

RE: PETITION FROM MR. ROBERT FOWLER, ET AL, WHICH APPEARED ON THE AGENDA
FOR THE 1986 SEPTEMBER 22 MEETING OF COUNCIL (Item 4f)
NATIONAL ENERGY EQUIPMENT INC. - 7353 SIXTH STREET

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 01

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

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Robert Fowler of
7865 Eighteenth Avenue and Ms. Diana West of 7875 Eighteenth
Ave.

REPORT

1.0 INTRODUCTION

Appearing on the 1986 September 22 Council agenda under Correspondence and Petitions, was a letter from the petitioners requesting that Municipal Permits not be granted for the proposed propane and underground gasoline tanks to be installed at 7353 Sixth Street. The petitioners cite increased traffic generation and public safety as their main areas of concern. Ms. Diana West also commented on this matter when she appeared before Council as a delegation on September 22.

2.0 BACKGROUND INFORMATION

The property in question is zoned C4 Service Commercial District and occupies four legal parcels of land with a total site area of approximately 27,000 sq. ft. (see attached sketch)

The subject site is flanked by 19th Avenue to the south-east and is located in a predominately Service Commercial neighbourhood. It is separated from an R5 Residential District to the south-west by a lane which does not permit vehicular access to the commercially-zoned property. The improvements on site consist of an older two-storey office/storage building with service bays used to convert motor vehicles to operate on compressed natural gas. The current CNG conversion and fueling facility was approved and has been in operation on the subject site since mid 1984.

With reference to the fueling installation component of the use, this Department confirms that such activity constitutes a gaso-line service station, which is a use permitted in the C4 District, subject to the regulations of the C6 Gasoline Service Station District. These regulations include reference to minimum lot area and width requirements, which are well satisfied in the case of the National Energy Equipment site. 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.

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 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.

2.1

On 1986 August 13, Preliminary Plan Approval Application #8233 was received by the Planning & Building Inspection Department from Mohawk Oil Ltd. on behalf of National Energy Inc. for an expansion to their present fueling facility. Their proposal involves the installation of two underground gasoline storage tanks complete with pump islands and a vertical propane tank to compliment their existing CNG installation.

The Firm is also contemplating an expansion of their present operation to include propane conversion of automobiles and light vans. However, no final decision has been made to date by the Company in this regard.

As the proposed 23 ft. high propane tank exceeded the 19.69 ft. maximum allowable height in the C6 zoning regulations, the applicant applied to the Board of Variance for relaxation of the height requirement and appeared on the 1986 September 04 agenda.

The appeal was subsequently denied, requiring the applicant to pursue alternate tank sizes that would comply with the pertinent regulations.

3.0

DISCUSSION

The petitioner's letter requests that permits not be granted for the installation for the following reasons:

- 1) Increased risk of vehicular accidents in the area, traffic flow through residential areas, and additional traffic generated as a result of the proposed fueling station use.
- 2) Odour and pollution concerns resulting from the release of natural gas into the atmosphere.
- 3) Operational safety of the fueling facility.

3.1

The matter of increased risk of vehicular accidents in the area of Sixth Street and Edmonds as a result of the proposed fueling facility has been examined by the Engineering Department (Traffic Division). The subject site is presently served by two crossings on Sixth Street and one on Nineteenth Avenue. Given the lot area, vehicle storage capacity and distance from the intersection, the Traffic Division is satisfied that the proposed use will not contribute to the accident potential.

The matter of increased traffic flow in the residential area adjacent to the subject site has also been examined by the Traffic Division. While there has been no monitoring of traffic flow in the immediate area of Nineteenth Avenue, and as a result it is not possible to gauge whether there has been changes in the traffic flow patterns in recent years, there is no evidence to suggest that there has been any significant impact on neighbourhood traffic as a result of the National Energy operation. Moreover, it is noted that there are approximately half a dozen gasoline service stations within a one mile radius of the subject site.

3.2

The authority having jurisdiction for the fire protection of such a facility is the Provincial Fire Commissioner and the local Fire Authority. The type of fire protection that may be required would depend on a number of things such as:

- the size of the facility,
- the location,
- the access to the site for fire fighting equipment,
- the available manpower and equipment of the local Fire Department,
- the response time of the Fire Department, and
- the water supply available for fire fighting.

If any of the above is not suitable or adequate, in the opinion of the Fire Commissioner and/or local Fire Authority, a recommendation by one or both of these authorities could be made to disallow the construction or installation of such a facility.

The Provincial Fire Commissioner and local Fire Authority also have jurisdiction for the installation, inspection, approval, and fire protection of flammable and combustible liquid storage tanks, pumps, venting, and dispensing. The B.C. Fire Code Regulation, Part 4, governs the installation of this type of facility.

In reference to the current application, the Fire Prevention Office has reviewed the preliminary drawings and has indicated that if the fueling station is installed and operated according to the applicable Fire and Gas Codes for gas station operations, the proposed facility should not pose any safety hazard to the operators or the adjacent neighbourhood.

For Council's information, the authority having jurisdiction for the installation, inspection, and approval for a natural gas or propane storage and dispensing facility is the Ministry of Labour, Safety Engineering Services Division of the Province of B.C.

In reference to the station's operational and safety record, staff has asked for and received a report from the Manager of the Gas Safety Branch.

In the report, Mr. Turnbull (Field Operations Manager) has addressed the issues of safety and gas odours in the area, and advises that the 1986 June incident referred to in the petitioner's letter was the result of vandalism on a manually controlled valve within a covered pit. This cover has since been secured and locked to prevent recurrences.

Other incidents of gas odours were caused by the original commissioning of the compressor and by bleeding of natural gas during the design and manufacture of meters for measuring of compressed natural gas. This practice has since been stopped.

With reference to gas discharge the Environmental Health Division conducted a site inspection on 1986 September 26 and found no evidence of gas odours on the subject property. The Health Division further advises that the only complaints registered with their office have been in connection with the meter design and manufacture and the vandalism incident as referenced above. It should also be noted that while the Health Department does not have legislative authority to set standards or conduct inspections of such installations in general, it would respond immediately to any incident involving a gas leak or health hazard and take the necessary action jointly with the local Fire Authority.

The CNG operation is a totally closed system, however, the dispensing of propane is not a closed system. While propane is being dispensed, a bleeder valve must be left open. As a result, small amounts of propane are vented to the atmosphere which become quickly diluted by air movement.

Staff have also been advised that the Gas Safety Branch is currently drafting standards for the location of natural gas or propane dispensing operations in regards to residential density. However, there are no standards or policies in place at the present time.

In general, the Gas Branch is satisfied that the fueling station has been operated in a safe and responsible manner since the start of operation in mid-1984 and have found the company to be responsive to requests made of them.

Mr. Turnbull's office has also reviewed and approved in principal the installation of a 2,000 US Gal. propane tank and dispensing facility for the subject site which forms a part of the current application by Mohawk Oil Ltd.

4.0

CONCLUSION

Preliminary Plan Approval Application #8233 has been reviewed by the Fire, Health and Engineering Departments, all of whom have expressed no objection to the issuance of P.P.A. subject to the applicant complying with the requirements of the Provincial Gas Safety Branch and other pertinent regulations governing the installation and operation of a gasoline service station.

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

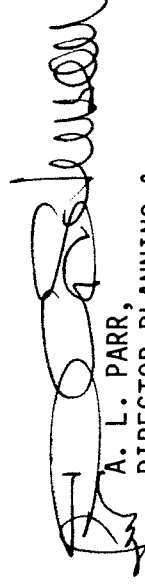
Att.

cc: Director Engineering

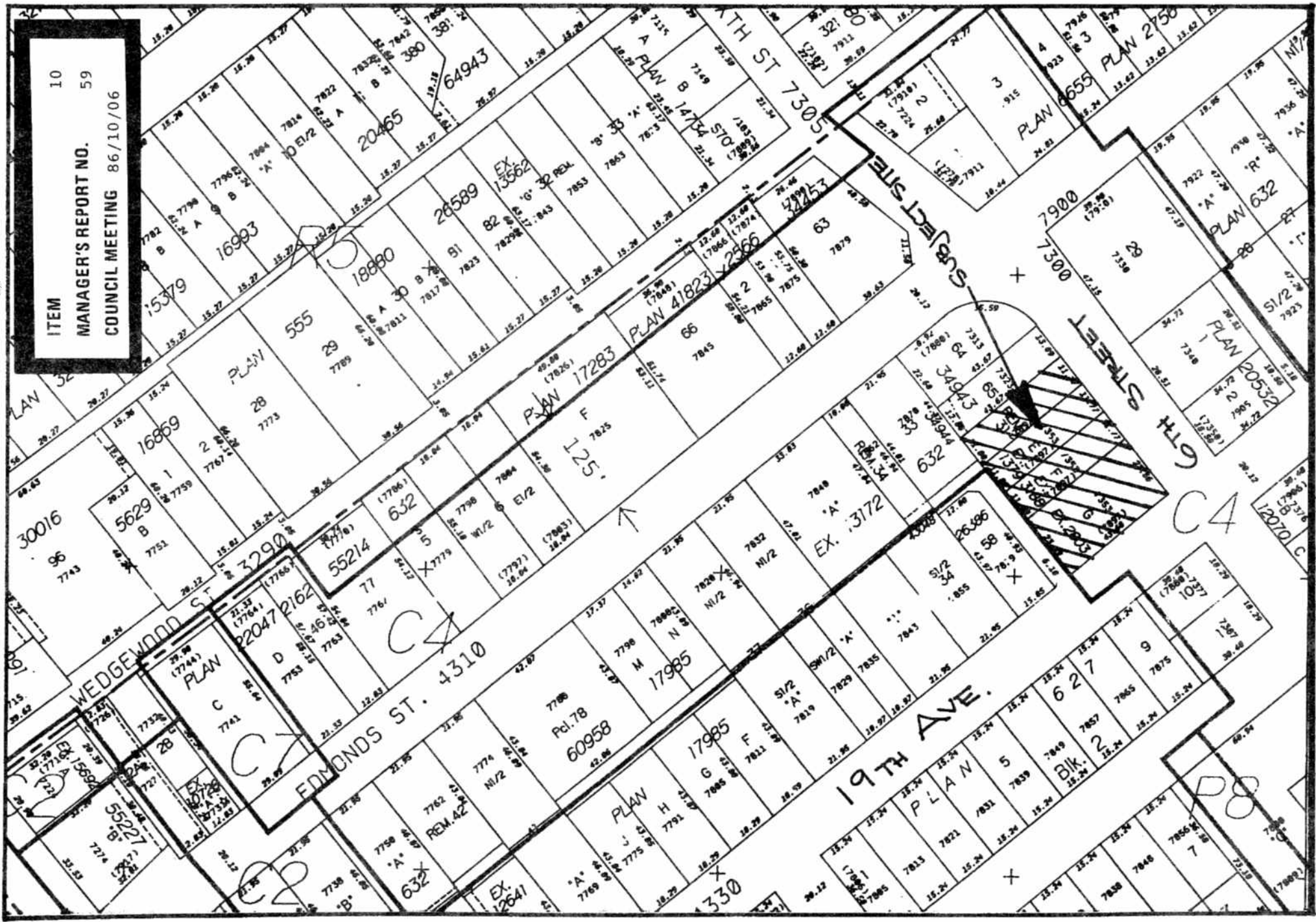
Fire Chief

Medical Health Officer

Chief Public Health Inspector



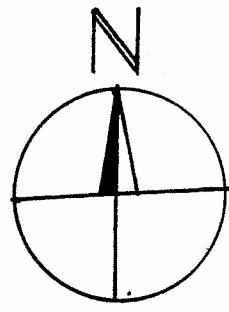
A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION



ITEM 10
 MANAGER'S REPORT NO. 59
 COUNCIL MEETING 86/10/06



THE CORPORATION OF
BURNABY
 Planning &
 Building Inspection
 Department



Date
 86. Oct. 01

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 N.T.S.

Drawn By
 J.Cu

NATIONAL ENERGY EQUIPMENT INC.
 7353 SIXTH STREET. 120

