

Pamela Martin

From: Don Prittie [REDACTED]
Sent: December 9, 2020 4:12 PM
To: Public Hearings
Subject: Full Support for Trio Ready Mix - Ral Max Group Variance

Our company owns a building at 2120 Quadra Street which for many years, supplied the Victoria working harbour and the people that rely on the harbour to feed their families. The application by the Ral Max Group (Trio Ready Mix) for a height variance at 2800 Bridge Street makes sense for a number of reasons and it has our full support. By utilizing barges to move aggregate, the working harbour keeps working while our roads become safer, less congested and have less wear and tear due to truck traffic, not to mention a lower carbon footprint! As an island city, we rely on maritime shipping for most of our product and to have the necessary aggregate able to arrive in Victoria without impacting our streets is a real bonus. I also think that it is critically important to conserve industrial land and to work with landowners to develop infrastructure that makes sense in these challenging and everchanging times. The silos on Bridge Street will be as significant as the industrial installations on Granville Island in Vancouver and should be supported in the same way. We urge Victoria City Council to approve this application.

Don Prittie
Belmont Management Ltd
Canoe Cove Marina & Boatyard
[REDACTED] **Mobile.**

Sent from [Mail](#) for Windows 10

City of Victoria
Mayor and Council

December 9, 2020

Proposed Concrete Batching Plant Development at 2800 Bridge Street

As owner / operator of a business and the property located 407 David Street across from the current cardboard and glass recycling depot at 2800 Bridge Street, I have the following concerns regarding the proposed concrete batching plant development on the same site;

- *Much of the Rock Bay Industrial Area consists of smaller parcels of properties of which small businesses operate from. As such, the current road infrastructure is capable of meeting most of the transportation demand. The road infrastructure is not geared for large truck and trailer units that are now a common sight at 2800 Bridge Street. The cardboard recycling facility has large truck and trailer units constantly lined up along David Street, waiting to unload cardboard. Upon unloading, truck and trailer units park on the street to lock the rear doors of the trailers. Once the trucks are ready to leave the area, they then line up at the end of David Street and wait to turn left onto Bridge Street. The Bridge Street traffic is busy at times so the trucks back up along David Street waiting to get onto Bridge Street. The businesses on my property and the brewery next door have difficulty accessing our properties due to the large truck and trailer units.*
- *There is a window manufacturing company located at the S.E. corner of David and Turner Streets. They have limited loading and unloading facilities and as a result their glass supplies are delivered by trucks that park in one lane of David Street while a forklift uses the other lane to off-load the glass. Their business is booming and glass supplies are delivered twice a week.*
- *The cardboard recycling process is antiquated and inefficient. Trucks have to back their trailers into the property to a paved area in front of the building where the cardboard is dumped. David Street is only two lanes wide therefore the trucks are jumping the street curbs into the property setbacks in order to manoeuvre the trailers in reverse. The cardboard is dumped in an open paved area without any containment barricades to prevent the winds from blowing the lighter debris onto the street and onto the other properties along David Street. It is a constant battle of cleaning up the debris in our yard. I have complained numerous times to the City bylaw office and to the management across the street but it doesn't improve the situation. There needs to be containment barricades to ensure the winds do not spread the debris.*
- *Glass is also dumped into piles outside the building and because there is no containment, the seagulls and crows pick up the glass pieces and drop them all over the neighbourhood. Our parking lot and roof require constant sweeping.*
- *I have seen facilities as such in the Vancouver area and the operations are run without any disruption to the neighbourhood. The properties are large enough to adequately handle the flow of large truck with trailer units and the line ups during busy periods that often occur. Furthermore, the building structures are large enough that the trucks drive*

inside the shed, dump their debris and then drive out. There are bobcat machines that quickly remove the dumped debris to piles off to the side so the next truck with trailer can off load. This operation is protected from the weather so therefore the debris is not spread throughout the neighbourhood causing inconvenience to neighbouring properties.

- *It is time for the City Planners to think ahead and relocate a busy recycling facility that will surely increase in demand capacity as Victoria grows, to a larger property outside of the City's core with road infrastructure that is capable to meet the requirements of the trucks.*

With the current chaos in the streets of this area, this proposal intends to add many large concrete delivery trucks to the mix. It is obvious to me that no one has bothered to analyse the traffic flow in this area. Having concrete trucks either enter or exit via David Street is certainly not the answer. Restricting the concrete delivery trucks to use Turner Street only, would be better however the street is narrow between David and Hillside. I suggest eliminating the street parking on the West side of Turner Street so that large concrete trucks can pass each other therefore not impeding traffic flow.

I have no objections to the huge silo in the applicant's proposal however I do have major concerns with the addition of very large concrete delivery trucks to an area that is already stressed with heavy traffic and an inadequate road infrastructure to handle the current situation.

Regards,

Michael Alston

Alston Properties Ltd.