



Templeton Area Redevelopment Update December 2, 2020 Community Online Meeting Summary

On December 2, 2020, YVR hosted an online community information meeting with Burkeville residents to share the results of our recent community survey, provide an update on project construction activities, and discuss additional construction mitigation measures.

The meeting was hosted on Zoom. President and CEO Tamara Vrooman provided opening remarks, followed by short presentations by project and Community Relations staff, and a discussion session moderated by an independent facilitator. The accompanying presentation is available on the project website. Between 44 and 48 community members attended throughout the 90-minute session. For privacy reasons, participants had the option to ask their questions in writing through the facilitator using the chat feature or to raise their hand and speak directly. Most participants opted to use the chat feature.

Key themes of the discussion were as follows:

- **Design:** questions and suggestions about plans for the greenspace areas, the Terrace Road extension, and the future intersection at Miller and Aylmer Road; questions about specific dimensions of greenspace and the dense tree buffer; requests for clarification on the number of vehicles that will use the service road and why it cannot be combined with the multi-use path; requests for a noise wall/living wall as part of the future development; requests for more information about lights and fencing; and requests to scale back the social commons amenities to limit gathering that would generate noise.
- **Construction:** feedback on noise levels; one complaint about the effectiveness of the noise blankets and one request to extend them further to the south; concerns about potential damage from vibration and one request for compensation; concerns about flooding; and comments on the effectiveness of the weekly updates, with general support for shorter, weekly updates as well as more frequent updates when noisy work is expected.
- **Future development and operation:** requests for more information about the future tenant and related operations, including orientation of planes and access to/use of the Terrace Street extension; questions about soil conditions and dust from preload during construction; and questions about security and loitering in the greenspace.

In response to community feedback, YVR will:

- Post the engagement summary report and detailed Q&A from the December 2 meeting in the coming weeks
- Update the project website with a revised site plan and cross-section, information about lighting and fencing, and information about how community input has helped influence the design
- Extend noise blankets further south and continue to monitor noise and vibration levels
- Continue to provide weekly construction updates, and advise of significant milestones or periods of planned noisy work as needed
- Cancel plans for benches, picnic tables and bike racks in the social commons as a means to limit gathering in the area

- Work with the City of Richmond to consider potential traffic calming options along Airport Road

We appreciate the time that members of the community took to complete our recent survey and to join us on December 2. We will respond individually to Wellington Crescent residents who responded to our Wellington survey and we welcome additional questions and comments from everyone in Burkeville throughout construction.

Following is a more detailed summary of the key themes discussed during the session along with YVR’s response. A detailed report of specific questions and YVR’s response is being prepared by the meeting facilitator and will be released as soon as it is available.

Theme	Response
DESIGN	
Plans for greenspace areas; potential to designate fields for specific use	YVR will post current design plans to the project website. Generally, the northern portion of the site will be multipurpose open fields which are suitable for a variety of recreation uses, and the area south of the social commons will be a combination of landscaped paths, bioswales and a dense tree buffer between the community and the future development.
Requests for specific dimensions within the corridor	YVR will post current design plans illustrating usage allocation within the 60m-wide buffer that runs parallel to Wellington Crescent. Generally, the area includes tree buffer/natural park with gravel paths (35-37 m) at the edge of the future development, service road (6m), paved multi-use path (3.75 m), and community greenspace (14-16 m) between the service road and Burkeville.
Future noise wall/living wall	YVR is committed to considering additional noise mitigation measures as part of the future development, once plans are sufficiently advanced. This will include additional community engagement.
Size/height of the tree buffer	Trees will be 3-4 metres tall on planting and will grow quickly, reaching substantial height within about five years (refer to updated cross section in the presentation). To create a denser tree buffer at the edge of the development, the original planting plan has been modified.
Rationale for having a multi-use path and a separate service road – several suggestions to combine them, creating more greenspace	YVR requires a service road for operational vehicles to access its wildlife management offices and facilities. For safety and operational efficiency reasons, it is not appropriate for these vehicles to use the multi-use path used by pedestrians and cyclists. The service road will be as narrow as safely possible – narrower than the previous Templeton Road.

Theme	Response
Mixed response to social commons options	In response to community concerns about noise and loitering in the social commons area, YVR will complete the corridor without the proposed benches, picnic tables and bike racks that had been planned for this area. These amenities can be added back later should the community decide these features are desirable.
Lighting plan for the service road and multi-use path	LED lights will be used to minimize over-spill and glare. YVR will share information about the lighting design and how our studies show that LED technology provides effective directional illumination where needed while minimizing spillover light and glare.
Design for the fence adjacent to Burkeville	YVR has identified two potential options. As the fence is City of Richmond property, YVR will confirm with the City the acceptability of these options and then consult with the community on their preferred option prior to making a final decision.
Will there be a flashing pedestrian crossing at the intersection of Aylmer and Miller Road as part of the multi-use path upgrade?	The intersection will have a full traffic light, with a pedestrian-activated signal to cross Aylmer Road.
Suggestion for the new multi-use path to include a cycling or footbridge from MacDonal beach to the base of the Vancouver greenway, allowing cyclists to move safely from Kits all the way Steveston.	This is out of the current initiative's scope but noted for future consideration.
CONSTRUCTION	
Construction noise levels; requests for information about the City's noise policy	YVR acknowledges the noise levels during construction can be disruptive. While we are not required to do so, we are working within the City of Richmond's standards for construction. As the project progressed and we listened to your feedback and concerns, we installed noise monitors to ensure we are working within prescribed limits, and installed noise blankets to help reduce noise transfer to Burkeville. Some residents asked us not to install them along their backyard because they prefer to see the construction activity. The City of Richmond's noise bylaw is available on their website.

Theme	Response
Concerns about vibration, potential damage as a result, and requests for compensation; has the geology of the area been considered with respect to vibration impacts?	<p>Some work requires heavy equipment that may cause vibrations. Geology can have an effect; however, we also monitor vibration levels to ensure they are within recommended guidelines. Construction for the Templeton Corridor will continue through the first half of 2021.</p> <p>If you think you might have sustained damage and wish to pursue a potential claim, please contact your insurance company and they can coordinate directly with the Vancouver Airport Authority's legal department.</p>
Concerns that the noise blankets are not effective	Noise blankets are effective in reducing some noise, but not all noise. Additionally, they are only effective through the line of sight; they cannot mitigate noise experienced on the second floor of people's homes. YVR uses other measures to help reduce noise levels, such as broadband backup signals and regular equipment maintenance. We have also modified hours of operation for construction equipment.
Requests to extend noise blankets further south along Wellington Crescent	YVR purchased all available noise blankets in stock. A few remain on site and we will arrange for our construction contractor to have them installed as soon as possible.
Effectiveness of weekly construction updates; discussion of potential benefits of daily updates. General agreement that updates should be weekly or more frequent during notable events.	<p>In response to community feedback, YVR is working to make these weekly updates as short as possible while providing adequate information.</p> <p>As discussed at the meeting, we will continue to provide weekly updates and will also provide more frequent updates when noisy work is planned, or new information is available. We encourage everyone to sign up to receive updates by email (please contact Community_Relations@yvr.ca)</p>
Concerns about drainage and flooding	<p>YVR land is graded such that any drainage emanating from YVR property will flow west, toward the airport and away from Burkeville. Our fence line with Burkeville is effectively the drainage divide. We understand that laneway flooding has been an issue during inclement weather in the past, as there is no drainage ditch.</p> <p>While the City of Richmond develops a long term plan to address this matter for Burkeville, YVR arranged for our construction crew to dig a temporary trench on YVR land near the low spot in the laneway so that the excess water can drain onto our property, which has sufficient drainage to accommodate the water flow.</p>
FUTURE DEVELOPMENT AND OPERATIONS	
Identity of the future tenant	YVR is in commercial confidential negotiations to develop a cargo and logistics facility. We are not able to identify the future tenant.

Theme	Response
Anticipated number of vehicles using the service road	Approximately 8-12 vehicles, twice per day around shift change times in the morning and evening with periodic trips during the day and night by single vehicles. Additionally, the road will be available for emergency response if needed.
Use of the Terrace Street extension	The Terrace Street extension will provide access to the future development from Aylmer Road. No vehicles will access the development from Templeton Street. Terrace Street will end with a cul-de-sac with bollards across it to prevent access to Templeton. The bollards can be removed to facilitate access by emergency vehicles.
Potential for hydrocarbons in the soil	The site and soils have been tested and no hydrocarbons have been identified. The area is compliant with environmental standards.
Concern about dust during pre-load settlement for the future development	We won't know until development plans are further advanced. We will require that the developer have an effective dust management plan.
Orientation of planes at the future development and potential for increased noise and reduced air quality	<p>YVR has noise and air quality monitoring stations on the site. We have also conducted pre-and post development modelling which determined that there will be no noticeable air quality impacts because of the development.</p> <p>The same is true for noise levels because it is anticipated that the size and placement of the building will shield the community from aircraft and the total number of aircraft movements per day from the airport will not change substantially as a result of this development.</p> <p>We can revisit these findings once the developer's plans are more refined.</p>
Security plan; potential for loitering; tent city	The area will be lit and will be managed as with all airport lands. We encourage members of the community to let us know if you have concerns, and as always, call 911 if you believe there to be an emergency.

NEED MORE INFORMATION?

If you have any questions or comments about construction-related activities, please contact community_relations@yvr.ca.

Learn more about what to expect during construction [here](#).

Check out construction updates [here](#).

For more information or general questions about the Templeton Area Redevelopment Project, please visit yvr.ca/templeton.