

Columbia Containers

REBUILDING PROJECT

13 January 2015

AGENDA

Project Overview

Site Plan

Environmental Assessments

Design Options

Community Engagement & Proposed Project Timeline

New Office Building

Temporary Container Storage

Questions

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 our existing container storage
- Build a new two-storey office building
- Adjust the retaining wall on the foreshore

PROJECT BENEFITS

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

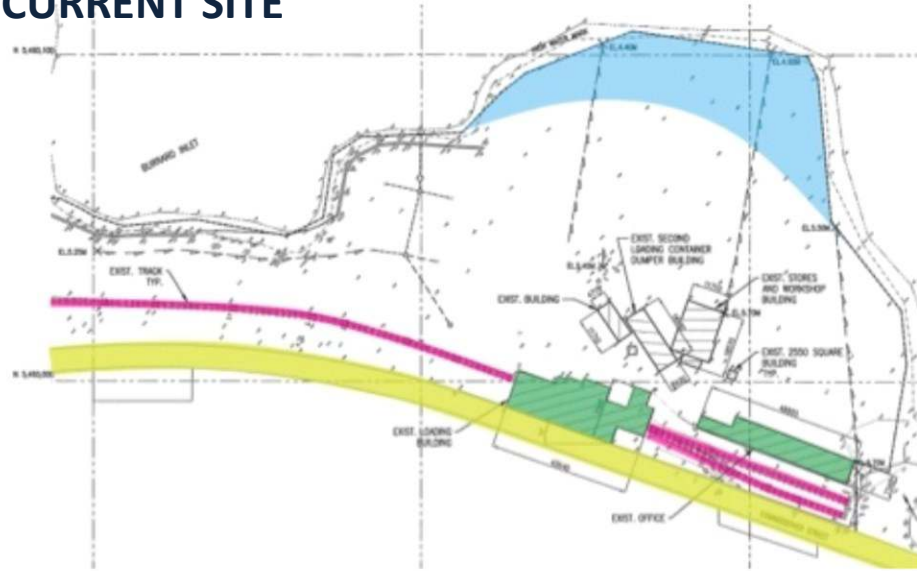
Improved efficiency
Improved safety
Increased profitability

Reduced impacts to our residential neighbours

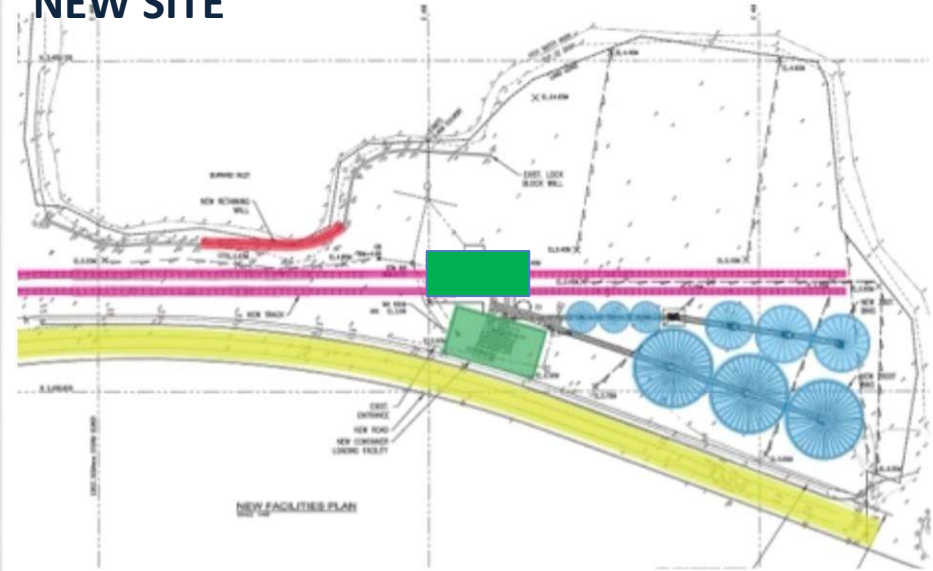
Less dust
Less noise
Nicer look

SITE PLAN

CURRENT SITE



NEW SITE



Existing grain elevator (height x width x depth):

33.5m x 10.6m x 13.6m

New grain elevator (height x width x depth):

32.7m x 12m x 14.1m

New grain storage silos (height x diameter) will replace about 200 storage containers:

3 silos: 14.8m x 9m; 1 silo: 13.7m x 13.8m; 2 silos: 13.2m x 16.5m; 3 silos: 15m x 22.8m

VISUAL ASSESSMENT



View 1 Before



View 2 Before



View 3 Before



View 1 After

(As seen from 2728 Wall St.)



View 2 After

(As seen from 2798 Wall St.)



View 3 After

(As seen from Dusty Greenwell Park at
Wall St and Kaslo St.)

VISUAL ASSESSMENT – KEY FINDINGS

- Proposed design will not increase view impacts
- Replacement elevator will be slightly lower
- Grain storage silos will replace approximately 200 storage containers used today
- Smaller footprint than existing infrastructure (loading facility removed)
- Proposed project is consistent with existing land use and respects intent and language of the EVPL Area Plan

LIGHTING ASSESSMENT



A Lighting Assessment was conducted in the area to determine current and future conditions with and without the project. Key findings indicated:

The proposed project requires four additional floodlights for the railcar shed and the grain storage silos, and three motion sensor lights between the grain storage silos. One of the existing floodlights near the workshop will be removed.

To minimize light impacts for our neighbours, Columbia Containers will:

- Use the minimum amount of floodlights necessary for safe and secure operations
- Place all lights below the embankment so they are lower than surrounding residences
- 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

NOISE ASSESSMENT

We are in the process of finalizing the noise assessment report. Study results will be available prior to the community open house.



AIR QUALITY ASSESSMENT

Particulates	2013 Baseline	Future Change in Emissions <i>without</i> Project (2017)	Future Change in Emissions <i>with</i> Project (2017)	Change in Emissions with Project Compared to Without
Total Suspended Particulate	37,927	35%	-66%	-75%
Particulate Matter of 10 Microns in Aerodynamic Diameter or Less	13,139	35%	-64%	-74%
Particulate Matter of 2.5 Microns in Aerodynamic Diameter or Less	2,292	64%	-52%	-71%

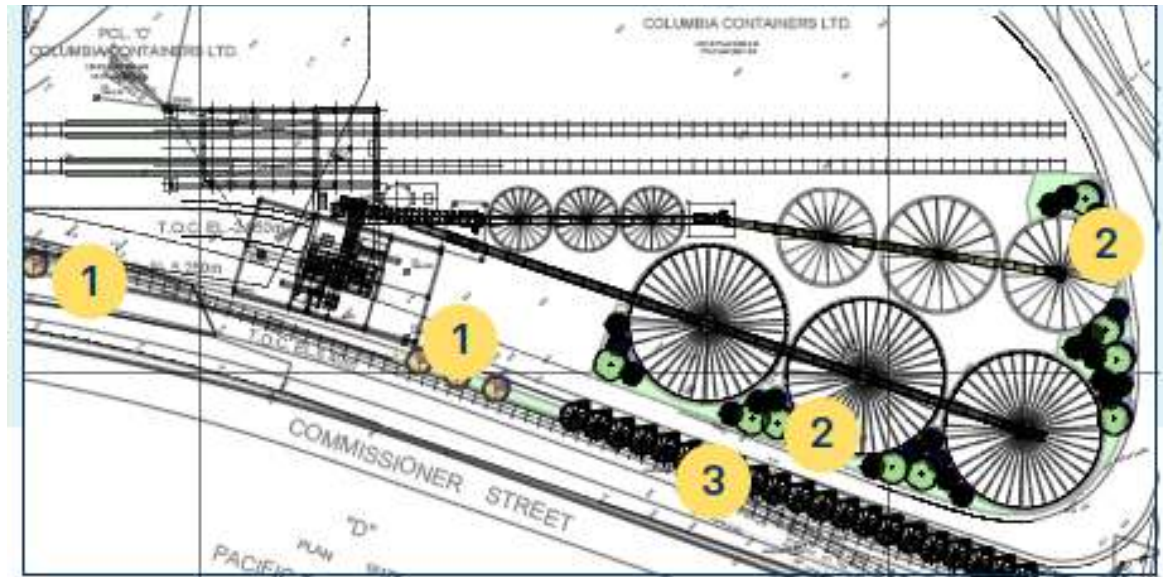
(-) Reduction in emissions

The Project should result in a **decrease** of particulate matter **by 75%**.

AIR QUALITY ASSESSMENT- KEY FINDINGS

- Study findings suggest air quality is better with the Project in 2017 than without
- The study includes emission inventories for three scenarios:
 - 2013 baseline for the existing facility at 555,155 tonnes per annum (TPA)
 - 2017 **without** the Project (i.e., the existing facility) at 750,000 TPA
 - 2017 **with** the Project (i.e., the modernized facility) at 750,000 TPA
- The study focused on particulate matter for the following reasons:
 - Particulate matter is generally high in the area
 - Columbia Containers creates dust, which is considered particulate matter
- All other criteria air contaminants are also reduced in 2017 with the Project

LANDSCAPING



MAIN SITE

- 1 Roadside tree planting
- 2 New container bin screening
- 3 Existing mature cedar hedge

Proposed types of planting for the main site and the retaining wall area are noted below:



DESIGN OPTIONS

METAL CLAD



OPEN



COMMUNITY ENGAGEMENT

Activity
Notify local residents and businesses
Posters in high traffic areas
Advertising
Web updates
Launch online survey
Community open house
End of consultation period
Engagement summary report and input consideration memo
EVPL completes review of community feedback

PROPOSED PROJECT TIMELINE

Community feedback	Anticipated approval to proceed	Construction	Shift to new system	Remove old building and equipment
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Winter
2015

Spring
2015

Spring 2015 - Fall
2016

Winter
2016

PMV to
determine



NEW OFFICE



I/W PERSPECTIVE



S/W PERSPECTIVE



NEW OFFICE - LOCATION

Footprint: 48' x 60'
Square Footage: 5,760
Approximate height: 22'

Build a new two-storey office building to replace our current office trailers



This architectural drawing illustrates the 'House of the Future' by Frank Lloyd Wright. The main part of the drawing is a detailed floor plan of a large, rectangular building. The plan is divided into several sections, including a central living area, a dining area, a kitchen, and a bedroom. The building is surrounded by a large, open space, and there are various outdoor features like a swimming pool, a tennis court, and a garden. To the right of the main floor plan, there is a perspective view of the building, showing its exterior design and how it fits into the surrounding landscape. The drawing is labeled with various dimensions and notes, and it is signed 'F. L. W.' in the bottom right corner.



Serbian Spruce

TEMPORARY CONTAINER STORAGE

We requested a temporary land lease from Port Metro Vancouver at the former Marco Marine Containers site on Victoria Drive. We need this land to store containers while work on our site is underway.



- No expected increase in truck traffic
- No permanent structures placed or built on the site
- Approximately 400 to 800 containers stored
- Access required 24/7
- 18-month lease (starting Feb. 2, 2015)

QUESTIONS

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