

17. Re: Chevron Canada Limited Refinery Expansion

The Manager stated that a report would be submitted to Council on May 29, 1972. The purpose of the report would be to explain what has transpired since last year as a result of the investigations and studies which have been made in regard to the regulation and control of oil refineries.

Following is the report of the Planning Director dated May 26, 1972, regarding the above.

RECOMMENDATION:

THAT a copy of this report be sent to the President of the Burnaby S.P.E.C., Chevron Canada Limited and all parties that have expressed an interest in refinery modernization and expansion.

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M. J. Shelley,
Municipal Manager

Planning Department
May 26, 1972

Re: Chevron Canada Limited Refinery Expansion

Council recently requested that a report be submitted summarizing the progress that has been made on negotiations with Chevron on their proposed expansion. Council will recall that on November 15, 1971, the following recommendation was adopted which allowed discussions to proceed with Chevron:

"RECOMMENDATIONS:

THAT Resolution #1 in this report be rescinded and the following motion passed in its place:

THAT notice be given to the Oil Companies owning property in the Municipality that the Council is proceeding with an investigation of ways and means to set standards for aesthetic or visual pollution and control, and for the level and quality of emissions from the refineries of the Companies as well as possible enforcement procedures; and

THAT the Municipal Manager be authorized to negotiate with Chevron Canada Ltd. and others in connection with the voluntary adoption by the Company of the Bay Area Air Pollution Control District Standards, including the installation of monitoring equipment with attendant reading of same; and

THAT the Municipal Manager be authorized to negotiate with Chevron Canada Ltd. in connection with visual pollution or aesthetic problems; and

THAT the Municipal Manager be authorized to engage Dr. A.D. McIntyre of the B.C. Research Council to assist on a continuing basis in respect to pollution standards and control; and

THAT the Planning Director be asked to prepare a report on suggested amendments to the Zoning Bylaw to control visual pollution or aesthetic problems in refinery areas; and

THAT P.P.A. #1435 be extended for 4 weeks; and

THAT the contents of this report be forwarded to Chevron and to all parties that expressed an interest in the general subject of refinery modernization and expansion when it was being debated previously."

With the adoption of this Recommendation, the attached brief outline was prepared by the Planning Department as a basis for discussions

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with Chevron which took place on a weekly basis with the local people. A two-day session was also held with staff from the Head Office in California. Following adoption of the Noise Bylaw, only occasional discussions have taken place as Chevron are in the process of assessing their operation in relation to the Noise Bylaw. The results of this study will determine to some degree the type, nature and location of equipment used in the expansion. Until the Consultant's study on noise is completed, little discussion can take place.

Noted below are some general comments and observations on the broad headings set out in the outline:

1. Land Use Concept

Discussions have taken place on the refinery and its relationship to the adjacent area in broad terms and our efforts now are devoted to achieving maximum compatibility with surrounding uses. Our ultimate appraisal will depend on the nature of the detailed final plan, once submitted.

2. Boundary Definition

Considerable discussion has taken place on this topic. Land exchanges and property acquisition are being explored as a means of achieving logical site boundaries. Land acquisition is also being considered as a means of providing effective buffers between the refinery and the adjacent uses.

3. Access and Circulation

Discussion on this topic will take place once the final overall plan is submitted. Discussion has taken place on access to the foreshore and this will be covered in our final report.

4. Fire Prevention and Fire Fighting Program

Meetings have been held between Chevron and the Fire Department and a program to improve fire-fighting methods and equipment was adopted. This program is now being implemented.

5. Construction

The nature of the expansion which is being reviewed and the results of the Consultant's Noise Study will determine what is actually to be constructed and these details will be submitted with the next draft of the Master Plan for the Refinery. The general nature of the expansion was discussed at length with the staff from California but this proposal is yet to be formalized. The expansion will involve construction in both the refinery and the storage areas but the nature and extent is yet to be formalized. Discussion will resume on this shortly.

6. Environmental Aspectsa) Visual

Considerable discussion has taken place on the improvement of the appearance of the existing plant. General housekeeping is being upgraded and extensive improvements are being considered in the way of landscaping.

When submitted, the expansion plans will be critically analyzed to ensure that new structures are not offensive.

b) Water

The Pollution Control Branch has imposed stringent standards which must be met by oil refineries. Chevron will be complying with this order and schedule which has been set down.

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c) Air

As Council is aware, Chevron has agreed to meet the Bay Area Standards. Discussions on Air Standards have included our consultant, Dr. McIntyre, from the B.C. Research Council. Monitoring is already taking place in consultation with Dr. McIntyre and our staff, and the ultimate plan for air quality control will be reviewed by our Consultant. This is documented in writing.

d) Noise

Chevron has engaged a Consultant to provide advice on existing and anticipated refinery noise following expansion. The Municipal staff are involved in this study. As Council is aware, the bylaw standards are extremely significant to Chevron and further work on expansion plans must await the outcome of the Consultant's study, due in mid-June.

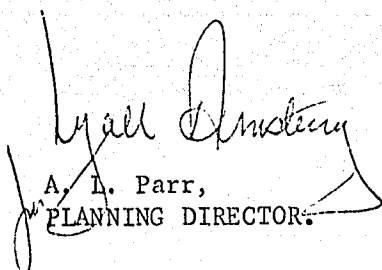
7. Scheduling

The timing of the various aspects of construction will, of course, be related to the Master Plan which Chevron cannot submit until the Noise Study is completed. Chevron is anxious to move ahead as quickly as possible but the details of timing must await finalization of the Master Plan.

8. Long Range Overview

This is actually a part of Topic 1, Land Use Concept, and as such will be dealt with at length in our final report to Council.

We trust this report provides the general information required. Discussions are progressing but in effect are at a standstill until Chevron returns with their draft Master Plan. When it has been received and analyzed, a detailed comprehensive report will be submitted to Council.


A. L. Parr,
PLANNING DIRECTOR.

1. LAND USE CONCEPT:

- a) Relationship between refinery uses (storage, processing, distribution and administration) and surrounding uses in a Municipal context.
- b) Treatment of interfaces between Refinery and surrounding land and water uses.

2. BOUNDARY DEFINITION:

- a) Road alignment
- b) Land exchange
- c) Property acquisition to achieve compatibility.
- d) Zoning

3. ACCESS AND CIRCULATION:

- a) Service - truck routes, access, egress
- b) Public access to foreshore

4. FIRE PREVENTION AND FIRE FIGHTING PROGRAM:

5. CONSTRUCTION:

- a) Processing
- b) Storage
- c) Administration
- d) Docks
- e) Foreshore facilities
- f) Landscaping

6. ENVIRONMENTAL ASPECTS:

- a) Visual appearance
 - (i) improvement to existing plant
 - physical plant
 - glare and emissions
 - (ii) proposed expansion
 - (iii) site amenities
 - screening
 - housekeeping
- b) Water
 - (i) establishment of standards
 - (ii) control
 - (iii) monitoring
- c) Air
 - (i) establishment of standards
 - (ii) control
 - (iii) monitoring
- d) Noise including flare, mechanical and traffic
 - (i) establishment of standards
 - (ii) control
 - (iii) monitoring
- e) Vibration
 - (i) establishment of standards
 - (ii) control
 - (iii) monitoring

7. SCHEDULING:

Time table of events covering Items 2, 3, 4, 5 and 6

8. LONG RANGE OVERVIEW

- a) site potential
- b) Plant potential