

August 25, 2020

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BG LUC comment on proposal for 2800 Bridge Street

On December 16, 2019, the Burnside Gorge Land Use Committee (BGLUC) held a meeting to review the Trio Ready mix / Ralmax Group proposal for a cement materials receiving and storage facility.

Stephen Hay, Trio Ready Mix and Kathi Springer, Ralmax Group presented.

The proposal requires a height variance from the allowed 15m to 31.83m and a loading lift conveyor of approx. 44m in length at the shoreline. Although the height of the proposed material storage silo is double the zoning allowance there are no adjacent building directly affected as a result of shadowing or privacy. The proposal to include a display lighting option is welcome. The applicant has addressed concerns over possible dust air pollution and Gorge waterway pollution as a result of the operations.

The BGLUC would prefer to see the two SRW's requested by City Planning granted for future uses if at all possible. Possibly a grand-fathering option to allow for the current proposal.

The BG CALUC has no objection to the requested height variance nor the proposal for a cement receiving and storage facility. We recommend this proposal proceed to a public hearing.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Kathi Springer, Ralmax Group