Richardson is Canada’s largest, privately owned agribusiness and has served farmers across the country for more than 150 years. Based in Winnipeg, Richardson has over 1,700 employees across Canada and is a worldwide handler and merchandiser of all major Canadian-grown grains and oilseeds.

Known as one of the most efficient port terminal facilities in the world, Richardson’s Vancouver Terminal handles approximately 3 million metric tonnes (MMT) of grains and oilseeds each year and is a major exporter to countries around the world.

Richardson expects to handle in excess of 5 MMT of grains and oilseeds by increasing its storage capacity. Global demand is growing and Richardson’s Vancouver Terminal is currently operating at maximum capacity. To meet this need, Richardson is planning to increase its grain storage capacity at its Vancouver Terminal and has applied to Port Metro Vancouver for permitting approval.

Richardson is committed to engaging with community stakeholders in an open, two-way conversation regarding this project.

PURPOSE OF THIS PROJECT OVERVIEW

This Project Overview provides background information about Richardson and its Vancouver Terminal Grain Storage Project. We look forward to feedback from the public and stakeholders in the immediate neighbourhood and greater community.

PHASE 1
Community Engagement
OCTOBER 1 – 19, 2012

PHASE 2
Community Engagement
NOVEMBER 2012
**HOW CAN I PROVIDE FEEDBACK?**

- Attend a Stakeholder Meeting or Open House
- Provide a written submission
- Submit your Feedback Form:
  - Online
  - By email
  - By mail

**Feedback Analysis and Reporting**

Community and stakeholder feedback will be summarized and posted online at [www.richardson.ca](http://www.richardson.ca) as well as at [www.portmetrovancouver.com](http://www.portmetrovancouver.com).

**Correspondence and Inquiries**

**Telephone:** 604·313·2398  **Email:** vancouverengagement@richardson.ca

**Web:** [www.richardson.ca/news/vancouver-grain-terminal](http://www.richardson.ca/news/vancouver-grain-terminal)

**Mail:** PO Box 2843 Vancouver Main, Vancouver, BC V6B 3X2

**Stakeholder Meeting and Open House Schedule**

**Stakeholder Meetings**

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, October 4, 2012</td>
<td>9:00 am – 11:00 am</td>
<td>Pinnacle Hotel at the Pier 138 Victory Ship Way North Vancouver</td>
</tr>
<tr>
<td>Wednesday, October 10, 2012</td>
<td>1:00 pm – 3:00 pm</td>
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<tr>
<td>Wednesday, October 10, 2012</td>
<td>6:00 pm – 8:00 pm</td>
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</tr>
<tr>
<td>Thursday, October 11, 2012</td>
<td>2:00 pm – 4:00 pm</td>
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</table>

**Open Houses**

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<tr>
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WHY DOES RICHARDSON NEED MORE STORAGE CAPACITY?

Richardson needs to increase storage capacity at its Vancouver Terminal to meet growing demand for Canadian grains and oilseeds from markets around the world. The terminal is currently operating at its maximum capacity of 3 MMT per year, with the entire 3 MMT originating from Richardson’s grain handling facilities across Western Canada. Additional grain storage at Richardson’s Vancouver Terminal is necessary for Richardson to handle increased volumes.

RECENT TERMINAL IMPROVEMENTS

Richardson has recently invested $20 million to upgrade and enhance its rail yard and receiving system at its Vancouver Terminal. These improvements allow Richardson to handle and process railcars more efficiently, which has resulted in a reduction in shunting noise.

PROJECT OVERVIEW

• Richardson’s Vancouver Terminal Grain Storage Project (the Project) includes the construction of a new concrete grain storage facility that will hold 80,000 metric tonnes (MT) of grains and oilseeds. The Project also includes the installation of distribution equipment and an upgraded automated dust filtration system.

• Port Metro Vancouver is the permitting authority with jurisdiction over the project. The Project is to be constructed in accordance with National Building Code of Canada – 2010, consistent with the construction of grain elevators, and as required by Port Metro Vancouver.
EXISTING TERMINAL

EXISTING TERMINAL WITH PROPOSED NEW GRAIN STORAGE FACILITY

An Artist’s Rendering
KEY COMPONENTS OF THE GRAIN STORAGE PROJECT

1 Demolition of pellet storage tanks
   - Storage tanks situated on the east side of the terminal, where the new facility will be located, will be demolished (10,000 MT of storage)

2 Construction of a concrete grain storage facility with total capacity of 80,000 MT
   - Increased capacity will be 70,000 MT of storage (80,000 MT less the 10,000 MT demolished storage)

3 Connection of the new storage facility to the main terminal work house

CONSTRUCTION SCHEDULE

If approved, this project will take approximately two years to build.
**BENEFITS OF THE PROJECT**

Increasing storage space and enhancing efficiency of grain and oilseed shipments through Richardson’s Vancouver Terminal will ultimately improve Canada’s ability to meet increasing demand from markets worldwide. Enhancing Richardson’s ability to meet this demand will provide Canadian farmers with improved access to global markets.

This storage project at Richardson’s Vancouver Terminal will benefit the local and national economies:

**North Shore and Metro Vancouver**

Much of Metro Vancouver’s prosperity and economic growth is due to its port and each of its terminals. The Project will result in the creation of hundreds of jobs through construction and will lead to the creation of approximately 40 – 50 additional permanent positions at the Vancouver Terminal. Richardson is a large taxpayer and has paid millions of dollars in taxes to the City of North Vancouver. In addition, Richardson invests $1.5 – $2 million annually on capital upgrades and maintenance.

**Canadian Economy**

Richardson’s Vancouver Terminal is one of the most efficient grain handling facilities in the world. This Project is a significant investment in the Pacific Gateway, supporting Port Metro Vancouver’s vision to meet the forecast for increased Canadian trade. The success of this terminal, and future growth from increased storage capacity, will continue to positively influence Canadian agriculture, industry, communities and Canada as a whole.
The new facility will be built on existing industrial land and does not include any marine works.

# IMPACTS AND MITIGATION DURING CONSTRUCTION

## NOISE

### Impact

- Noise generated by the construction of the project will vary with stages of construction
- The activity that generates the most noise will be pile driving, which will take approximately 4 months
- A 24-hour concrete pour will be required to construct the slip form portion of the grain storage facility; there will be two separate one-week pours

### Mitigation

- It is Richardson’s objective to work within City of North Vancouver bylaws during construction

## DUST

### Impact

- No significant dust impacts or other air emissions are anticipated during construction

### Mitigation

- Small-scale dust mitigation efforts will be incorporated as required during construction

## VIEW

### Impact

- Views and lines of sight will not be significantly impacted until the construction of the new storage facility begins

**NOTE:** Advance notification of major construction activities outside of City of North Vancouver’s bylaws will be provided.
## IMPACTS AND MITIGATION DURING OPERATION

### NOISE

**Impact**
- Noise generated by rail traffic may increase
- Noise generated by a change to the dust filtration system

**Mitigation**
- The new rail receiving system improvements will help mitigate noise from rail traffic
- Railcars will now be processed in longer strings, which means a reduction in frequency of noise caused by shunting individual railcars
- The dust collection systems will be maintained on the south side of the terminal, away from residents
- Conveyors will be enclosed in a cladded structure to reduce noise impacts

### DUST

**Impact**
- Grain handling generates some dust

**Mitigation**
- An upgraded automated dust filtration system will be incorporated on the south side of the facility, away from neighbouring residents; this will maintain and improve dust collection during grain handling to mitigate any impacts on local air quality

### VIEW

**Impact**
- A number of neighbouring residents will have the new facility in their viewscape
- The new facility will be approximately 50 metres high, which will be 23 metres lower than the existing work house and 5 metres higher than the existing storage facility to the west of the work house

**Mitigation**
- The new storage facility will be a light, neutral colour
COMMUNITY BENEFITS

Richardson is committed to giving back to the communities in which it conducts business. Through the Richardson Foundation, the company donates millions of dollars to support local projects and organizations across the country each year. As part of the Vancouver Terminal Grain Storage Project and its ongoing commitment to the community, Richardson would like to contribute to a community benefit in North Vancouver.

In the Feedback Form on page 10, Richardson is asking for your input regarding the type of community investment that could be made.

The Richardson Foundation regularly contributes to visual and performing arts, education and youth initiatives as well as environmental initiatives.

www.richardson.ca/community
FEEDBACK FORM

We Want to Hear from You

The input received through this engagement process will be summarized in a Summary Report, which will be made available online at www.richardson.ca. The report will also form part of the application process to Port Metro Vancouver.

A Consideration Memo will also be produced, showing how input was considered.

1. Please indicate your level of agreement with the proposed mitigation measures regarding impacts during construction:

<table>
<thead>
<tr>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neither Agree nor Disagree</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
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Additional comments:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

2. Please indicate your level of agreement with the proposed mitigation measures regarding impacts during operation:

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<thead>
<tr>
<th>Strongly Agree</th>
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Additional comments:

________________________________________________________________________

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3. Please indicate your level of agreement with the following community benefit options:

<table>
<thead>
<tr>
<th>Contribution to visual and performing arts</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neither Agree nor Disagree</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution to an educational initiative</td>
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<tr>
<td>Contribution to a youth initiative</td>
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<tr>
<td>Contribution to an environmental initiative</td>
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<tr>
<td>Contribution to a recreational amenity</td>
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Additional comments:

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4. Please provide any additional comments you may have regarding any aspect of Richardson International’s Vancouver Terminal Grain Storage Project:
Please submit your feedback form

Please provide your contact information (optional):

Name: ____________________________________________

Organization (if applicable):______________________________________

Role (if applicable): ___________________________________________

Address: _____________________________________________________

Postal Code: _________________________________________________

Email: ________________________________________________________

Phone: _______________________________________________________

The deadline to submit feedback is October 19, 2012.

You can return completed feedback forms:

Online: www.richardson.ca/news/vancouver-grain-terminal

By email: vancouverengagement@richardson.ca

By mail: PO Box 2843 Vancouver Main, Vancouver, BC V6B 3X2
For general project information:

www.richardson.ca/news/vancouver-grain-terminal

Phone: 604-313-2398