



YVR Templeton Area Redevelopment February 7, 2019 Community Information Meeting Summary

As part of Phase 3 engagement for the Templeton Area Redevelopment Project, YVR held a Community Information Meeting for Burkeville residents to provide a project overview, summary of key concerns residents have shared, results from consultation to date and how feedback has influenced decisions and respond to questions. The meeting was organized in response to requests from Sea Island Community Association, the Phase 3 Advisory Committee and members of the community.

At the meeting, YVR Project Team leadership provided a project overview and Phase 3 engagement summary presentation, which can be found on the Templeton Project page of YVR's website at yvr.ca/engagement/templeton. Highlights of the presentation are:

- **Context:** YVR's mandate is to provide social and economic benefits to the people of British Columbia and do that in a sustainable manner.
- **Master Plan:** YVR's Master Plan is updated every 10 years and includes land use (zoning) plans; the Templeton area has been zoned for Groundside Commercial and Airside use since at least 1989. Although the land use plan protects for ground access on Templeton, YVR has no current plans to extend Templeton Street to Russ Baker Way.
- **Project Overview:** The proposed development is a modern cargo and logistics facility with an enhanced green space and community amenities in the Templeton Corridor. All facility traffic will access the site through Aylmer and Terrace, not Templeton Street. The proposed cargo facility will support similar number of aircraft, vehicles and general operations as in the nearby area today and aircraft will continue to be about 300 metres away from the community.
- **Site location:** The Templeton site was selected based on a broad sustainability evaluation matrix used for all planning at YVR. This site offers the greatest logistical efficiencies for moving goods at the airport and through the region and is the most economically sustainable and commercially viable. The site's proximity to the south runway and road network results in the lowest greenhouse gas emissions.
- **Community concerns and mitigations:** YVR will restrict access on Templeton Street south of Sea Island Elementary to reduce traffic and apply measures to limit noise during construction and operation. Previous studies show no significant changes in noise and air quality, although the nature of noises in the area may change. YVR will update noise and air quality assessments as building and traffic management plans are finalized. YVR has expanded the width of the green space by 27 metres (as much as feasible within the design requirements), and will improve drainage and pedestrian lighting for walking, retain 13 of the 25 existing trees and plant hundreds of new trees and vegetation. One of the narrowest sections will measure 62 metres from the edge of the proposed site to the community fence line.
- **Consultation process:** YVR initiated a multi-phased engagement process in November 2017 and used different approaches to encourage and accept input. Changes have been made to the design based on feedback, including facility design and site layout to accommodate an expanded corridor and redirecting vehicles away from Templeton Street.



- **Phase 3 engagement highlights:**
 - 250 people visited the website, 31 submitted surveys, 31 sent direct emails
 - Reaffirmed the community's concerns regarding airport noise, both from construction and ongoing activity.
 - About equal split between satisfaction and dissatisfaction with the corridor design— comments from those who were unsatisfied tended to focus on overall project opposition whereas comments from those who were satisfied generally focused on the improvement of the area as being more user-friendly.
 - Limited interest in a Social Commons and as a result, YVR will reduce the size of the hardscape area and increase the amount of unstructured greenspace.
 - Support for the multi-use path improvements (although noted that some would prefer to combine the path with the service road).
 - Preference for limited access points from Burkeville and concerns about security; as a result, YVR has modified designs to remove one entry point.
 - General support for the current design of trees and landscaping and recommendations for more landscaping, which YVR will address.
- **Remediation Works:** work to date includes removing hazardous materials such as old oil storage tanks. In February, YVR will install temporary fencing, close off Templeton Street south of Sea Island Elementary and remove some trees. In March/April YVR will remove the existing building. Site preparation and Templeton Corridor work continues through 2019.

Community Questions & Comments

- **Location:** Concern and frustration about how the site was selected and how the interests of Burkeville were considered in the evaluation process as compared with commercial costs to YVR; suggestions that the Cora Brown lands would be more appropriate.
- **Engagement Process:** Preference to have involved Burkeville earlier in the decision-making process including land use planning as part of the Master Plan, and site selection. A desire for more information now about Phase 4 engagement topics, rather than focusing only on design of the Templeton Corridor. Several community members advised that Burkeville conducted its own survey and results indicate people do not want the development and prefer a green berm rather than amenities that attract non-residents.
- **Noise:** Ongoing concern about the impact of current and future noise from construction and future operation of the facility and ongoing growth at YVR.
- **Air quality reports and noise reports:** Many community members do not believe the results of the noise and air quality assessments and some suggested that the methodology is flawed. Most are concerned about what YVR will do if the forecast results subsequently are shown to be incorrect and the impact is greater than predicted.
- **Trees:** Preference to retain all trees by altering the building design.
- **Templeton Street extension:** Community members would like a stronger commitment from YVR not to expand Templeton Street in the future. They also want YVR to commit to installing physical barriers to prevent unauthorized vehicles from using Templeton Street.
- **Proponent / Developer:** People want to know the name of the future tenant and some expressed frustration that YVR will not release this information now.



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- **Project details:** Requests for information about preload requirements, construction timeline and what will happen to the Little Wings Daycare area if Little Wings doesn't relocate.
- **Hours of Operation:** Community members would like more information about the hours for construction activity and ongoing operations once construction is complete. Several people spoke about the negative impact that noise causes for them personally.

Next Steps

A detailed account of questions and answers during the information meeting and additional written comments received will be posted by the end of February. Phase 4 consultation process is tentatively scheduled to begin later in 2019 and will focus on the following aspects: lighting, building design and specific noise mitigation measures and construction management.