

RE: PETITION FROM MR. ROBERT FOWLER, ET AL, WHICH APPEARED ON THE AGENDA FOR COUNCIL
1986 SEPTEMBER 22 (Item 4 f)
NATIONAL ENERGY EQUIPMENT INC., - 7353 SIXTH STREET
(Item 10, Report No. 59, 1986 October 06)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building
Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 OCTOBER 15

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PETITION FROM MR. ROBERT FOWLER, ET AL, APPEARING
AT REGULAR COUNCIL MEETING ON 1986 SEPTEMBER 22
REGARDING NATIONAL ENERGY EQUIPMENT INC. - 7353 SIXTH STREET
AND ITEMS OF CONCERN RAISED BY COUNCIL AT COUNCIL MEETING
ON 1986 OCTOBER 06

RECOMMENDATION:

1. THAT a copy of this report and a copy of the Manager's Report
No. 59, Item 10 on the 1986 October 06 agenda be sent to
Mr. Robert Fowler of 7865 Eighteenth Avenue, Ms. Diana West of
7875 Eighteenth Avenue and Mr. C.S. White, President, Natural
Gas Vehicle Association of B.C., of 3830 West 19th Avenue,
Vancouver, B.C..

REPORT

1.0 INTRODUCTION

On 1986 October 06 a staff report on the National Energy Equip-
ment operation was submitted for Council's information.

As a result of that review, several other questions and issues
were raised. The matter was referred back to staff for a
further report.

The topics of discussion included:

- a) the drafting of new standards by the Gas Safety Branch for
propane installations,
- b) a commitment from the applicant to comply with present and
future propane code regulations,
- c) permitted uses in the C4 Service Commercial District, and
- d) withholding issuance of the current Preliminary Plan
Approval application.

In addition, the petitioners have made reference to the owner-
ship and use of the lane at the rear of the National Energy
site as indicated in their letter to Council dated 1986 Octo-
ber 06.

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2.0 DISCUSSION

In addition to the information provided in the previous report, the Planning & Building Inspection Department has had further discussions with the Gas Safety Branch and the owner of National Energy Equipment in reference to the items raised by Council.

The Gas Safety Branch advises that the review of the 1986 Propane Code and proposed amendments thereto is nearing completion and may be adopted by the end of this year. However, no firm date has been identified at this time. Also, it is not clear as to how the new regulations may affect the proposed installation until such time as the review process is completed and the amendments made into law by the Provincial Government. However, the Gas Branch has advised staff that any future regulations which take into account population densities could not be retroactively imposed on an existing installation or operation except in very unusual circumstances such as the replacement of parts or equipment that are found to be defective.

Upon adoption of the new Propane Code, staff will undertake a review of the new regulations and, in consultation with other Municipal Departments, explore the possibility of introducing amendments to the Zoning Bylaw to regulate propane and natural gas fueling facilities. This review will take into consideration setback distances, tank sizes and population densities. Staff has discussed Council's concerns with the owner of National Energy Equipment, Mr. George Ingham. In a letter to staff dated 1986 October 09 (see copy attached), Mr. Ingham indicates that it is his Company's intention to comply with both current and future regulations as they relate to propane, natural gas and gasoline fueling operations.

With reference to the fueling installation component of the use, this Department confirms that such activity constitutes a gasoline service station, which is a use permitted in the C4 District, subject to the regulations of the C6 Gasoline Service Station District. It should be noted that under the definition for a conventional gasoline service station in the Zoning Bylaw, provision is made for the dispensing of motor fuels by an attendant. The term motor fuel is not limited to gasoline only, but may also include any of the various "alternate fuels" that are produced and retailed for motor vehicle use.

The current application proposes the installation of one 2,000 US gal. propane tank and two 36,300 litre underground gasoline tanks in combination with the existing CNG fueling facility. The proposed propane tank is, in general, typical of tank sizes found on most conventional gasoline service stations which vary between the 1,000 and 2,000 gal. range capacity.

With reference to the conversion centre use, this Department advises that such activity falls within the context of an automobile specialty shop where the primary activity involved is the sale of new automobile parts and accessories and where the installation of such items is an accessory use. This activity is specifically outlined in the Zoning Bylaw under Section 304.1 (26) "retail sale of new automobile parts and accessories." In view of these regulations, the conversion activity is permitted subject to restricting conversions to automobiles, that is, to small passenger motor vehicles and light vans.

Conversions of industrial equipment, large trucks and industrial vehicles, however, is not permitted in the C4 zone. The conversion of such vehicles and equipment would be an industrial use therefore requiring an appropriate industrial zoning designation.

Based on information contained in the National Energy letter, only five of the over 800 plus conversions to date fall within the non-permitted category and in this regard the company has been advised to cease conversion operations involving large industrial vehicles.

As indicated in the previous report, issuance of Preliminary Plan Approval #8233 was withheld pending compliance with the height regulations. Staff has been informed that the applicant is in the process of revising the propane tank design to comply with the zoning requirements. With reference to withholding Preliminary Plan Approval, we have been advised by the Legal Department that pursuant to Section 7.3 of the Zoning Bylaw 1965, the Director of Planning & Building Inspection must grant P.P.A. unless the application contravenes the provisions of the Bylaw.

The petitioner's letter of 1986 October 06 makes reference to the lane at the rear of the subject site, noting that one half of the lane area is owned and occupied by National Energy.

This information is incorrect as the area at the rear of the National Energy building which appears to be a part of the Municipal lane is, in fact, a part of the rear yard of the subject property. This information has been confirmed by a recent survey plan noting maximum and minimum building setback dimensions of 5.4 meters and 3.1 meters respectively adjacent to the lane area which is, in fact, located further west.

However, staff acknowledge that discussions with National Energy have taken place in the past regarding the parking and storage of equipment and materials which have encroached onto the lane right-of-way. In this regard, National Energy has been instructed to remove the encroachments from the Municipal lane area.

3.0


CONCLUSION

Unless otherwise directed by Council, staff will be issuing Preliminary Plan Approval #8233 for the proposed installations upon receiving revised plans from the applicant that conform to all the regulations for the C6 Gasoline Service Station District.

Staff have discussed the contents of this report with Mr. Robert Fowler and have advised him of the current status of the application.

This is for the information of Council.

JCu:ad
 Att.
 cc: Director Engineering
 Fire Chief
 Medical Health Officer
 Chief Public Health Inspector


 A. L. PARR,
 DIRECTOR PLANNING &
 BUILDING INSPECTION



National Energy Equipment Inc.

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7353 - 6th STREET, BURNABY, B.C., CANADA V3N 3L2

THE ENERGY GROUP
(604) 526-0333 / 524-0817 / 526-2728

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October 9, 1986

Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attention: John Cusano
Director of Planning

Dear Sir,

Re: National Energy Equipment Inc., 7353 - 6th Street

With reference to your report, may we inform Burnaby that we have completed 800 plus, natural gas vehicles.


The ratio of residential to commercial is 50/50. The ratio of pick-ups and vans to cars is 50/50. We realize larger vehicles cannot be converted at our shop. We have apparently completed 5 vehicles falling in this category. We will cease the larger vehicle conversions on this site.

Right at this time we are not doing any propane conversions and if in the near future this work is complimentary to our customers, it is our every intention to comply with all regulations for now and the future, regarding propane, natural gas and gasoline.

Mohawk may want us to provide a complete service line of their products and we would be proud to be able to give this service to our customers in the Burnaby area.

Yours truly,

NATIONAL ENERGY EQUIPMENT INC.


George W. Ingham
Manager

GIWI/sm