



Columbia Containers

REBUILD PROJECT

11 August 2015

AGENDA

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THANK YOU

"I would like the proposed changed to begin sooner rather than later"

~Community Participant

columbiacontainers.com

PROJECT OVERVIEW

- New transloading facility to replace our aging grain elevator.
- Decommission and remove our secondary system, stores facility and workshop.
- Install nine grain storage silos to replace the silos we took down in 2008 and replace existing container storage.
- Build a new two-storey office building.
- Adjust the retaining wall on the foreshore.

OUR COMMITMENT TO THE COMMUNITY

CCL has gone through an extensive process to ensure that all steps along the way have included the community. We recognize and are dedicated to the fact that we all work, live and exist in the Burrardview inlet. CCL wants this facility to be updated so we can be in an environment that is less dusty, less noisy and is more visually aesthetic for all to enjoy. Since the project has started, here are the steps we have taken to ensure the community has been apart of this project:

- November 2013: project begins with a community consultation to share project objectives and to obtain community feedback to help assist in refining the conceptual designs.
- 3 meetings with the EVPL group to provide developing status' on the project and to seek continuous community input.
- Project brochure backgrounder developed which included information such as an project overview, project benefits, public open house information, artist concepts of proposed new facility, and online survey information.

OUR COMMITMENT TO THE COMMUNITY

- Hand delivered notification letters to over 400 local residents, Shane Simpson (MLA Vancouver-Hastings), and Libby Davies (MLA Vancouver East)
- 2 newspaper advertisement for our community house placed in the Vancouver Courier.
- Community information posters distributed in the surrounding Hastings area.
- Online feedback form from May 7/15 to June 2/15 with hard copies available at the May 19/15 open house.
- Public Open House on May 19/15.
- Rebuild section on the CCL website created that contains all project Information and consultation materials.
- Feedback submission options provided through a dedicated project email address and phone number for the public to submit any inquiries/concerns.

COMMUNITY PARTICIPATION

Below, we have highlighted the community participation we have received since we started the process as previously outlined in the “*Our Commitment to the Community*” section:

- 17 people attended the community open house
- 28 people completed the survey
- 5 people submitted written feedback through the Columbia Containers email address
- No phone calls received on the dedicated project line
- 12 people requested to be added to the project database to receive updates.

Overall, the general community consensus is that people are excited about the project and can't wait to experience the anticipated noise and air quality improvements as well as the improved aesthetic. We have listened to the community concerns and have taken all necessary steps in addressing them, do you feel satisfied with how we have managed this project?

ENGAGEMENT SUMMARY

Key Findings

- General support for the Project primary due to the anticipated noise and air quality improvements as well as the improved aesthetic of the new grain transloading facility.
- Participants prefer the metal clad finish – almost twice as many people selected this over the open finish.
- Comments regarding the new (replacement) silos were generally positive and commending the design as compared with the current practice of container storage.
- Some participants have concerns that the replacement silos will negatively affect sight lines for residents and Dusty Greenwall Park, specifically with respect to their height (concerns and conclusions addressed later in the presentation).
- Some participants requested that efforts be made to retain the existing trees along Commissioner Street (also addressed later in the presentation).
- Participants are interested in more information about how long the construction process will take and are eager to see the Project completed quickly if it is approved to proceed.

LISTENING TO OUR COMMUNITY

Art Piece Silos

A few respondents suggested that we use the silos as a public art piece. Once construction is complete, we would be willing to consider this as a partnership with the community provided that:

- It has no impact to our operations
- There is a pre-set limit for dollar amount for Columbia Containers' contribution
- The cost is not prohibitive

What type art would you like to see on them? If the art project was approved, how often would you like to see the silos maintained?

LISTENING TO OUR COMMUNITY

Granville Island Silos



Courtesy Vancouver Biennale/Roaming-the-Planet

LISTENING TO OUR COMMUNITY

Silo Height

During the Project planning phase, our engineering consultant considered several options to reduce the height of the silos. The options considered included:

- Below-grade (underground) return conveyors
- Storage sheds instead of silos
- Shorter and wider silos

We conducted additional analysis to compare the visual effects of our proposed silo configuration with a configuration that meets the EVPL-recommended height of 45 feet.

It is Columbia Containers' opinion that the alternative location would also require more on-site truck movements for two reasons:

- the silos will be a considerable distance from the elevator.
- silos at the north edge of our site prevent the continuous unidirectional traffic flow provided for in the preferred arrangement, which studies have confirmed has lower air emissions than the current (non-unidirectional) traffic flow.

LISTENING TO OUR COMMUNITY

Silo Height - Additional Analysis

In consideration of feedback from some community members about the height of our proposed silos, Columbia Containers commissioned additional analysis to compare the visual effects of our **proposed 55' silos configuration** with a configuration that meets the EVPL-recommended height of 45' at the only other feasible location. Here is what was found:

- EVPL Plan's recommended height of 45 feet or lower, would require more silos (at least 15 instead of the 12). This would occupy a wider area than the proposed 9-silo configuration, creating a wall of silos along the foreshore.
- The 45 feet silos would have us working at a much lower capacity than the total capacity of the proposed 55' silos requiring at least 15 of the smaller 45' silos (likely reducing the view more than this analysis shows).
- The proposed 55' silo configuration has essentially the same view impacts as the EVPL requirements.
- The waterfront 45' silo configuration will not provide the full storage capacity we need therefore making our operations less efficient and requiring more on site truck movements (with related noise effects).
- The 45' silo configuration would be more costly and take longer to construct due to the additional foundation work required at the north end of our site.

LISTENING TO OUR COMMUNITY

Gazebo-Style Viewing Platform

Columbia Containers is prepared to commit to fund the construction of a raised gazebo-style viewing platform with benches in the park (see concept photo below) or for a different park amenity. Funding for either would be conditional on:

- Meeting the funding limit of \$15,000 or less for Columbia Containers' contribution
- Support from the EVPL Liaison Group and the City of Vancouver
- Columbia Containers is recognized and acknowledged as a contributor, through installation of a plaque or other signage

For Dusty Greenwall Park, does everyone like the idea of a gazebo? If you are not in favor of it, what else would you prefer to see?



LISTENING TO OUR COMMUNITY

Landscaping

We will ensure a variety of suitable trees and shrubs, consistent with the Plan's landscaping guidelines, are planted around the new facility to provide the tallest possible vegetation in the spaces between and in front of the silos (where space permits). We are also dedicated in working with our landscape architect to investigate the following:

- the relocation of the existing hedge in the eastern parcel of our property
- retain and replant as many existing hedges as possible
- An alternative plan to plant the tallest fir trees recommended by our landscape professional if the hedge relocation is not possible and/or construct a living screen

What else would you like to see in our landscaping plan?

LISTENING TO OUR COMMUNITY

Additional Concerns Addressed

Noise

A noise assessment was conducted. Study findings suggest that with the Project, Columbia Containers' generated noise will decrease, in part due to reduced on-site truck activities and the number of trucks using Commissioner Street as part of the current truck operational loop

Lighting

A lighting assessment was conducted in the area to determine current and future conditions and explore mitigation measures to minimize disruption to the community, including use of motion-detected lighting. Columbia Containers will:

- Use the minimum amount of floodlights necessary for safe and secure operations
- Place all lights below the embankment
- Use motion sensors on floodlights not required for safety and security
- Install shielding to direct lights to the north, away from the community
- Use 80W LED lamps, which produce a softer light

LISTENING TO OUR COMMUNITY

Additional Concerns Addressed

Construction Noise

Our goal is to minimize these disruptions by working within regular hours as much as possible (any work outside of regular hours will require prior approval from Port Metro Vancouver), limiting truck movements that require back up beepers, providing advance notice of when the noisy work is scheduled to take place, and considering changes where possible in response to resident concerns.

Air Quality

Study findings suggest that the Project should result in a decrease of particulate matter by approximately 75%. Grain dust (particulate matter) will also be reduced as a result of new transloading equipment and the grain storage silos that will allow us to handle grain more efficiently.

Visual Aesthetic

Columbia Containers understands that the old grain elevator has become an eyesore for most people. It's served us well but is past the end of its useful life and we're looking forward to developing a more modern and visually appealing facility.

NEW STUDY FINDINGS

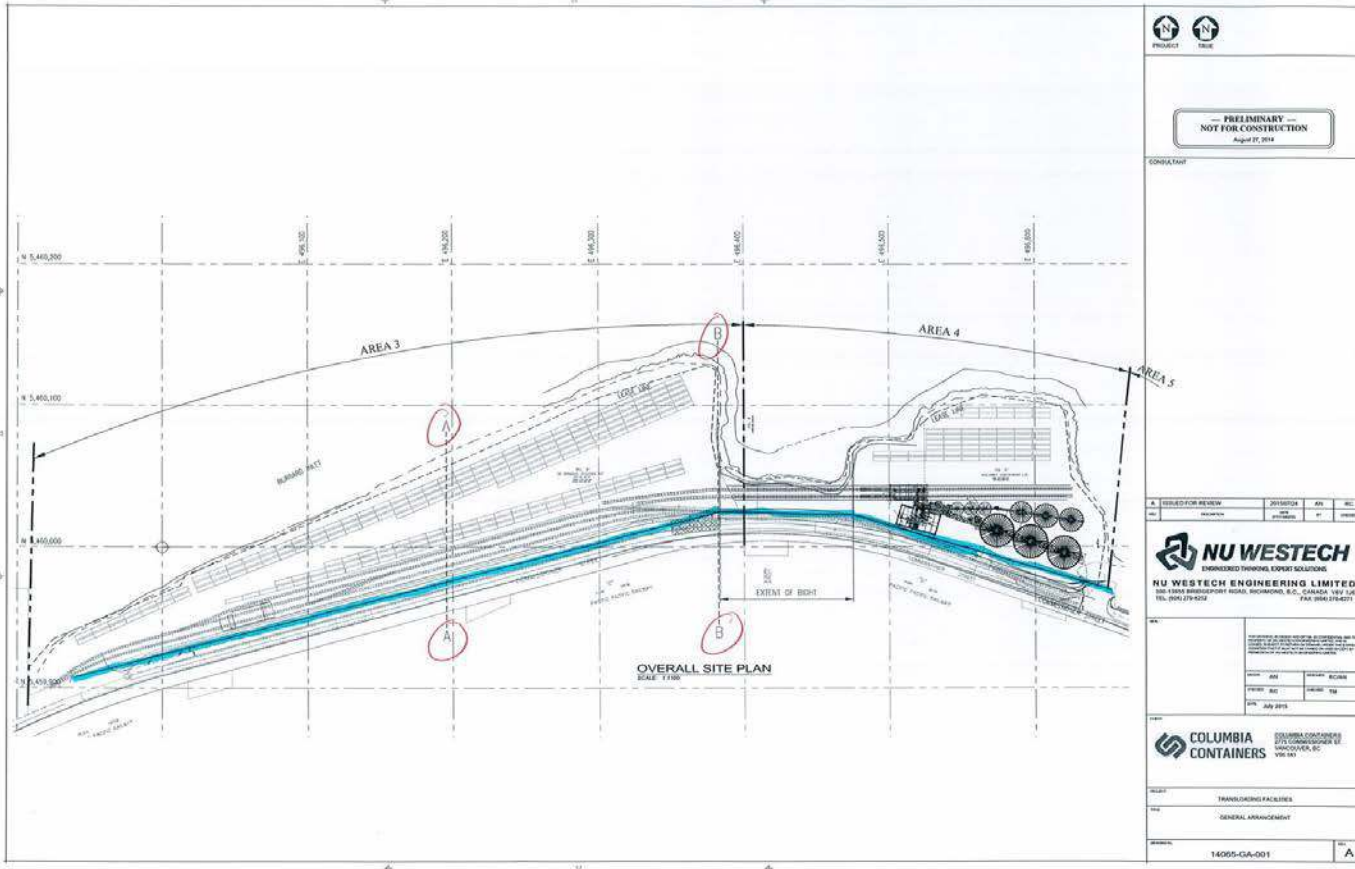
Skyline Study

In July 2015, Nu-Westech undertook a “Skyline Study” at the request of Columbia Containers. This study looked at the total area of height above and below the EVPL height guidelines from a plan view and an area view over the entire site.

Height Guidelines

The *EVPL Area Plan* height guideline is divided into zones with the Columbia Containers’ property falling into zones 3 and 4, as shown on drawing 14065-GA-001. The height guideline for zone 3 is 55 feet and the height guideline for zone 4 is 45 feet.

NEW STUDY FINDINGS



NEW STUDY FINDINGS

Skyline Study - Zone Height Compliance

Zone 3 (55 feet):

- Zone 3 is used for container storage, rail car storage and vehicle traffic.
- Columbia Containers' container storage in this area consists of 40 feet high cube and standard height containers and 20 feet standard height containers.
 - The high cube containers are 9.5 feet tall and are stacked five high, to a total height of 47.5 feet, which is 7.5 feet under the guideline.
 - The regular containers are 8.5 feet tall and are stacked six high, to a total height of 51 feet, which is four feet under the guideline.
- Total area above the height guideline: 0 ft²
- Total area below the height guideline: 13,433 ft²

NEW STUDY FINDINGS

Skyline Study - Zone Height Compliance

Zone 4 (45 feet)

- Zone 4 is used for container storage, grain processing facilities, grain storage and vehicle traffic.
- Columbia Containers' grain processing facilities consist of the rail car unloading, transloading and storage silos.
- The container storage is as follows:
 - The high cube containers are stacked four high for a total height of 38 feet, which is 7 feet below the guideline.
 - The standard containers are stacked five high for a total height of 42.5 feet, which is 2.5 feet below the guideline.
 - The transloading facility and the storage silos exceed the 45 foot height guideline; however, they are similar in nature to the historical structures.
- Total area above the height guideline: 7,535 ft²
- Total area below the height guideline: 13,164 ft²
- Net area below the height guideline: 5,629 ft²

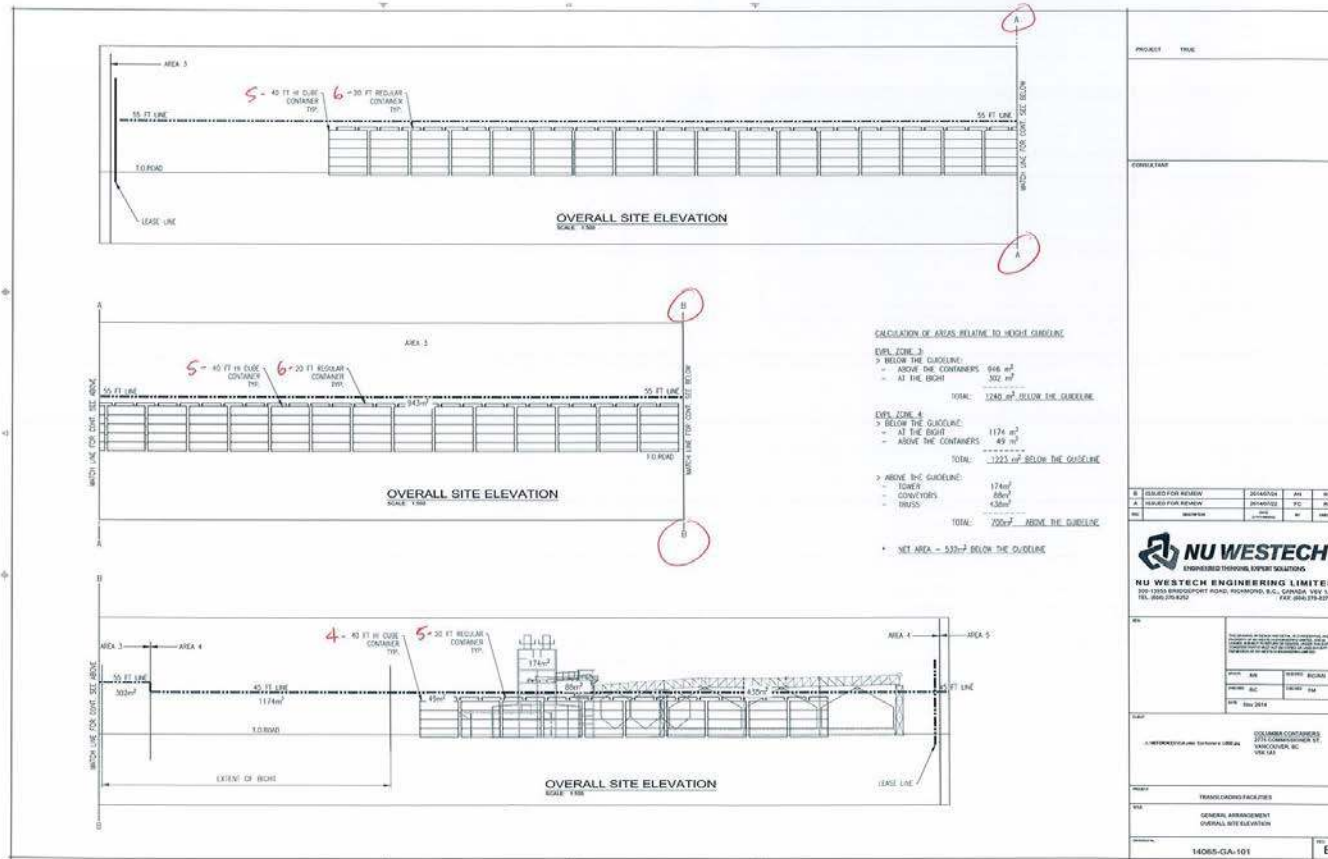
NEW STUDY FINDINGS

Skyline Study

Combined Site

- Elevation area below the height guideline: 19,062 ft² (3.5%)
- Total site area: +-600,000 ft²
- Site area above the height guideline: 12,497 ft² (2.2%)

NEW STUDY FINDINGS



PROJECT BENEFITS

Job security for our workers and maintaining Canada's position in the global market

Improved efficiency
Improved safety
Increased profitability

Reduced impacts to our residential neighbours

Less dust
Less noise
Nicer look

THANK YOU

Thank you for taking the time to come here tonight. We really appreciate your community involvement. I hope you have found this as equally beneficial as I have.

"I think this location is good, already having a transloading facility exit, it won't damage the environment, now replace a good looking transloading facility, good visual, min noise and improve air quality, this is a good idea."

~Community Participant

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