

TRIO READY-MIX

A RALMAX COMPANY

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Mayor and Council
City of Victoria
One Centennial Square
Victoria, BC V8W 1P6
Canada

February 7, 2020

Dear Mayor Helps and Members of Council:

RE: Development Variance Permit Application/TRIO Ready-Mix Concrete Raw Materials Storage Facility
2800 Bridge Street

PROJECT CONTEXT

The property at 2800 is located in the Rock Bay neighbourhood and is recognized in the Official Community Plan (2012) and in the Burnside Gorge Neighbourhood Plan (2017) as 'the City's primary industrial land area.'

Excerpts from the 2017 Burnside Gorge Neighbourhood Plan:

The industrial and general employment land in the Rock Bay area is Victoria's primary reserve of land for businesses engaged in the production, distribution and repair of goods and equipment. It contains 20% of the City's jobs and constitutes 12.5% of the City's (and 80% of Burnside Gorge's) tax base. This land will be increasingly in short supply in our region, according to projections from the Capital Regional District. This district comprises two distinct uses: heavier industries dependent on access to the Upper Harbour, and a diverse district of small businesses related to sectors such as design, artisan production, service, high tech, food and beverage production including breweries, and construction. A variety of businesses are drawn to the areas affordable rents and eclectic character. Central to workforce, customers and work sites and adjacent to downtown, it is an ideal location for companies that cluster here. These businesses provide often well-paying jobs outside of the tourism, government and professional services sectors found downtown, while supporting the broader economy. Protecting and enhancing these lands is a key concern. At the same time, many of the area's buildings do not meet the needs of new businesses, and

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reinvestment is needed for to attract and retain businesses. In 2009, the CRD estimated that our region will need an additional 156 acres of industrial land within the core municipalities of Victoria, Saanich, Esquimalt and Oak Bay, providing space for an additional 2,893 employees. Translated into floor area, this equals approximately 1,560,000 sq. feet of floor area developed at 0.23 Floor Space Ratio (FSR).

One of the main goals identified in the Burnside Gorge Neighbourhood Plan: Protect and Enhance Industry

Industry is an important part of Burnside Gorge neighbourhood, as well as for the health of the City and regional economy and tax base. Industrial uses should be protected and updated to reflect today's needs and uses.

The industrial areas in Burnside Gorge are retained. "Industry first" is the guiding principle for future land use, leading to a vibrant mix of producers, artisans, designers and related professions, without displacing industrial uses. Policies include: maintain areas for heavy and harbour-oriented industry near the waterfront; designate the remainder of the Rock Bay area as Industrial Employment lands where the principle of "Industry First" is applied – ground floors of new buildings should be developed as light industrial spaces, with general commercial uses permitted only on upper storeys; designate two Industrial Arts areas, on Bridge Street and south of Pembroke Street, where a few additional uses – such as galleries and limited additional allowances for sales and/or services – would be allowed to connect artisans and producers with regional customers, and to provide day-to-day services to area employees.

The Ralmax Group, owner of Ralmax Properties Ltd, the applicant and parent company of TRIO Ready-Mix (TRIO), are champions of innovation and responsible industry on Victoria's upper harbour. This Development Variance Permit is for a raw materials receiving and storage facility (silo) to be erected adjacent to the existing TRIO concrete plant. Our application responds to the Burnside Gorge Neighbourhood Plan's call to update industrial practices that reflect today's needs and uses; it carefully considers the social, environmental and economic opportunities for the neighbourhood and the city. Through investments in the latest technology, facility design, and changing the way materials are shipped, *"TRIO's plant will set the standard for low-impact concrete production raising the bar and showcasing innovation in the industry."* (Synergy Enterprises, October 2019). Nineteen workers earning wages that sustain households will be employed at the new facility.

The strategic introduction of a storage silo enables barge access that will improve upon traffic flow in the area and reduce ground transportation and associated fuel and emissions. While more detail is included in this application summary, key environmental sustainability features include:

- Reduced land footprint through use of the silo **responds to short supply of employment lands*
- Waterfront access significantly reduces ground transportation requirements and associated fuel and emissions requirements

- Stormwater capture, treatment and re-use
- New reclaimer equipment that allows for recycling of waste concrete
- Lower carbon concrete through use of Carbon cure technology
- Shoreline rehabilitation with EConcrete blocks
- State-of-the-art emissions controls with a 'zero-discharge' goal from the owner (dust and noise abatement)

To achieve the full complement of these important environmental and community benefits, a height variance to accommodate the silo is necessary.

PROJECT DESCRIPTION

Our application refers to a parcel of marine industrial land that is 8,670m² upon which a modern concrete batch plant is located. It is zoned M-3 and has no residential adjacencies. The Development Variance Permit application is for a materials receiving and storage facility (silo) which would be built on approximately 300m² adjacent to the concrete batch plant.

This portion of the property is unoccupied and currently consists primarily of compacted road-base fill material and a roadside concrete barrier. At the property line and the edge of the protected migratory bird sanctuary area, a lock-block wall will be removed, along with concrete curb wall. The proposed silo will rise 31.8m to the high end of the single pitch roofline from an elevation above the harbour of 3m (see Drawing G-1.2 and G1.3). The application does require a height variance. Under M-3 zoning, a maximum height allowance is 15m. There is precedent in the area for this requested height variance. The Lafarge concrete plant on Bay Street, also zoned M-3, includes a silo that stands 29.4 m in height and its base resides 2m above our proposed silo.

The TRIO silo is designed to accommodate 8,000 tonnes of raw materials (sand and gravel) that would be delivered by barge via Victoria harbour to support the existing TRIO concrete plant. The desired silo would be serviced by barge thereby removing more than 2,500 heavy trucks (fuel and emissions reductions) from the roads per year and allow for optimal use of these employment lands that are in short supply in the city of Victoria and throughout the Capital Region (Synergy Enterprises report).

The proposed TRIO silo will utilize the existing barge ramp and water lot for receipt of materials that the TRIO batch plant utilizes. The TRIO silo will also utilize the same BC Hydro transformer installation that services the existing batch plant. The design of the silo allows for dust-control and sound-abatement for barge-delivered raw materials.

Our application considers the following:

Design

The design of the TRIO receiving and storage facility (silo) is innovative and world-class with emphasis placed on optimizing functionality and minimizing impacts on the environment and neighbourhood. The design emulates numerous silos worldwide that enhance the visual interest of the industrial landscape with façades to soften the impact on their surroundings. Waterfront developments require specific considerations for weathering and maintenance. TRIO's silo design utilizes powder coating and galvanizing of perforated metal siding screens and fabric covers for aesthetics on this waterfront design. Through discussions with representatives from the Burnside Gorge Community Association (BGCA), we heard support for investments in new technologies that better protect the environment. We also heard support for the opportunity to integrate a visually interesting industrial skyline into the neighbourhood. Incorporating early feedback, we have selected a LED lighting system consisting of 3,400 individually controlled LED lights on the North wall of the silo behind the perforated metal screen. This system is designed by Limbic Media, a Victoria company that specializes in high-tech interactive art light installations for public spaces. The light-art treatment on the silo allows for flexible timing and color treatments (similar to BC Place stadium).

For information, the plant's moving machinery, truck traffic and raw materials storage are not visible from the harbour and waterfront road and noise abatement is a design priority. The terminal runs at below 50db and truck engines are off while at the facility.

Street Interface

Street access to the TRIO silo will share the same entry with the TRIO Ready-Mix plant, off David Street at the existing crossing at Turner Street. The TRIO plant is beyond the rise and turn in the road. It is anticipated that the TRIO silo will share the TRIO Ready-Mix David Street address.

While the logic of replacing heavy trucks with marine transportation is strong, **TRIO engaged a third-party consultant to undertake a traffic impact study (attached)**. The results indicate that the introduction of the silo improves traffic performance. This is simply a reflection of the road traffic reductions due to barge transport of raw materials.

Environmental Leadership

Responsible industrial practices are of paramount importance to the Ralmax Group, owners of TRIO Ready-Mix. **TRIO engaged a third-party consultant to undertake a Sustainability Assessment of their business (attached)**. This new ready-mix operation (silo and plant) changes the way materials are shipped and the way concrete is mixed. The proposed silo and plant operations enables TRIO to save over 2,000 tonnes of carbon equivalent per year.

- **Air Quality** – The TRIO silo and plant will employ state-of-the-art emissions controls with a ‘zero-discharge’ goal from the owner (Ralmax Group). The receiving and storage facility will have oversized air filtering and the silo is designed to contain any errant dust and arrest any possible dust output. The facility will be equipped with air quality alarms on a programmable logic controller to ensure compliance with all the designed dust containment and zero-discharge initiatives.
- **Harbour Water Quality** – The TRIO silo provides an improvement over current possibilities of raw material deposits being carried to the harbour by wind and rainfall. All surface and structure/roofline runoff water is directed away from the waterfront.

The Victoria Harbour Migratory Bird Sanctuary along with the salt water marsh will be preserved and protected with no water or contaminants discharged to this area. Working in partnership with Jacque Sirois (Friends of Victoria Harbour Migratory Bird Sanctuary) two eagle perches are included in the design, an osprey nest has been installed and wood is currently being milled for Purple Martin nesting boxes to be installed in spring 2020.

- **Surface Water Management** – The TRIO Ready-Mix operation (silo and plant) will collect rainwater from approximately 1,000 square metres of area and direct the surface water to the batch plant where it is collected for the purposes of concrete production and recycling and treatment operations.
- **Process Water** – There is no process water created, used or contained within the proposed TRIO silo.
- **Carbon Cure technology** – The TRIO plant produces lower carbon concrete to meet local demands – work that includes: street repair and maintenance, new road and highway construction, sidewalks, bike lanes, bridges, housing developments, etc.
- **Landscape** – The TRIO silo will not affect any existing trees.
- **Noise** – The Trio silo is sound-abated with minimal noise outside of its enclosures (<50db). The facility utilizes electric prime movers and electric over pneumatic actuation in its reclaiming of aggregate and bulk powder storage. All compressed air exhaust is silenced, and compressor machinery is fully enclosed and sound abated.

CONCLUSION

The proposed TRIO silo and concrete plant will be a state-of-the-art facility offering exemplary waterfront terminus industrial architecture. It will be built to exceed all environmental and safety standards serving as a showcase for responsible industry. It will add visual interest in this area of the

Victoria Harbour and provide strategic support to local businesses and civil development for many decades to come. The addition of the new silo will also result in an increase in tax contribution.

In summary, this responsible industrial Development Variance Permit application meets the following Strategic Goals of the City of Victoria:

Meeting the Strategic Goals of the City of Victoria	
Good Governance and Civic Engagement	Community engagement and outreach plans include: - Public tours of the batch plant planned March - June 2020 - Presentations to: - Burnside Gorge Community Association; - Vic West Community Association harbour committee; - Victoria Esquimalt Harbour Society; - GVHA Board of Directors; - Harbourside Rotary Club.
Reconciliation and Indigenous Relations	Salish Sea Industrial Services Ltd is owned jointly by the Songhees and Esquimalt Nations in partnership with TRIO's parent company, Ralmax. This partnership includes an Indigenous Employment Program that provides work experience and training opportunities for Indigenous workers across all Ralmax companies including TRIO.
Prosperity and Economic Inclusion There is growing recognition of the vital role that industry plays in sustaining a healthy, diversified economy. These are the City's employment lands and they are in short supply. Industrial lands spawn a vibrant supply chain of hundreds of local businesses that fuel more jobs for households and contribute important taxation that in turn help support the quality of life for all residents.	Employment lands are job-creating lands and Union wages contribute to the financial sustainability of households. TRIO Ready-Mix will create employment for 19 direct employees and 10 contractors. This plant sets a new industry standard for responsible business practices. Concrete is a high demand resource that is the foundation to the local and regional transportation network, construction industry and all infrastructure projects. Profits from TRIO Ready-Mix are reinvested in the company, in the employees and in the community. The Ralmax Group, owners of TRIO Ready-Mix responds generously to the needs of the local community. The General Managers of their industrial businesses assist with the cash distribution of more than \$200,000/year in local community initiatives.
Health, Well-Being and a Welcoming City	The Ralmax Group, parent company of TRIO Ready-Mix, has been investing the restoration of the health of the Salish Sea and Victoria's upper harbour for several decades through partnerships with local champions including Veins of Life Society and Peninsula Streams Society. This application has many environmental features and benefits which improve and protect the harbour. (Synergy report) The plant will have state-of-the-art emissions controls with a 'zero-

	discharge' policy and a zero-waste goal. The silo will also introduce new visual interest on the industrial skyline.
Climate Leadership and Environmental Stewardship <i>By introducing more intense uses of industrial harbour lands, we create opportunities to make viable investments in new technologies that better protect the environment while creating industrial viewsapes that are visually interesting and integrated into the cultural spaces of our neighbourhoods.</i>	TRIO receiving and storage facility (silo): • optimizes the limited amount of employment lands through responsible design and densification (reduced footprint) • Carbon Cure technology • New reclaimer equipment allows for recycling and reuse of waste concrete materials • Captures stormwater for concrete production, treatment and recycling purposes (prevents run-off of water into the harbour) • Barge accesses reduces ground transportation and associated GHG emissions and fuel use; • Introduction of new bird habitat through collaboration with Friends of Victoria Harbour Migratory Bird Sanctuary • Third party review of environmental practices: Synergy Enterprise report (attachment) • Storage enclosures allow for noise and dust abatement
Sustainable Transportation	Barge access will remove more than 2,500 heavy trucks from the roads per year (reductions in emissions, fuel and wear and tear on the roadway) Traffic improvements in the neighbourhood resulting from barge access. (Traffic Impact study)

Thank you for your thoughtful consideration of our application. Council's leadership in approving our application will set the new standard for low-impact concrete production raising the bar and showcasing innovation in the industry. Should any further information be required, please contact me directly.

Respectfully,

Stephen Hay
 General Manager
 Cell: 250 686 2943

Attachments:

Synergy Enterprises – TRIO Sustainability Assessment
 TRIO Aggregate Silo – Traffic Impact Study