

NSD Inland Port and Developments Key Messages

Top Line Messages

NSD Inland Port and Developments (NSD) is wholly owned and managed by Progressive Ventures.

Progressive Ventures is proposing to develop the NSD Inland Port and Developments project, a transload facility and light industrial service center located in downtown Terrace.

The 44-acre industrial site is located at 4800 Keith Avenue, the former location of the Skeena Cellulose sawmill.

NSD Commitments

Our Development Philosophy

We are local developers with a proven commitment to the community.

We want to build things that industry/people will use and that contribute value to the region.

We are going to do this responsibly by:

- Remediating and reusing an existing brownfield site.
- Designing the project to fit into the neighbourhood.
- Respecting the forms and functions of transportation infrastructure in the city.

Healthy, Safety & Environment

We are committed to ensuring the safety of our employees, the community and the environment.

Community

We are committed to building our project in a way that benefits Terrace.

NSD Inland Port and Developments (NSD)

Q: Who is NSD?

A: NSD Inland Port and Developments is wholly owned and managed by Progressive Ventures.

Based in Terrace, British Columbia, Progressive Ventures is a family-run business that has been providing full spectrum industrial services in Northwest BC since 1972.

Q: What development experience does the NSD team have?

A: Progressive Ventures has a proven ability to invest in and grow successful business development ventures, which include the following: Progressive Ventures Construction, Progressive Ventures Trucking, Big River Distributors, Terrace Steel Works, Robinson Aggregates, and Progressive Ventures Real Estate and Development.

NSD Inland Port and Developments Q&As

NSD Inland Port and Developments

The NSD Inland Port and Developments project consists of 2 key components:

- A new transload facility
- Mixed-use commercial, light industrial or institutional properties available for development.

Q: What is the size of the transload facility?

A: The transload facility is 28 acres.

Q: How many trains do you expect to arrive daily?

A: To be determined, client commitments pending rezoning.

Q: When will the subdivided lots be available to development?

A: We anticipate the properties available for sale and development by Fall 2020.

Why Terrace?

- The project will build upon Terrace's reputation as the service hub for Northwest BC and facilitate the region's ability to do business efficiently with trade partners around the world.
- Terrace is recognized as an industrial town that has an established workforce and supporting businesses.
- The project will add value to existing industrial lands by providing an important connection between different modes of transportation.
- The project will contribute important industrial land tax revenue and employment opportunities for the benefit of the community.
- The project is leveraging the major projects that are under development or are proposed for the region.

Q: When did Progressive Ventures purchase the 4800 Keith Avenue property?

A: Progressive Ventures purchased the 42-acre lot in 2019. Progressive Ventures secured an additional 2-acre lot in Spring 2020.

Key Components

Transload Facility

- The transload facility will be used to store:
 - Rail cars
 - Transload containers
 - Bulk materials

- The transload facility will also accommodate activities such as:
 - Container stuffing and de-stuffing
 - Container storage
 - Logistics management
 - Cross-docking
 - Other transport related services
- Transload facility is located on previously disturbed land (brownfield site), the former location of the Skeena Cellulose sawmill.
- The facility is connected to the CN mainline

Key Transload Facility Requirements:

- Flat site (less than 1% grade), connected to the CN mainline.
- Capacity to receive and store approximately 100 rail cars
- Railyard located next to major trucking route.

Q: What types of products will come through the transload facility?

A: Containers, bulk mineral concentrates, project cargoes, fuel, raw materials for manufacturing, finished goods for export, etc.

Q: Will the transload facility increase the amount of train traffic at the Kenney and Frank crossings?

A: Our facility will alleviate train blockages as it provides additional railyard space to an already very crowded Terrace yard.

Q: With the transload facility located in downtown Terrace, how do you plan to mitigate the noise/visual quality of the facility?

A: The ring of mixed-use commercial, light industrial or institutional properties will create a noise and visual buffer around the facility.

Q: When will construction of the transload facility/railyard begin?

A: We anticipate construction of the railyard to begin in Spring 2021.

Q: When will the transload facility be operational?

A: We anticipate the transload facility to be operational by fall 2021.

Mixed-Use Lots

- The additional lands along Keith Avenue/Kenney Street will be developed into commercial, light industrial or institutional properties.
- The properties will create a buffer around the transload facility to protect the neighborhood character.
- The properties will provide new space for complimentary local businesses to establish themselves and support the major projects in Terrace and surrounding areas.

Q: What is the size of each lot?

A: There are 14-acres of frontage property available. We will sub-divide to suit. We expect that a mix of 1-3-acre sized lots will suit the businesses that we foresee occupying these properties

Q: How many businesses do you anticipate?

A: 5-7 businesses.

Q: What types of businesses do you anticipate purchasing the lots for development?

A: Light industrial and commercial. Businesses complimentary to the transload facility and businesses that enhance Terrace as the service hub for industry in Northwest BC.

Q: Is Progressive Ventures planning to build out the lots?

A: Dependent on the sale.

Q: How deep is the buffer between the transload facility and the mixed-use lots?

A: 68 meters

Q: Will the sale be on a first come first serve basis/how are you basing your evaluation criteria?

A: Yes, to first come first served, however, we will be looking for complimentary businesses who value the location and the finished vision, and businesses that will fit in with the City of Terrace's vision for an improved Keith Avenue streetscape.

Q: If the zoning is already suitable and market demand exists, why haven't the mixed-use lots been developed?

A: The mixed lots haven't been developed yet because the old, contaminated site is not possible to sub-divide until the remediation is completed. Our project contemplates a variety of revenue streams, which makes it feasible to bring the properties to the market.

- NSD is required to complete an assessment of the site and complete a remediation plan, which requires approval from the Ministry of Environment.
- Upon approval, NSD will receive a Certificate of Compliance from MOE that certifies the site has been remediated.
- After receiving the Certificate of Compliance, NSD will complete their business case for the entire 4800 Keith Avenue property, upon which time the frontage properties will be available for sale/development.

Q: How much will the individual lots cost?

A: To be determined.

Q: When will the properties be available for sale/development?

A: We anticipate the properties available for sale and development by Fall 2020.

Transloading 101

Definition: Transloading is the process of transferring cargo from one form of transportation to another. Intermodal refers to the containers, which can be transferred from a truck to a train to a ship and back again.

Q: What is transloading facility?

A: A transloading facility can be designed to accommodate a number of activities, including:

- Store rail cars
- Transload containers, bulk materials and project cargos
- Logistics management
- Container storage
- Cross-docking
- Repackaging of goods such as container stuffing and de-stuffing

Q: Will you have fuel/hazardous goods in the trains coming in and out of the facility/will the facility be used to store fuel?

A: The transload facility will have a purpose built, separate, flat spur for fuel unloading. There will be no fuel storage on our site.

Safety

Q: What risks to the public and local businesses does the transload facility pose?

A: Very limited. Additional train traffic inside the facility but the facility is a highly secured area. Fuel transfer but greater setbacks and higher standards than the existing facilities in Terrace and reduction of truck transfer from Prince George. Some noise from moving containers but buffered by ring of properties. Dust from material transfer is tightly controlled by MOE (Lafarge currently transloads cement powder and has done for many years, they would be the worst and you rarely see any impact currently).

The Opportunity:

Q: What is the market justification for undertaking the project?

A: Based on early market engagement, there is a current need for additional industrial and commercial development in Northwest BC.

With the increased investment into new natural resource and energy export projects and high demand for more industrial services, in Northwest BC, the NSD Inland Port and Developments project will:

- Provide a new connection between local businesses and major projects with national and international supply and logistics chains serviced by rail.

- Provide additional lands to support development of commercial, light industrial or institutional properties.
- Build upon Terrace's reputation as the service hub for Northwest BC and facilitate the region's ability to do business efficiently with trade partners around the world.

Q: Have you secured tenants for the transload facility/is there any interest?

A: Since acquiring this property in 2019, Progressive Ventures has been approached by numerous large industrial shippers and other stakeholders. Preliminary discussions are ongoing.

Q: Have you sold any of the mixed-use lots/do you have any interest?

A: Until the environmental remediation is complete it is not possible to sub-divide and sell. Right now the only thing that could be done on the property is a single industrial site.

Project Benefits

NSD is committed to providing opportunities for local businesses and residents, while supporting and enhancing the City of Terrace's strategies to attract new business and further establish Terrace's reputation as the service and manufacturing hub for Northwest BC.

Our project will provide new employment and business opportunities and attract, support and facilitate business development that will contribute to a diversified and resilient local and regional economy.

Q: What is the total investment of your project?

A: The estimated capital investment is greater than \$32 million.

- \$12 million for the proposed transload facility
- \$20 million for the commercial, light industrial or institutional development

Q: How many jobs will the NSD Inland Port and Developments project create?

A: The project is estimated to create up to 175 direct, permanent jobs and up to 280 indirect permanent jobs.

- 20 jobs for the transload facility
- 155 at the associated buffer ring properties
- Industry multiplier of 1.6% to determine the 280 indirect jobs that will be created (truckers moving things in and out / snow clearers / linen's washing company that cleans coveralls).

Q: How does this project benefit Terrace?

A: The NSD Inland Port and Developments project will:

- Increase tax revenue for the City of Terrace
- Leverage existing infrastructure and enhance transportation and international trade connectivity and services

- Supports the QETDZ (airport) industrial lands
- Repurpose an underutilized industrial property
- Positioned in downtown Terrace (accessible by walk, transit, bike, etc.)

Q: Where can we hear about/apply for NSD job opportunities?

A: Currently NSD Inland Port and Developments does not have any open job opportunities. Please check back on our website: www.nsdinlandport.com regularly for future job opportunities with NSD Inland Port and Developments.

Public Consultation Strategy

Background Information

Since November 2019, NSD has been meeting with the City of Terrace planners to ensure our proposed project is as consistent as possible with community objectives and will be technically feasible in the context of city infrastructure and planning considerations.

NSD has also met with local First Nations and the Ministry of Transportation and Infrastructure to introduce the project.

Approach:

- Introduce our proposed project to the city and the community
- Bring awareness of the potential value this project will bring to the City of Terrace and local businesses
- Provide opportunities for the community to give input on our project

Methods:

- Notify and be available to meet with property owners, stakeholders and local First Nations
- Host an Open House with the community
- Provide virtual opportunities to view display boards and submit input

Outcomes:

- Provide the community with project information in a timely way
- Demonstrate how the project has been updated based on the input provided
- Earn the support of the community

Q: How can the general public provide NSD with their feedback?

A: There will be an online questionnaire available on our website from July 29th to August 13th.

You can also get in touch with NSD by email your comments to us at info@nsdinlandport.com or contact Hatha Callis to set up a meeting. Hatha's contact information is provided below

- Email – hatha@pvlgroup.com
- Phone – 250.641.1317

Q: Where can I learn more about the NSD Inland Port and Developments project?

A: Please visit our website: www.nsdinlandport.com

Rezoning and OCP Amendment

Q: Why are you required to rezone the property?

A: Rezoning is required for the transload portion of the property only.

The property is currently zoned M1 Light Industrial, which provides for a mix of light industrial uses and compatible commercial uses.

The zoning required for the transload facility is M2 Heavy Industrial.

Q: What about the Keith Estates Neighbourhood Concept Plan?

A: We are requesting that the City of Terrace remove the transload portion of the property from the Keith Estates NCP and amend the Official Community Plan to rezone the transload portion of the property back to M2 Heavy Industrial zoning.

The form and character of commercial and light industrial buildings along the Keith Avenue frontage will be informed by the Keith Estates NCP during the development permit process for each property.

The residential component of the NCP is not considered to be a relevant component of the land use any more as there is capacity for approximately 3,500 new housing units in Terrace on land already zoned for residential uses. The context under which the Keith Estates NCP was developed has changed and the use is no longer considered the best use for the property.

Environmental Investigations

Q: What environmental studies has NSD undertaken?

A: NSD initiated environmental studies in February 2019 to assess the environmental conditions of the site resulting from historical uses as a sawmill. The scope of environmental studies included soil and groundwater analysis from test pits, drill logs and monitoring wells.

Environmental and technical studies will be ongoing until the site has been remediated and NSD has achieved a Certificate of Compliance from the Ministry of Environment.

Q: Does NSD have to go through an environmental assessment process?

A: NSD is required to complete an assessment of the site and complete a remediation plan, which requires approval from the Ministry of Environment.

Upon approval, NSD will receive a Certificate of Compliance from MOE that certifies the site has been remediated.

Q: When does NSD expect to receive the Certificate of Compliance from MOE?

A: The Certificate of Compliance from MOE is expected by the fall of 2020.

Q: **What are the initial results of your environmental studies?**

A: Light remediation is required to address a number of low severity environmental issues.

Q: **Will the results of your studies be available to the public?**

A: Environmental and technical studies will be ongoing until the site has been remediated and NSD has achieved a Certificate of Compliance from the Ministry of Environment.

When MOE issues their Certificate of Compliance it will be verification that the soils are suitable for the land-use designation.

Geotechnical Evaluations

Timeline

- Beginning in 2019, NSD has performed preliminary geotechnical investigations of the subsurface ground conditions to determine feasibility of the proposed infrastructure and inform the design and construction of the facility.

Q: **What type of Investigations has NSD been undertaking?**

A: NSD has undertaken geotechnical investigation types throughout the project component areas. These investigation types include the following:

- Test pits to examine near surface soil conditions
- Analysis of test pits and drill logs from previous environmental investigation data

Q: **What are the results of your geotechnical investigations?**

A: The results of the geotechnical investigations include the following:

- Soil types vary across the property and with depth
- The presence of some deposits of old organic waste was found
- Ground conditions of the site are considered suitable for the proposed development

Additional geotechnical investigations and recommendations will be required for the development of the proposed infrastructure.

Traffic Impact Assessment

Q: **What traffic studies have been to date?**

A: NSD initiated a Traffic Impact Assessment in March of 2020

Q: **Will NSD create an increase in traffic?**

A: Yes. Our development will contribute significantly to the City of Terrace for major upgrades to Keith Avenue.

Q: **Will NSD be undertaking any road upgrades to improve traffic?**

A: Various upgrades are contemplated in the Transportation Master Plan and the City of Terrace will determine the best option for the community.

Approval from Ministry of Transportation, City of Terrace and other affected development companies is required first.

Q: **Will the results of your Traffic Impact Assessment be available to the public?**

A: Yes, it can be found here: https://nsdinlandport.com/wp-content/uploads/2020/07/4800-Keith-Ave-TIA_July-27-2020.pdf.

Media Enquiries

For all media inquiries, please contact Hatha Callis.

Contact: Hatha Callis, Property Manager

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