket option at Templeton or Sea Island stations, and on departure from the YVR station. Take the walkway to Domestic Departures and come down to level 3.

Signage will be throughout the terminal to guide you to the Open House.

Please contact me if you have any questions.

Thank you,

**Jody Armstrong**  
Communications Specialist  
VANCOUVER AIRPORT AUTHORITY

DIRECT: 604.276.7741  
WEB: [WWW.YVR.CA](http://WWW.YVR.CA) | TWITTER: @YVRAIRPORT

***E-blast: Reminder of Consultation Input Deadline***

May 14, 2018

Hello,

The [Templeton Area Redevelopment Community Feedback Survey](#) closes today. We hope that you are able to take a few minutes to complete the survey and provide your feedback. We look forward to receiving this input for consideration in project planning and future engagement opportunities. You can review materials from the Open Houses and find a link to the survey at [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton).

There are also several key projects taking place throughout Sea Island. Information about YVR construction projects can be found on our website at [yvr.ca/construction](http://yvr.ca/construction). The Aylmer Road Complex parking lot project is expected to be complete by the end of May. Project work including the installation of perimeter fencing, landscaping and a sidewalk will take place on Saturday, May 19.

Thank you for taking the time to provide your input for the Templeton Area Redevelopment project.

Regards,

**Jody Armstrong**  
Communications Specialist  
VANCOUVER AIRPORT AUTHORITY

DIRECT: 604.276.7741  
WEB: [WWW.YVR.CA](http://WWW.YVR.CA) | TWITTER: @YVRAIRPORT

**Advertisement in Richmond News**  
**Thursday, April 12, 2018**

**YVR Templeton Area Redevelopment  
Community Open Houses**

Vancouver Airport Authority (YVR) is exploring a proposal to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville, a Sea Island residential neighbourhood.

Please join us at one of our community open houses to learn about the Templeton Area Redevelopment Project, provide your feedback and speak with members of the project team.

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 <p>Sunday, April 29 2:30 PM to 5:30 PM 1891 Wellington Cres., Richmond Sea Island Elementary School Gymnasium</p> <p>Wednesday, May 2 4:30 PM to 7:30 PM 3211 Grant McConachie Way Vancouver International Airport Sea to Sky Room Access from Domestic Departures, Level 3 (near White Spot, Lotto Centre &amp; Information Desk)</p>	 <p><b>Engage With Us!</b> YVR wants to hear from Sea Island residents and community members about the Templeton Area Redevelopment Project.</p> <p>Get in touch with the YVR project team at <a href="mailto:community_relations@yvr.ca">community_relations@yvr.ca</a> or visit <a href="http://yvr.ca/engagement/templeton">yvr.ca/engagement/templeton</a> to learn more about the project.</p>
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**Thursday, April 26, 2018**

**YVR Templeton Area Redevelopment  
Community Open Houses**

Vancouver Airport Authority (YVR) is exploring a proposal to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville, a Sea Island residential neighbourhood.

Please join us at one of our community open houses to learn about the Templeton Area Redevelopment Project, provide your feedback and speak with members of the project team.

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 <p>Sunday, April 29 2:30 PM to 5:30 PM 1891 Wellington Cres., Richmond Sea Island Elementary School Gymnasium</p> <p>Wednesday, May 2 4:30 PM to 7:30 PM 3211 Grant McConachie Way Vancouver International Airport Sea to Sky Room Access from Domestic Departures, Level 3 (near White Spot, Lotto Centre &amp; Information Desk)</p>	 <p><b>Engage With Us!</b> YVR wants to hear from Sea Island residents and community members about the Templeton Area Redevelopment Project.</p> <p>Get in touch with the YVR project team at <a href="mailto:community_relations@yvr.ca">community_relations@yvr.ca</a> or visit <a href="http://yvr.ca/engagement/templeton">yvr.ca/engagement/templeton</a> to learn more about the project.</p>
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**Door-to-Door Post Card (2-sided)**

March 9, 2018

## YVR Templeton Area Redevelopment Update

Find out more about:

- Project status
- Upcoming community open house
- How to stay informed as planning continues



## YVR Templeton Area Redevelopment

In keeping with our Master Plan, YVR is considering to redevelop Templeton area lands near Burkeville. With help from a volunteer community advisory committee, we are preparing information about the proposed development and enhancements to minimize impacts for local residents. We will share this information and seek community input before determining whether to proceed.

### Interested in other projects at YVR?

There are several key projects taking place that will enhance the airport experience. This includes our biggest sustainability projects to date, new parking options, terminal expansions and much more.

Visit [yvr.ca/construction](http://yvr.ca/construction) for more information about other projects taking place on Sea Island.

### We want to hear from you.



#### Open Houses:

Community Open Houses will be held in late April/early May. Dates will be advertised well in advance.



#### Stay Informed:

Visit our project webpage for the most current information:  
[yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton)



#### Get Involved:

Have questions? Want to sign up for email updates? Email us at:  
[community\\_relations@yvr.ca](mailto:community_relations@yvr.ca)

**Door-to-Door Post Card (2-sided)**

April 17, 2018

## YVR Templeton Area Redevelopment Community Open Houses

Please join us at one of our upcoming community open houses to learn about the proposed Templeton Area Redevelopment.

Both open houses are an opportunity to speak with the project team and provide your input. Please drop by any time during the scheduled events. Pre-registration is not required.

We hope to see you there!



Sunday, April 29  
2:30 PM to 5:30 PM  
Sea Island Elementary Gymnasium

Wednesday, May 2  
4:30 PM to 7:30 PM  
Vancouver International Airport  
Graham Clarke Atrium  
Level 3 Departures



Vancouver Airport Authority (YVR) is exploring a proposal to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville. Your input will assist YVR in determining project requirements and developing community enhancements.

Have your voice heard. We welcome your input to help us decide how best to proceed.



### Engage With Us!

Have questions? Want to sign up for email updates? Email us at [community\\_relations@yvr.ca](mailto:community_relations@yvr.ca)



### Can't Attend In Person?

Visit [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton) for the most current information about the Project, including open house materials and the online feedback form (available April 29).



**Sea Island Times Newsletters**

March 2018



Templeton Area Redevelopment Project Update

Vancouver Airport Authority (YVR) is reviewing a proposal to redevelop the Templeton area. YVR is in discussions with a cargo and logistics proponent to redevelop approximately 44 acres of land in the Templeton Area. This area is primarily designated as “Airside” meaning it is land for existing or future uses that require direct access to the airfield. A smaller portion of the area is designated as “Groundside Commercial,” which allows for aviation related, aviation dependent and aviation compatible uses. This land use designation has been in place since the last Master Plan that was approved by the Minister of Transport in 2007. The current Master Plan confirms the same zoning. Historical zoning for this area is consistent – it has always been designated as operational space which includes groundside activities, airfield or cargo.

As part of its review process, YVR has embarked on a consultation process with the Burkeville community. The first steps of the process was introduced at the November 23, 2017 Sea Island Community Association Annual General Meeting where a survey was introduced and residents were invited to get involved. YVR is seeking input from the community that will be used to inform its Sustainability Case Document (SCD), which will be reviewed by the organization in spring. A key YVR outcome is that community consultation must inform project options and recommendations at the early stage of the project approval process. After the SCD, further project work is conducted to develop a more detailed Project Definition Report (PDR), which identifies specific development requirements including any community enhancements. The PDR will be reviewed by YVR in late 2018/early 2019. Feedback gathered through the engagement process, including the advisory meetings and the community open house, will be included in a report for consideration in finalizing the development plan and any subsequent requirements for YVR or the developer.

Tentative Project Timeline

2018: Community engagement, YVR Project Assessment & Approval Process

2019/2020: Pre-works including relocation of buildings, site tidy up, roadwork, site servicing, removing existing buildings, landscaping

2020: Pre-load and construction → estimated to take approximately 3+ years

2023/2024: Operations commence

YVR retained Lucent Quay Consulting to design and implement the community engagement process for the Templeton Area Redevelopment Project. Lucent Quay attends all meetings to facilitate and record the outcomes.

The feedback survey was open from November 24 to December 14, 2017. A total of 136 responses were received, and not surprisingly, 97 percent of respondents were residents in Burkeville—noting that they interact with the Templeton Area.

As part of our outreach, YVR asked survey respondents to indicate if they would be interested in participating in an advisory committee with up to five representatives from the Sea Island residential community. More than 50 people expressed interest and 12 people subsequently confirmed their availability to participate in up to four scheduled meetings. YVR gave those names to the Sea Island Community executive who nominated five people to participate in the Advisory Committee. The only criterion for committee members was that they live in Burkeville.

The advisory committee met on January 30, 2018 and February 13, 2018. The committee is one engagement process within an ongoing consultation program that will provide additional broader community opportunities as the project progresses. The purpose of the committee is to collaborate with YVR to help make a better project by providing preliminary input on project effects and potential enhancement measures to assist in determining which could be the most effective. The role of the advisory committee is to:

- Inform YVR about the importance of potential project effects, to help make a better project
- Provide preliminary input on potential enhancement measures to assist YVR in determining which will be most effective and most supported
- Provide feedback on draft public open house materials to help ensure better-informed input and better decisions.

Additionally, the role of the committee is not to make final decisions, endorse the project or represent the project on behalf of YVR. Rather, committee members are advocates for their community. YVR will make decisions on project recommendations after the public open house when full community input can be considered.

The first advisory meeting on January 30, 2018 was to introduce the potential project for the area, develop a communication process for the advisory committee and agree on rules of engagement. Additionally, the group co-developed an approach to sharing information with the broader community after each meeting. This included emailed meeting summaries, posts to the Burkeville Community Facebook page as well as updates in the Sea Island Times Newsletter.

(Continued on Next page)

The purpose of the second meeting of the Advisory Committee was to gauge interest in the site enhancement options being considered, seek preliminary feedback for YVR to consider when developing the public open house materials and to aid further discussions with the project proponent. Key discussion themes included:

- Traffic concerns along Templeton Street (current and future)

- Site considerations and potential enhancement options

- Green space by means of a multi-use path can act as a buffer zone between the potential development and Burkeville and provide safe access to the Canada Line

Meeting summaries have been developed for the first two meetings and have been sent to the individuals that requested project updates in the Community Feedback Survey. If you have not received these, and would like to review them for greater detail, please reach out to YVR at the contact details below.

#### Getting in Touch

We want to hear from all community members and encourage Sea Island residents to participate in engagement opportunities and share their input. If you would like to receive email updates, event alerts and notifications about future engagement opportunities, please get in touch with the project team by contacting [jody\\_armstrong@yvr.ca](mailto:jody_armstrong@yvr.ca).

Sea Island Times Newsletters

April 2018

**Templeton Redevelopment**

**YVR Templeton Area Redevelopment Project**

Please join us at one of our Community Open Houses to provide your feedback and speak with members of the project team.

Sunday, April 29, 2018  
2:30 pm to 5:30 pm  
Sea Island Elementary School  
Gymnasium

Wednesday, May 2, 2018  
4:30 pm to 7:30 pm  
Graham Clarke Atrium, Level 3  
Vancouver International Airport





**YVR Templeton Area Redevelopment**

In keeping with our Master Plan, YVR is considering to redevelop Templeton area lands near Burkeville. With help from a volunteer community advisory committee, we are preparing information about the proposed development and enhancements to minimize impacts for local residents. We will share this information and seek community input before determining whether to proceed.

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**Interested in other projects at YVR?**  
There are several key projects taking place that will enhance the airport experience. This includes our biggest sustainability projects to date, new parking options, terminal expansions and much more.

Visit [yvr.ca/construction](http://yvr.ca/construction) for more information about other projects taking place on Sea Island.

**We want to hear from you.**

 **Open Houses:**  
April 29 - 2:30 pm to 5:30 pm  
Sea Island Elementary School  
May 2 - 4:30 pm to 7:30 pm  
Graham Clarke Atrium, Level 3  
Vancouver International Airport

 **Stay Informed:**  
Visit our project webpage for the most current information:  
[yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton)

 **Get Involved:**  
Have questions? Want to sign up for email updates? Email us at:  
[community\\_relations@yvr.ca](mailto:community_relations@yvr.ca)

Page 4

**Sea Island Times Newsletters**

June 2018 (post project follow-up notice)

## Templeton Redevelopment



### Templeton Area Redevelopment Update



YVR is planning to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville. The redevelopment includes constructing a new cargo and logistics facility and an enhanced greenspace and community buffer zone.

We would like to thank all community members that took the time to attend one of the two Templeton Area Redevelopment Open Houses and submitted a feedback survey. Approximately 120 community members attended one of the open houses on April 29 and May 2. The opportunity to provide feedback in the survey was available from April 29 to May 14. A total of 82 surveys were submitted and received.

If you were not able to attend or submit feedback, you still have the opportunity to review materials online at [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton). We will be sharing the Community Feedback Consultation Summary Report in June.

At the open houses, YVR staff and consultants shared information about the proposed project including approved land uses for the area and site selection, environmental considerations, as well as the community engagement process and how feedback has been incorporated into planning to date. The community was invited to provide feedback on project enhancements including improved sidewalks, multi-use pathways, buffer zone, greenspace and amenities, landscaping, as well as traffic and noise mitigations.

The Community Advisory Committee process contributed to the following key outcomes:

- Confirmed the development does not include a Templeton throughfare to Russ Baker Way
- Expanded buffer zone green space between the development and the community
- Removed access to the project site via Templeton Street

YVR is committed to considering community feedback in determining project requirements. Next steps will include:

- Reviewing feedback from community open houses and the feedback survey
- Developing project requirements
- Provide ongoing community updates including sharing the Consultation Summary Report with the individuals that have registered for project updates
- Establish future consultation opportunities after reviewing feedback from the survey to learn how the community would like to be involved as the project progresses.

If you have any questions or comments about the project, please contact [jody\\_armstrong@yvr.ca](mailto:jody_armstrong@yvr.ca).

## **5.2 Consultation Materials**

### ***Discussion Guide***

## Thank you for your interest in the proposed YVR Templeton Area Redevelopment Project

This consultation seeks input from Burkeville Community residents on a number of project measures and enhancements, including:

- Community connection improvements, including a new multi-use path and improved access to Sea Island Canada Line stations and other nearby destinations
- Buffer Zone
- Greenspace alteration and enhancements, including look and feel and permitted uses
- Potential Community Amenities
- Noise Management
- Traffic Management
- Environmental Considerations

**Please provide your input by May 14, 2018.**

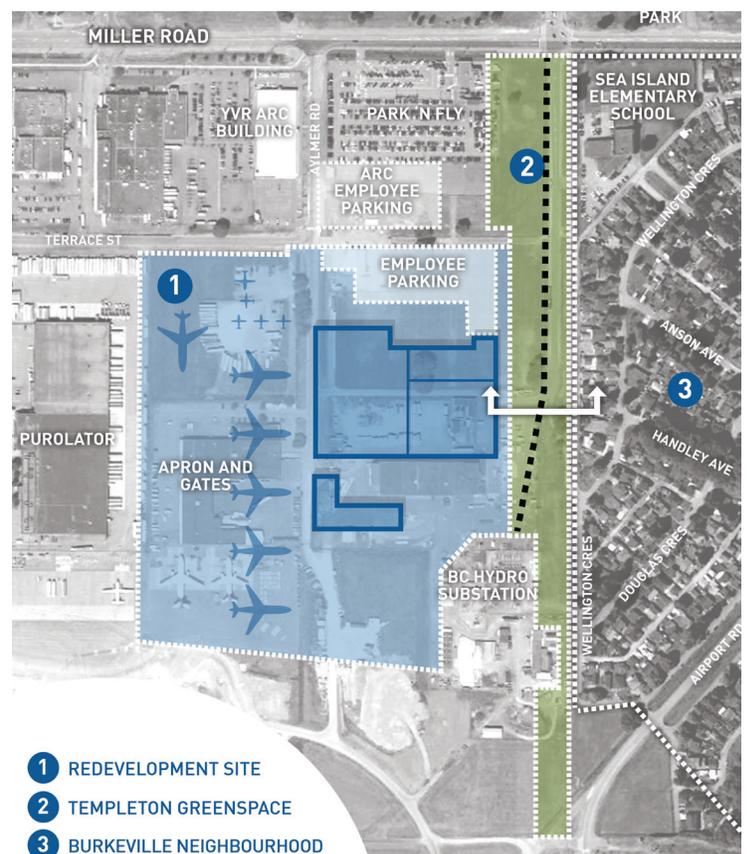
To provide your input, please review the display boards, ask questions of YVR and project staff, and complete a feedback form at this Open House or online at [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton). Thank you for helping us to make the project the best it can be.

## Project Overview

YVR is planning to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville, including construction of a cargo and logistics facility. Six potential sites were considered and evaluated based on rigorous evaluation criteria.

YVR selected the Templeton Area for this redevelopment because:

- The area is designated for Groundside Commercial and Airside land use under YVR's current and proposed Land Use Plan
- The site offers direct access for aircraft operations and vehicle access to the airfield while also providing ground access offering connectivity to the regional road network



PROPOSAL	PRELIMINARY PLANNING AND EARLY ENGAGEMENT				NEXT STEPS		
2015 - 2017	November 2017 – January 2018	January – March 2018	March 2018	Spring 2018 <b>WE ARE HERE</b>	Target Late Spring 2018	Target Fall/Winter 2018	2018/2019
<b>Project scope and development</b>  <b>Confirm development proposal meets Land Use Plan requirements</b>  <b>Conduct initial assessment</b>	Meeting and presentation to Sea Island Community Association  Feedback Survey to community  Share Consultation Summary Report with community	Community updates (email and mail)  Advisory Committee (three meetings)	Discuss Survey Feedback and Advisory Committee feedback with project proponent  Identify preliminary project enhancements  Outline project enhancement options for community Open House	Community Open Houses  Solicit Community Feedback on project enhancement opportunities  Feedback Survey	Share Consultation Summary Report with community  Community feedback considered and evaluated in relation to project plan and implemented where feasible	Plan submitted for final review and approval to advance to design stage	Project advances to design stage  Community Engagement on design plans (process to be defined)  Feedback Survey

**Engagement - Ongoing**

## Community Advisory Committee Process

In 2017, YVR invited residents to participate in a Community Advisory Committee as one process within the project engagement program to inform YVR about the importance of potential project effects, to help make a better project including preliminary input on potential enhancement measures.

YVR acknowledges and thanks the committee members for their assistance. Key outcomes from the Community Advisory Committee are outlined below. Now it's your turn! Please provide your input, to help us determine project requirements.

**Key Outcomes**

- 1 Confirmed the development does not include a Templeton thoroughfare to Russ Baker Way
- 2 Expanded buffer zone between development and the community
- 3 Removed access to the project site via Templeton Street

**136** COMMUNITY FEEDBACK SURVEYS RECEIVED

**50+** PEOPLE WANTED TO LEARN MORE ABOUT THE COMMITTEE

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**12** PEOPLE CONFIRMED AVAILABILITY FOR THE PROPOSED MEETING SCHEDULE

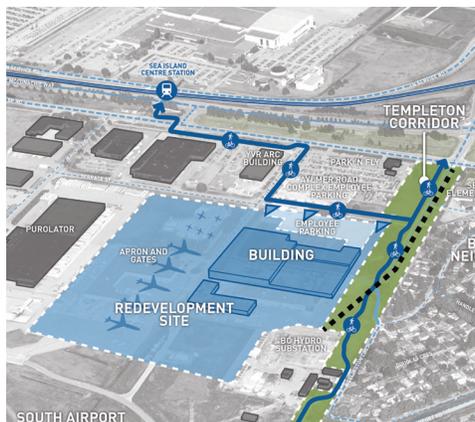
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**FIVE** BURKEVILLE RESIDENTS PARTICIPATED IN THREE MEETINGS

## Key Interest Topics

### COMMUNITY CONNECTIVITY

The project includes new, multi-use paths for pedestrians and cyclists along Templeton Street, Terrace Road and Aylmer Road, improving resident access to Sea Island Station. We're seeking input on landscaping, lighting and what other features might help make the paths safer, connected and enjoyable.



### ENVIRONMENTAL CONSIDERATIONS

YVR is committed to being a good neighbour, including implementing measures to protect air quality and personal safety, to manage noise, dust and water quality during construction and operation.



## GREENSPACE ALTERATION AND COMMUNITY AMENITIES

The redevelopment of the Templeton area provides an opportunity to enhance the area between the development and the community with greenspace that not only provides connectivity through multi-use pathways for walking and cycling but also with amenities that enrich the space. With feedback from the Advisory Committee, YVR worked with the proponent to refine the site plan to expand the proposed greenspace an additional 28 metres by adjusting the location and configuration of the building and operations on the development site.

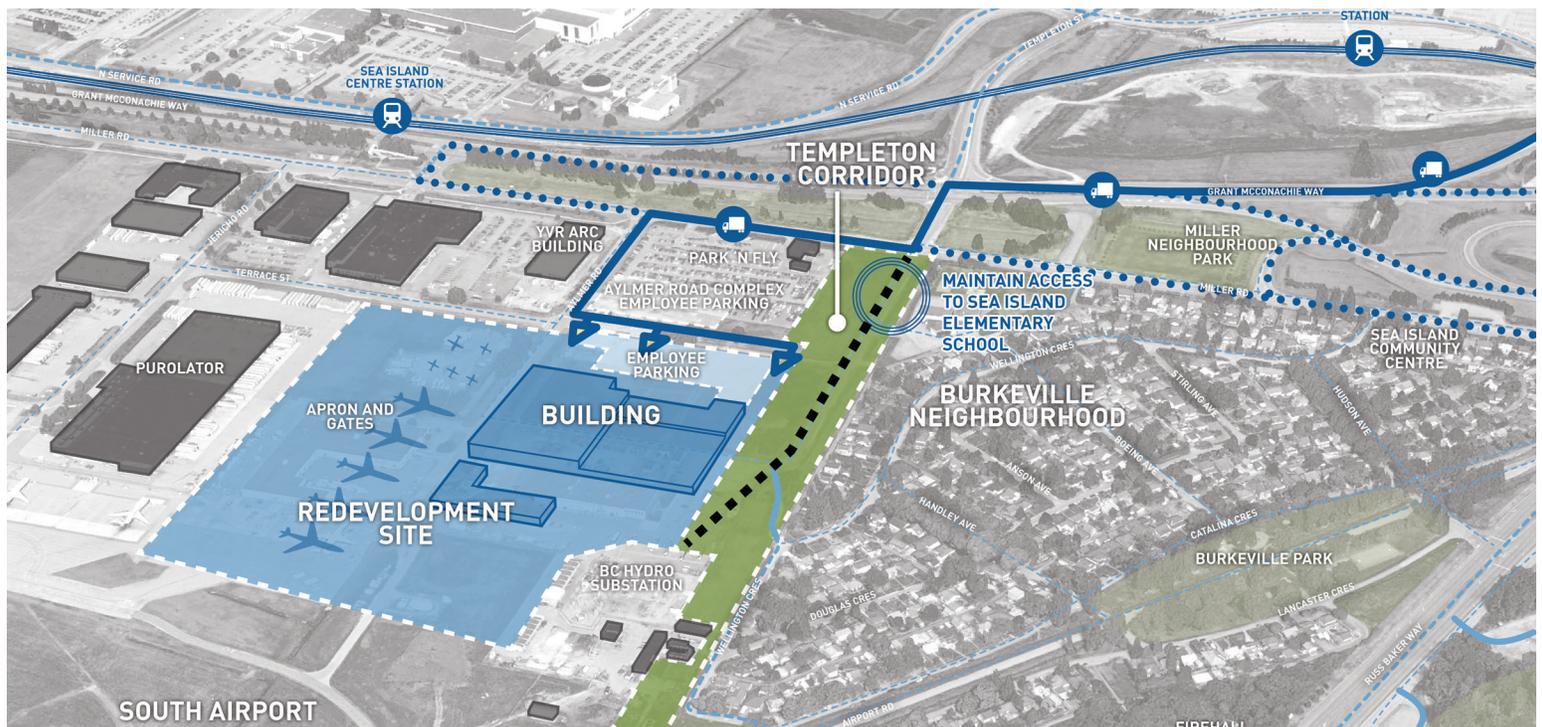


Now we're seeking community input on the look and feel of this space and how best to use this greenspace, with design ideas ranging from a natural woodland area to outdoor exercise equipment; and uses ranging from walking to sporting and picnic areas.



## TRAFFIC MANAGEMENT

Because the development is not anticipated to generate significant traffic volumes, studies indicate that it is not expected to generate noticeable increases in traffic overall. The project includes measures to minimize any impact to Templeton Street, including requiring employees, customers and trucks to be redirected to Aylmer Road. With feedback from the Advisory Committee, we have removed access to the project site via Templeton Street. YVR is also considering ways to further reduce traffic along the Templeton Corridor, including restricting access on Templeton Street south of Sea Island Elementary School, with gated access remaining for the B.C. Hydro Substation and YVR Wildlife Management Centre.



## NOISE MANAGEMENT

YVR is committed to minimizing noise effects from airport operations. While studies indicate that the development is not expected to significantly change noise levels, YVR is committed to incorporating noise management measures into the design of the facility, including noise barrier fencing, and operational and construction best practices designed to minimize noise.

Additional design work is required to determine the best location for the noise fencing. At this time, we are seeking input on preferences for the style of fencing and on noise management protocols.



## Additional Opportunities for Input

We value your participation and we are committed to engaging with you as the project progresses. We will continue to provide updates to the community. We want to learn how you want to stay involved in the conversation. We anticipate additional opportunities to offer feedback will take place later in 2018 and 2019 as we work to further refine plans for the greenspace, multi-use path, landscaping and amenities and as we work with the proponent on noise mitigations, construction management plans and design.

## Next Steps

YVR will consider community feedback in determining project requirements.

Next steps will include:

- Review feedback from the community open houses
- Share Consultation Summary Report with the community
- Develop project requirements
- Negotiate development agreement, subject to YVR board approval
- Provide ongoing community updates as planning continues
- Work on detailed design
- Continue community engagement on detailed designs as they are available

## Staying in Touch

**Please submit your feedback by Monday, May 14**

Submit online at: [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton)  
Submit in person at this open house

Visit YVR's project website for current information at: [yvr.ca/engagement/templeton](http://yvr.ca/engagement/templeton)

Sign up for e-updates by emailing: [community\\_relations@yvr.ca](mailto:community_relations@yvr.ca)

***Display Boards***

# About YVR

Vancouver International Airport (YVR) is Canada's second busiest airport. YVR plays a key role in driving economic benefits across British Columbia.

YVR HELPS FACILITATE

**\$16.5** BILLION IN ECONOMIC OUTPUT

**\$8.4** BILLION IN TOTAL GDP

**\$1.4** BILLION IN TOTAL GOVERNMENT REVENUE ACROSS B.C.

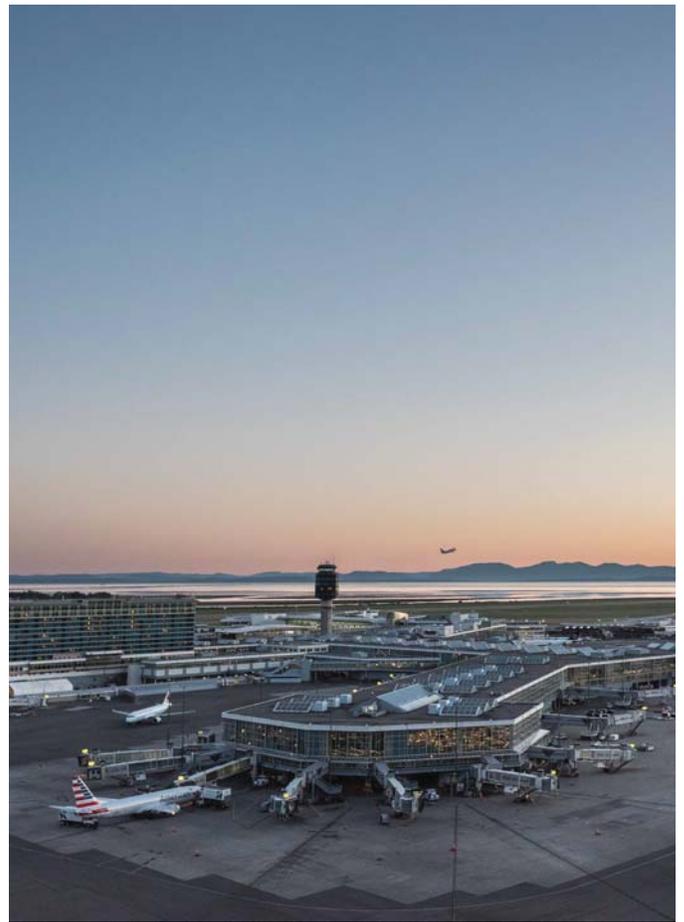
THE AIRPORT SUPPORTS

**24,000 JOBS** ON SEA ISLAND

AND MORE THAN **100,000 JOBS**

ACROSS THE PROVINCE through our operations and the facilitation of tourism and cargo, making YVR one of the largest employment hubs in the province

Vancouver is one of North America's leading transportation hubs. Our geographic location connects markets in Asia and the Americas with time and cost efficient transport options. As a gateway facility, it is important for YVR to support the rapidly growing needs of business in British Columbia and across the world.



# Project Overview

YVR is planning to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville. The redevelopment includes constructing a new cargo and logistics facility and an enhanced greenspace and community buffer zone. The proposed project is consistent with the current and proposed Land Use Plans.

YVR SELECTED THE TEMPLETON AREA FOR THIS REDEVELOPMENT BECAUSE THE SITE:



IS DESIGNATED FOR GROUND SIDE COMMERCIAL AND AIRSIDE LAND USE UNDER YVR'S LAND USE PLAN



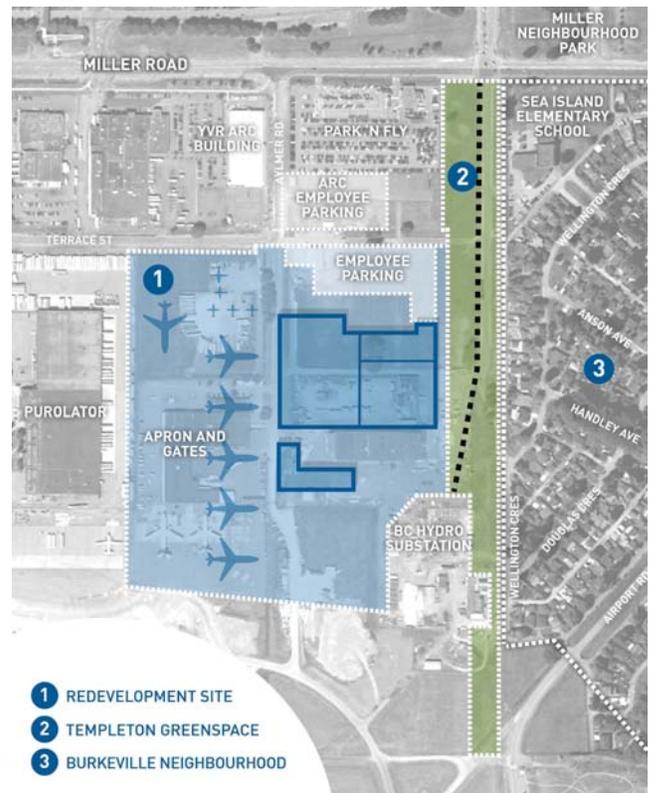
IS ECONOMICALLY FEASIBLE AND FITS WITHIN OUR LONG-TERM CAPITAL PLANNING



ALLOWS FOR LEAST OVERALL IMPACT TO GREENHOUSE GAS EMISSIONS DUE TO ITS PROXIMITY TO THE SOUTH RUNWAY AND THE BRIDGES CONNECTING SEA ISLAND TO VANCOUVER AND RICHMOND



HAS DIRECT ACCESS FOR AIRCRAFT OPERATIONS AND VEHICLE ACCESS TO THE AIRFIELD, THEREBY OFFERING THE GREATEST LOGISTICAL EFFICIENCIES FOR MOVING PEOPLE AND GOODS



- 1 REDEVELOPMENT SITE
- 2 TEMPLETON GREENSPACE
- 3 BURKEVILLE NEIGHBOURHOOD





# Planning Timeline

PROPOSAL	PRELIMINARY PLANNING AND EARLY ENGAGEMENT				NEXT STEPS		
2015 - 2017	November 2017 – January 2018	January – March 2018	March 2018	Spring 2018	Target Late Spring 2018	Target Fall/Winter 2018	2018/2019
<p><b>Project scope and development</b></p> <p>Confirm development proposal meets Land Use Plan requirements</p> <p>Conduct initial assessment</p>	<p>Meeting and presentation to Sea Island Community Association</p> <p>Feedback Survey to community</p> <p>Share Consultation Summary Report with community</p>	<p>Community updates (email and mail)</p> <p>Advisory Committee (three meetings)</p>	<p>Discuss Survey Feedback and Advisory Committee feedback with project proponent</p> <p>Identify preliminary project enhancements</p> <p>Outline project enhancement options for community Open House</p>	<p><b>WE ARE HERE</b></p> <p>Community Open Houses</p> <p>Solicit Community Feedback on project enhancement opportunities</p> <p>Feedback Survey</p>	<p>Share Consultation Summary Report with community</p> <p>Community feedback considered and evaluated in relation to project plan and implemented where feasible</p>	<p>Plan submitted for final review and approval to advance to design stage</p>	<p>Project advances to design stage</p> <p>Community Engagement on design plans (process to be defined)</p> <p>Feedback Survey</p>

Engagement—Ongoing

## HAVE YOUR SAY

We are inviting input on ways you'd like to stay involved via the feedback survey.

## KEY INTEREST

We understand many Burkeville residents have a strong desire to be involved and to provide input into this project moving forward. We want to hear from you on how best to involve the community.

# Community Advisory Committee

In November 2017, YVR invited survey respondents to participate in an advisory committee with representatives from the Sea Island residential community.

**136**

COMMUNITY FEEDBACK SURVEYS RECEIVED

**50+**

PEOPLE EXPRESSED INTEREST

**12**

PEOPLE CONFIRMED AVAILABILITY FOR THE PROPOSED MEETING SCHEDULE

Sea Island community executive nominated five people from the 12 to participate

**FIVE**

BURKEVILLE RESIDENTS PARTICIPATED IN THREE MEETINGS

## KEY INTEREST

We understand some residents were disappointed they were not selected for the Community Advisory Committee.

Project updates were provided via yvr.ca and meeting summaries were emailed following each meeting to all community members that signed up to receive updates.

The role of the committee was to:

- Inform YVR about the importance of potential project effects
- Provide preliminary input on potential enhancements
- Provide feedback on draft consultation materials
- It was not a decision making body

THE COMMITTEE DROVE THE FOLLOWING KEY OUTCOMES :

**1**

CONFIRMED THE DEVELOPMENT DOES NOT INCLUDE A TEMPLETON THOROUGHFARE TO RUSS BAKER WAY

**2**

EXPANDED BUFFER ZONE BETWEEN THE DEVELOPMENT AND THE COMMUNITY

**3**

REMOVED ACCESS TO THE PROJECT SITE VIA TEMPLETON STREET

“

## HAVE YOUR SAY

We are inviting input regarding the selection process for a potential future advisory committee via the feedback survey.

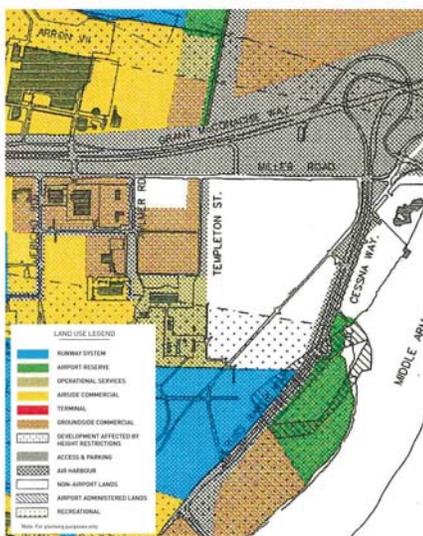
”



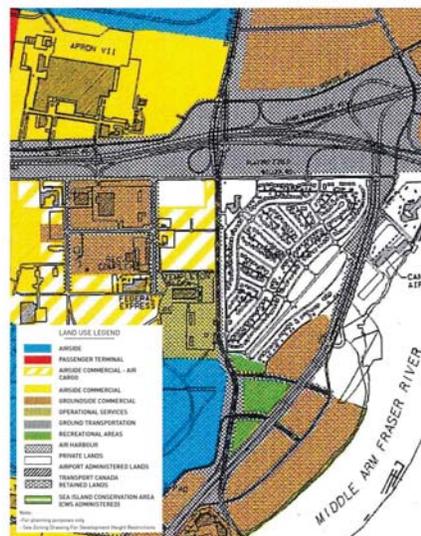
# YVR Land Use Plans

We update our Land Use Plan every 10 years for submission and approval from the Federal Minister of Transport. Land Use Plans guide all infrastructure and development initiatives at the airport.

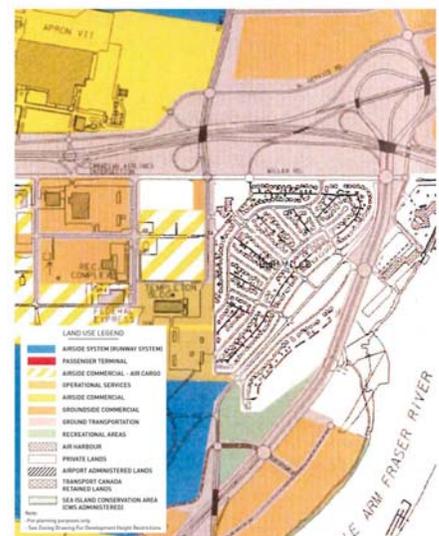
1989 LAND USE PLAN



1995 LAND USE PLAN



2001 LAND USE PLAN

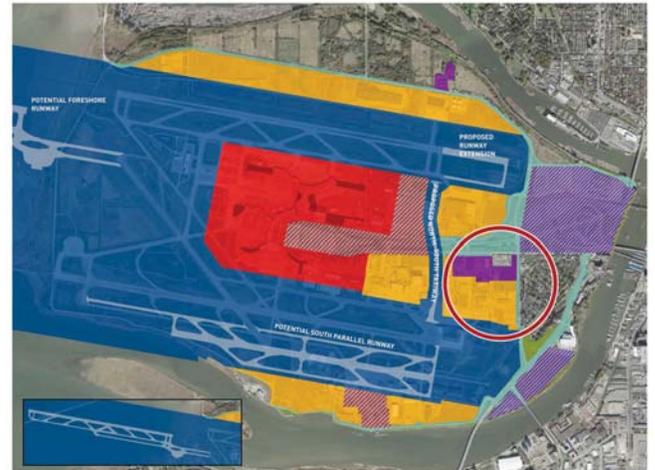


# YVR Land Use Plans

## CURRENT LAND USE PLAN



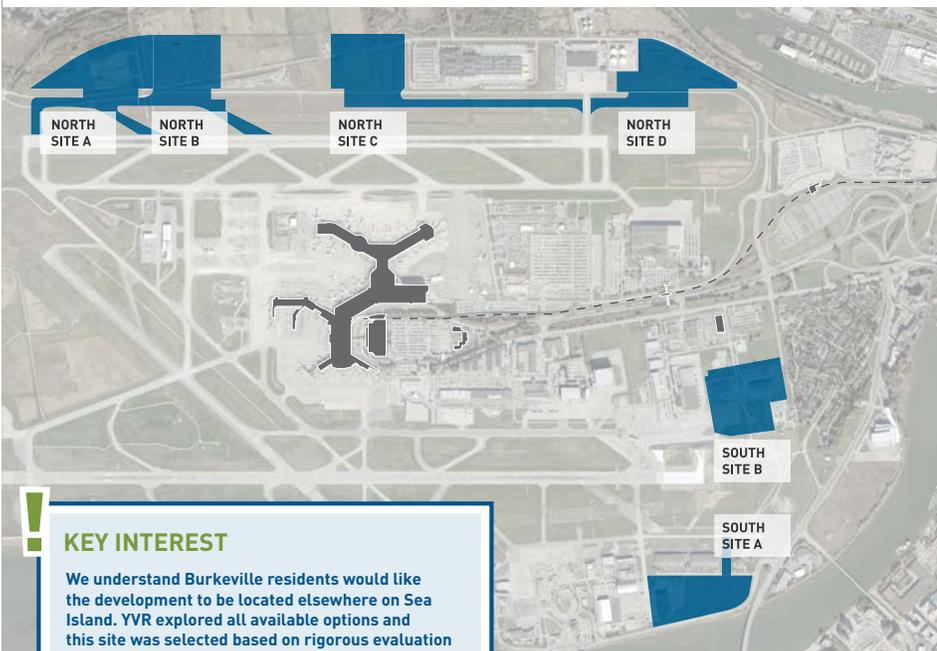
## PROPOSED LAND USE PLAN (PENDING FEDERAL MINISTER APPROVAL)



YVR recognizes that Sea Island holds historical and cultural significance to Musqueam and that recorded and unrecorded heritage resources are present.



# Site Selection



YVR evaluated six potential sites for the proposed redevelopment.

**North A:** Eliminated due to interference with critical navigational instruments (aircraft landing systems and radar).

**North B:** Eliminated due to building height restrictions and interference with critical navigational instruments (aircraft landing systems and radar).

**North C:** Eliminated due to building height restrictions and airside infrastructure investment being cost-prohibitive for limited use.

**North D:** Eliminated due to building height restrictions.

**South A:** Eliminated due site sizing constraints (too small).

**South B:** Selected as preferred location as it scored the highest in almost all criteria.

### KEY INTEREST

We understand Burkeville residents would like the development to be located elsewhere on Sea Island. YVR explored all available options and this site was selected based on rigorous evaluation criteria, including operational effectiveness, existing permitted use, minimal environmental impacts and manageable community impacts.



# Noise Assessment

YVR is committed to minimizing noise effects from airport operations where possible. YVR commissioned noise studies to investigate the potential changes to noise levels from the proposed redevelopment.

THE STUDIES FOUND THERE WOULD BE NO SIGNIFICANT CHANGE TO CURRENT NOISE LEVELS, PRIMARILY BECAUSE:

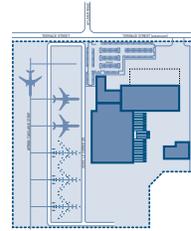
 <p>LAND USE IS CONSISTENT WITH CURRENT OPERATIONS</p>	 <p>AIRCRAFT PLANNED TO BE LOCATED ON THE WEST SIDE OF THE FACILITY, WITH ENGINES DIRECTED TO THE WEST</p>	 <p>ADDITIONAL NOISE BARRIERS SUCH AS NOISE FENCING WILL BE INSTALLED</p>
 <p>SMALLER VEHICLES WILL UNLOAD INSIDE THE BUILDING INSTEAD OF OUTDOOR LOADING BAYS</p>	 <p>ALL TRAFFIC (TRUCKS, EMPLOYEES AND CUSTOMERS) WILL ACCESS THE SITE FROM AYLMER ROAD</p>	 <p>EMPLOYMENT OF OPERATIONAL BEST PRACTICES TO FURTHER LIMIT NOISE</p>

Site refinements (see images) have been made to further limit any potential noise effects, including incorporating Advisory Committee suggestions to widen the buffer zone and remove access from Templeton Street.

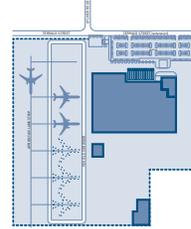
YVR will commission an updated noise study once designs are finalized, including the location of noise barrier fencing. YVR intends to locate any mitigation measures where they will have the greatest noise reduction benefit.



ORIGINAL STUDY (2017)

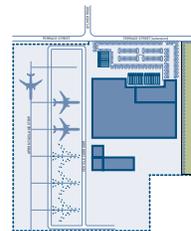


OPINION LETTER (EARLY 2018)



Building adjustments / Truck routing adjustments / Opinion letter noted new design likely decreases noise

REFINED LAYOUT (CURRENT)



Wider buffer zone / All traffic access from Aylmer Road / Additional building adjustments

# Noise Management



Sources of noise will include:

**DURING CONSTRUCTION**

- Construction trucks and equipment
- Building demolition and removal
- Building Construction

**DURING OPERATION**

- Aircraft
- Cargo trucks
- Employee and visitor vehicles
- Loading and unloading activity
- Rooftop mechanical equipment



Potential noise management measures are:

**DURING CONSTRUCTION**

- Limited hours of operation for noisy work
- Advance notification to residents
- Direct contact to reach for noise concerns
- Designated construction vehicle routes
- Explore potential of alternative back-up beepers

**DURING OPERATION**

- Noise fencing located where greatest noise reduction benefits are achieved
- Aircraft Ground Power Units (electric)
- Keep loading bays closed if not in use
- Site access restricted to Aylmer Road
- Explore potential of alternative back-up beepers
- Appropriate rooftop equipment acoustical treatment

Study Area Boundary with Proposed Schematic Overlay



**HAVE YOUR SAY**  
We are inviting feedback on noise mitigation options via the feedback survey

**KEY INTEREST**  
We understand minimizing noise effects from current and future airport operations is important to the community. We are working to ensure that effective site design and noise attenuation measures are considered.



# Environment Considerations



YVR conducts environmental reviews of all proposed projects to identify potential environmental and social impacts.



Where potential impacts are identified, mitigation measures will be developed to minimize or avoid the effects.



YVR also regularly monitors projects to ensure mitigation efforts are implemented.

Areas that are assessed include:

- Fish & Wildlife Habitat
- Water Quality
- Air Quality
- Contaminated Sites
- First Nations
- Archaeology
- Spill Response
- Land Use

In addition to environmental reviews and monitoring, YVR conducts sustainability assessments for new operations and facilities through comprehensive sustainability matrix to rate each option based on specific criteria identified in the areas of social, governance, economic and environment

Project planning has also considered the following bio-physical and community health interests

## INTEREST AREA

## POTENTIAL MANAGEMENT MEASURES



**AIR QUALITY:** The project is expected to have a negligible increase in truck traffic during operation but will result in increased traffic during construction and has the potential to increase customer traffic during operations

- Dust mitigation watering during construction
- Minimize truck traffic through operational planning and enforcement
- Encourage employees and customers to take transit
- Monitor air quality during and after construction
- Connect aircraft to electrical and HVAC services, reducing fuel burn, idling and greenhouse gas emissions



**GROUNDWATER:** The Templeton Area has a long history of commercial and industrial land use. Groundwater is within acceptable standards but is not considered potable (drinking) water due to the Sea Island water table.

- Ensure development meets current standards for water capture and treatment
- Plant filtering grasses in swales that naturally treat road runoff
- Continue water testing and treatment practices



**PERSONAL SAFETY:** For people walking alone and general community security

- Ensure trees and other landscaping measures are designed to current standards
- Avoid creating dark areas where people can loiter
- Maintain a buffer between Burkeville and any new multi-use pathways to discourage mischievous visitors



**NOISE EXPOSURE:** From construction and operations

- Monitor post-project noise levels over a period of at least two years
- A variety of noise mitigation measures are proposed. See Noise Assessment and Noise Management display boards



# Traffic Management

A high-level Traffic Assessment was conducted to determine current and future conditions with and without the proposed redevelopment, which found that:

PEAK HOUR TRAFFIC VOLUMES ON TEMPLETON STREET AT MILLER ROAD ARE LOW TODAY AND MUCH LOWER THAN WHEN TEMPLETON BUILDING WAS OCCUPIED

BY 2024, TRAFFIC VOLUMES ON MILLER ROAD WILL GROW BY ABOUT

**20%**

COMPARED TO 2011, DUE TO GENERAL GROWTH AT THE AIRPORT



THE TEMPLETON REDEVELOPMENT WILL GENERATE AN ADDITIONAL

**30**

VEHICLES / HOUR (PEAK PERIOD) PRIMARILY EMPLOYEES AND CUSTOMERS

REQUIRING EMPLOYEES, CUSTOMERS AND TRUCKS TO USE AYLMER ROAD WOULD REDIRECT AS MANY AS

**11 VEHICLES**

THAT OTHERWISE WOULD HAVE USED TEMPLETON STREET

THIS WOULD MEAN A TOTAL INCREASE OF UP TO SIX CARS PER HOUR ON TEMPLETON STREET

With feedback from the Advisory Committee, we have removed access to the project site via Templeton Street. YVR is also considering ways to further reduce traffic along the Templeton Corridor, including:

- Closing Templeton Street south of Sea Island Elementary School, with gated access remaining for the B.C. Hydro Substation and YVR Wildlife Management Centre

**HAVE YOUR SAY**

We are inviting feedback on Templeton Street usage via the feedback survey.



**LEGEND**

- Templeton Corridor
- Redevelopment Site
- Building Footprint
- Public Park/Greenspace
- Canada Line
- Existing Trails (off-road)
- Existing Cycling (on-road)
- Proposed Multi-use Path
- Access Road

## KEY INTEREST

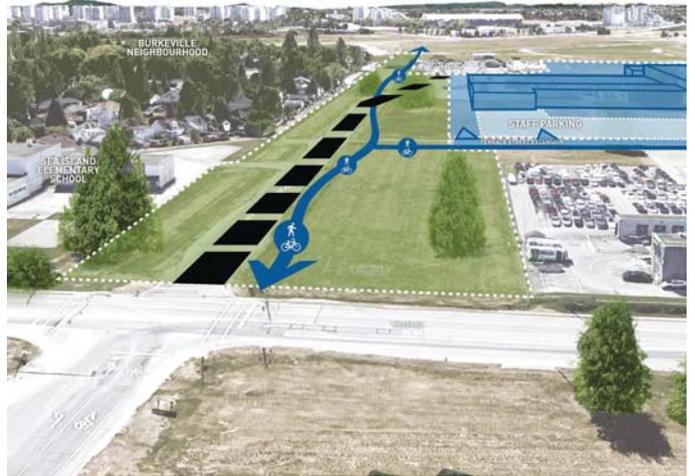
We understand residents are concerned about increased traffic impacts on Templeton Street, and the potential for Templeton to become a thoroughfare to Russ Baker Way. With feedback from the Advisory Committee, we are limiting access to the proposed development and exploring options to further restrict usage of Templeton Street.



# Perspectives

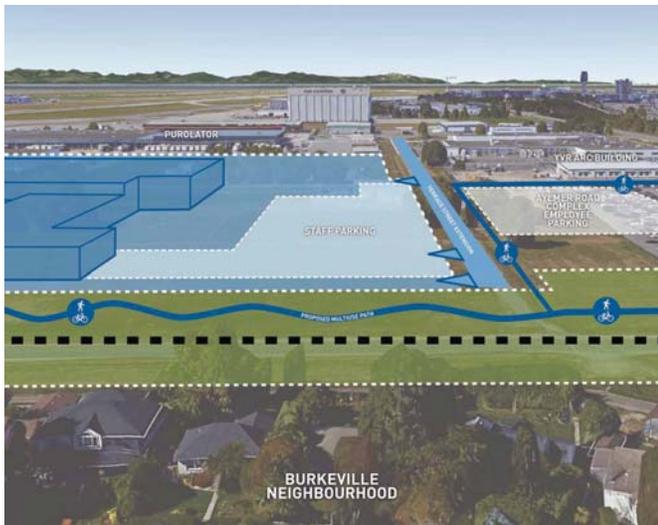


SITE VIEW FROM WELLINGTON CRESCENT, LOOKING WEST



SITE VIEW FROM GRANT McCONACHIE WAY, LOOKING SOUTH

# Perspectives



AERIAL SITE VIEW FROM BURKEVILLE, LOOKING WEST



AERIAL SITE VIEW FROM SOUTH, LOOKING NORTH

# Greenspace & Proposed Buffer Zone

The project includes a proposed 66–81 metre buffer zone between Burkeville and the project site, “the Templeton Corridor”.

The Templeton Corridor was developed in response to input from the Advisory Committee, specifically to:

- Address community concerns that the project would open Templeton Street to Russ Baker Way
- Limit traffic on Templeton Street, for safety and community livability
- Maximize the buffer between Burkeville and the operation

THE BUFFER ZONE WILL INCLUDE GREENSPACE AND A MULTI-USE PATH FOR RECREATION, COMMUNITY ENJOYMENT AND IMPROVED ACCESS TO CANADA LINE

## GREENSPACE AREA



**HAVE YOUR SAY**  
We are inviting feedback on the future design for the green buffer via the feedback survey.

**KEY INTEREST**  
We understand greenspace is important to Burkeville. With feedback from the advisory committee, we adjusted the proposed design to maximize the size of the greenspace buffer zone between Burkeville and the site boundary.



# Trees and Landscaping

Tree considerations include efforts to retain, relocate and replace trees that may be impacted by the redevelopment. The proposed plan includes more trees than there are today and landscaped areas within the development and in the buffer zone. YVR will select trees and landscaping based on our wildlife and sustainability principles and objectives.

- **Visual Quality:** filter views of parking areas and commercial buildings
- **Resilience:** plant native species which are drought tolerant
- **Safety:** preserve travel sight-lines, avoid visual obstructions and avoid attracting birds to flight operations
- **Collaboration:** with communities and other partners to improve aesthetic, safety and storm-water management and achieve a high environmental standard.



**HAVE YOUR SAY**  
We are inviting feedback on landscape and vegetation options via the feedback survey.

**KEY INTEREST**  
We understand that landscaping and trees are important considerations for the lands adjacent to Burkeville. We are working with a Landscape Architect to ensure trees and vegetation are prominent in the project design.



# Community Connectivity

The proposed project includes a new multi-use path (for pedestrians and cyclists) along Templeton Street, Terrace Road and Aylmer Road.

THE NEW PATH WILL:

- IMPROVE ACCESS TO CANADA LINE
- ELIMINATE DETOURS AND CREATE A MORE DIRECT AND INVITING ROUTE
- ENHANCE COMMUNITY CONNECTIVITY TO GREENSPACE AND EXISTING TRAIL NETWORKS IN AND AROUND SEA ISLAND AND BROADER RICHMOND

THE NEW PATH WILL BE DESIGNED FOR SAFETY, COMFORT AND CONVENIENCE, INCLUDING:

- SEPARATED FROM TRAFFIC BY TREES, PROVIDING A SAFER, MORE PLEASANT EXPERIENCE, WHETHER COMMUTING OR RECREATING
- PEDESTRIAN SAFETY, LINES OF SIGHT AND NIGHT TIME USE WILL BE CONSIDERED



**HAVE YOUR SAY**

We are inviting input on path features and design via the feedback survey.

**KEY INTEREST**

We understand access to trails and cycling paths is fundamental to residents' enjoyment of the area and there is a desire to improve connectivity to Canada Line and Richmond trail networks. We are committed to enhancing connectivity through the addition of a new multi-use path.

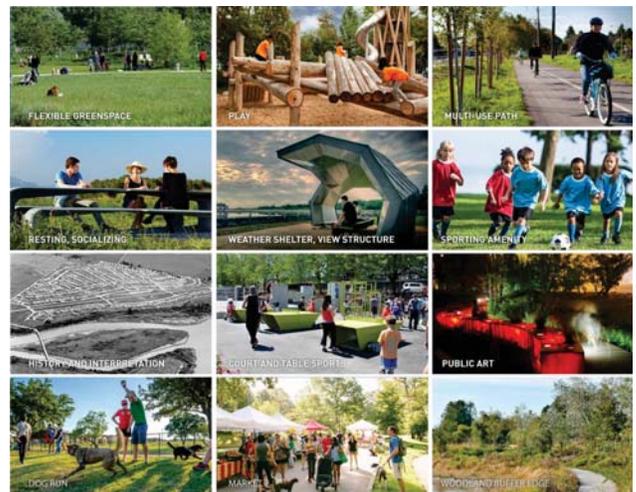


# Amenities & Experience

The redevelopment of the Templeton area provides an opportunity to enhance the area between the development and the community with greenspace that not only provides connectivity through multi-use pathways for walking and cycling but also with amenities that enrich the space. We are engaging with you to develop a vision by identifying preferred uses and potential options that could be integrated into the project plan.

Potential ideas include:

- Flexible green space
- Dog park/run
- Playground, play areas
- View structure, weather shelter
- Sports courts (i.e. volleyball, bocce ball, ping pong)
- Public art
- Seating, bike racks
- Picnic area
- Chess
- Outdoor exercise equipment
- Sporting fields



**HAVE YOUR SAY**

We are inviting input on amenities and preferred use for the new greenspace buffer via the feedback survey.

**KEY INTEREST**

We understand that Burkeville residents and other local visitors have many preferred uses for the existing greenspace, including: walking, dog walking, sporting and other recreational uses. We are committed to ensuring those preferences remain available in the revised greenspace area.



# Next Steps

YVR will consider community feedback in determining project requirements. Next steps will include:



REVIEW FEEDBACK FROM  
COMMUNITY OPEN HOUSES



DEVELOP PROJECT  
REQUIREMENTS



PROVIDE ONGOING  
COMMUNITY UPDATES AS  
PLANNING CONTINUES



CONDUCT ADDITIONAL  
CONSULTATION ON  
DETAILED DESIGNS AS  
THEY ARE AVAILABLE

We value your participation and we are committed to engaging with you moving forward. We will continue to provide updates to the community through our website and social channels including survey results.

Questions? Additional comments?  
Email us at [community\\_relations@yvr.ca](mailto:community_relations@yvr.ca)



## HAVE YOUR SAY

For more information, and to complete the survey online, please visit the project webpage at [yvr.ca/engagement/Templeton](http://yvr.ca/engagement/Templeton).

We look forward to receiving your survey feedback – please complete the survey by May 14, 2018.



***Feedback Form***

*Print Version*

## YVR Templeton Area Redevelopment Project

# COMMUNITY ENGAGEMENT FEEDBACK SURVEY April/May 2018

Vancouver International Airport (YVR) is planning to redevelop approximately 44 acres of land in the Templeton Area, adjacent to Burkeville. The redevelopment is consistent with YVR's Land Use Plan and includes constructing a cargo and logistics facility, enhanced greenspace and community buffer zone, new multi-use path connections and measures to minimize effects of the redevelopment for nearby residents.

This survey seeks input from Sea Island residents on interest in potential mitigation and enhancement measures and identifies how residents would like to be informed as project planning continues. **Please review the consultation materials and share your thoughts to help us understand community priorities and develop appropriate project requirements for the future redevelopment of the Templeton area.** The survey will take about 10 minutes to complete.

### General Use

1. Do you live in Burkeville?

YES

NO

2. How do you currently experience the Templeton area? *Check all that apply.*

To access Templeton Canada Line Station

Running/cycling route

To access Sea Island Canada Line Station

Other [specify] \_\_\_\_\_

To access the airport

Do not access

To access playing fields or green space in the area

3. How do you usually access these lands? *Check all that apply.*

Walk

Carpool

Bike

Car-share

Personal vehicle

Other [specify] \_\_\_\_\_

Taxi

	Every day	Weekends only	Weekdays only	Once in a while	Never
4. How frequently do you use Templeton Street by car?	<input type="checkbox"/>				
5. How frequently do you use Templeton Street walking or cycling?	<input type="checkbox"/>				
6. How often do you turn left on Miller Road onto Templeton Street?	<input type="checkbox"/>				
7. How often do you access Sea Island Elementary School from Templeton?	<input type="checkbox"/>				

## Community Connections

8. How important to you are each of the following potential features of the multi-use path?	Extremely Important	Very Important	Moderately Important	Slightly Important	Not at all Important
a. Connectivity to Burkeville Community	<input type="checkbox"/>				
b. Pedestrian-scale lighting, allowing nighttime use while minimizing light pollution	<input type="checkbox"/>				
c. Tree cover to provide shade from the elements	<input type="checkbox"/>				
d. Universal accessibility through use of hard surfaces/pavement	<input type="checkbox"/>				
e. Artistic surface designs	<input type="checkbox"/>				
f. Measures to promote safety	<input type="checkbox"/>				

9. What other suggestions do you have for the multi-use paths?

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## Green Space Amenities

10. How important to you are each of the following potential uses for the proposed greenspace?	Extremely Important	Very Important	Moderately Important	Slightly Important	Not at all Important
a. Flexible green space	<input type="checkbox"/>				
b. Dog park/run	<input type="checkbox"/>				
c. Playground, play areas	<input type="checkbox"/>				
d. Sports courts (e.g. volleyball, bocce ball, ping pong)	<input type="checkbox"/>				
e. Public art	<input type="checkbox"/>				
f. Seating, bike racks	<input type="checkbox"/>				
g. Picnic area	<input type="checkbox"/>				
h. Chess games	<input type="checkbox"/>				
i. Outdoor exercise equipment	<input type="checkbox"/>				
j. Sporting fields	<input type="checkbox"/>				

11. What other suggestions for greenspace amenities would you like YVR to consider?

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## Noise Management

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12. What noise management practices are most important to you? *Check all that apply.*

- Use quiet equipment whenever possible
- Maintain equipment to minimize noise levels
- Use broad band or other low impact backup alarms on equipment where permitted
- Limited hours of work during construction
- Advance notification to residents when noisy work is required
- Hotline to call for noise concerns during construction (separate from YVR's general noise line)
- Designated construction vehicle routes
- Noise fencing to minimize noise levels from operations
- Incorporate engine start boxes to minimize noise levels from operations
- Keep loading bays closed if not in use
- Site access from Alymer Road

13. Assuming they are all equally effective, which style of noise fencing do you prefer? *Check only one.*

- Natural tree plantings or green wall fence
- Wooden fence
- Textured concrete fence
- Other, specify: \_\_\_\_\_

14. Research shows that noise barriers are generally most effective when placed closest to the source of noise. However, noise barriers also can be used as visual barriers and property fencing, where they are typically located at the property line. For this redevelopment, which would you prefer? *Check only one.*

- Noise barrier at the eastern edge of the property line, with limited vegetation
- Noise barrier further west where the planes are located, with regular fencing at the property line and more room for vegetation

## Traffic Management

15. Do you support YVR's plans to explore options to restrict use of Templeton Street to only Sea Island Elementary, BC Hydro substation and YVR Wildlife Centre traffic? This would mean all truck and employee traffic for new development would access from Aylmer Road. *Check only one.*

- Yes
- No
- Maybe—need more information

16. What questions or concerns do you have about YVR's plans for restricted access?

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## Green Space Management

17. How important to you are each of the following proposed principles for landscaping in the buffer zone?	Extremely Important	Very Important	Moderately Important	Slightly Important	Not at all Important
a. Connectivity	<input type="checkbox"/>				
b. Visual Quality	<input type="checkbox"/>				
c. Resilience	<input type="checkbox"/>				
d. Safety	<input type="checkbox"/>				
e. Collaboration	<input type="checkbox"/>				

18. What style of vegetation would you prefer in the Buffer Zone? *Check only one.*

- Dense vegetation with less open space
- Lots of open space, with less vegetation
- A balance of vegetation and open space

19. Do you have preferences for types of trees and landscaping? *Note: For the safety of flight operations, YVR requires that all trees and landscaping be drought tolerant, native species that do not attract migratory birds.*

- Evergreen trees (Pine, Fir, Cedar)
- Filtering grasses (Miscanthus, Sedge, Fescues, Dune Grass (plus pollinator perennials))
- Shrubs with ground cover (Oregon Grape, Currant, Huckleberry, Dogwood, Hardhack, Shrubby Rose)
- Woodland habitat trees (Willow, Aspen, Birch, Serviceberry, Hawthorn, Maples)

## Ongoing Community Engagement

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20. YVR created a Community Advisory Committee to assist the project team in preparation for this community consultation. If YVR extended the mandate of the Advisory Committee to continue through project planning and implementation, would you be interested in participating. *Check only one.*

- No thanks, I am not interested
- Yes, I am interested

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

21. How do you think committee members should be selected? *Check only one.*

- Expand the scope of the Sea Island Community Association Executive to also serve as the Advisory Committee for this project
- Committee members should be elected from within the community at Sea Island Community Association meeting
- Prospective committee members should apply to YVR, expressing their interest and qualifications to participate and YVR should select
- Prospective committee members should apply to YVR, expressing their interest and qualifications to participate and the SICA executive should select
- Random draw of applications from interested Sea Island Community individuals
- Other, specify: \_\_\_\_\_

22. YVR used a variety of tools to inform the community about the potential redevelopment. Which of the following were you aware of? *Check all that apply.*

- |  |  |
|--|--|
| <input type="checkbox"/> Presentation at SICA meeting in November 2017 | <input type="checkbox"/> Postcard delivery to homes  |
| <input type="checkbox"/> Updates on SICA Facebook page                 | <input type="checkbox"/> E-updates to subscribers    |
| <input type="checkbox"/> Article in the SICA newsletter                | <input type="checkbox"/> Response to incoming emails |
| <input type="checkbox"/> Advertisement in the Richmond News            | <input type="checkbox"/> This Open House             |
| <input type="checkbox"/> Updates on the YVR website                    | <input type="checkbox"/> None of the above           |

23. How effective did you find each of these tools?	Extremely Effective	Very Effective	Moderately Effective	Slightly Effective	Not at all Effective	Did not use
a. Presentation at SICA meeting in November 2017	<input type="checkbox"/>					
b. Updates on SICA Facebook page	<input type="checkbox"/>					
c. Article in the SICA newsletter	<input type="checkbox"/>					
d. Advertisement in the Richmond News	<input type="checkbox"/>					
e. Updates on YVR website	<input type="checkbox"/>					
f. Postcard delivery to homes	<input type="checkbox"/>					
g. E-updates to subscribers	<input type="checkbox"/>					
h. Response to incoming emails	<input type="checkbox"/>					
i. This Open House	<input type="checkbox"/>					

24. How else would you like to **provide input** as planning continues? *Check all that apply.*

- Open houses (drop-in style sessions with display boards and a chance to speak with the project team one-to-one)
- Survey
- Email
- Design charrette (longer meetings with presentations and facilitated discussion sessions)
- Discussions at scheduled Sea Island Community Association meetings
- Other, specify: \_\_\_\_\_

25. How else would you like to be informed as planning continues? *Check all that apply.*

- Updates on SICA Facebook page
- Article in the SICA newsletter
- Advertisement in the Richmond News
- Written updates on the YVR website
- Video updates available through the YVR website
- Postcard mailer
- E-updates to subscribers
- Response to incoming emails
- Other, specify: \_\_\_\_\_

26. Additional comments about the project

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27. Would you like sign up to receive email updates from YVR about the Templeton Area Redevelopment Project?

*Check only one.*

- Yes, please send me emails. Name: \_\_\_\_\_ Email: \_\_\_\_\_
- No, I am not interested.
- I've already signed up.

## THANK YOU FOR TAKING OUR SURVEY.

Your input is valuable and will be used as we move toward the next phase of our planning.

Additional questions, comments and concerns can be sent to [community\\_relations@yvr.ca](mailto:community_relations@yvr.ca) or 604.276.6772.



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