

ITEM 4  
MANAGER'S REPORT NO. 21  
COUNCIL MEETING 90/03/19

RE: INVENTORY OF PETRO-CANADA LANDS IN BURRARD INLET AND APPROVAL PROCESS  
FOR MTBE PROJECT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1990 March 13

FROM: DIRECTOR OF PLANNING AND BUILDING INSPECTION Our File: 00.486

SUBJECT: INVENTORY OF PETRO-CANADA LANDS IN BURRARD INLET AND APPROVAL PROCESS FOR MTBE PROJECT

PURPOSE: To provide Council with an inventory of Petro-Canada's land holdings on Burrard Inlet and to outline the planning and building approval process for Petro-Canada and Neste Oy's MTBE project.

RECOMMENDATIONS

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION

At the regular Council Meeting on 1990 February 26, Council adopted the following motion:

"THAT Municipal Staff prepare a report describing the lands owned by Petro-Canada on Burrard Inlet located in Burnaby and describe the process regarding building permits and any proposed construction associated with the business transaction between Neste Oy and Petro-Canada within the boundaries of Burnaby."

This report responds to this motion.

2.0 BACKGROUND

Petro-Canada and Neste Oy propose to produce MTBE (methyl tertiary butyl ether), a lead substitute for gasoline, at Petro-Canada's Edmonton refinery and ship it via Trans Mountain Pipe Line's pipeline to Petro-Canada's refinery in Port Moody. At the refinery, contaminants will be removed from the MTBE, and the product will be sent by pipeline to Petro-Canada's dock in Burnaby, loaded into tankers, and transported to markets in California.

The MTBE proposal will require new facilities at Petro-Canada's Burnaby dock. These facilities include 2 to 4 mooring dolphins, a new loading arm, and a second pipeline within the existing easement to transfer MTBE from the Port Moody refinery to the dock. Petro-Canada has indicated that they understand that a preliminary plan approval (PPA) and building permit will be required. To date no application has been filed.

Petro-Canada and Neste Oy have opted not to submit the MTBE project to an environmental review through the Federal Environmental Review Assessment (FEARO) Office. FEARO staff have confirmed in a letter to the Municipal Clerk that they have no authority for requiring the MTBE project to be submitted to such a review. However, Petro-Canada and Neste Oy have been conducting their own initial environmental evaluation of the MTBE project. The contents of their environmental evaluation have been developed in discussion with Vancouver-based federal regulatory authorities. The report was scheduled for completion and distribution by the end of 1990 February. This schedule has been revised, and Jim Evans, Regulatory Affairs, Petro-Canada, has indicated that some additional work is being undertaken for the environmental review in light of the recent 40,000L fuel spill in Vancouver Harbour. The report will probably be distributed for review in April.

### 3.0 PETRO-CANADA LAND HOLDINGS ON BURRARD INLET

Petro-Canada's land holdings in Burnaby on Burrard Inlet are bounded by Burrard Inlet to the north, North Road to the east, Hillhurst Street to the south, and Highland Avenue to the west as shown in Figure 1 (attached). The C.P.R. line and Barnett Highway cross the property. The holdings total 24.07 hectares (59.48 acres) and consist of the three properties listed below.

<u>Property</u>	<u>Zoning</u>	<u>Area</u>
631 North Rd.	M7A	0.35 ha (0.86 ac)
9951 Barnett Hwy.	M7A	2.74 ha (6.77 ac)
9950 Barnett Hwy.	M7A portion	8.39 ha (20.73 ac)
	A2 portion	12.59 ha (31.11 ac)
<b>Total</b>		<b>24.07 ha (59.48 ac)</b>

Petro-Canada holds valid leases to the two water lots adjacent to their property according to the Real Estate Division, Vancouver Port Corporation. The leases have seven and nine years remaining.

### 4.0 ZONING

M7a industrial zoning provides for water oriented uses and related activities in proper relation to surrounding development. The storage of petroleum products is permitted in areas designated M7a. Existing uses on Petro-Canada's property are consistent with the current M7a zoning, and the further installations being proposed, as we presently understand them, would also be consistent with and located within the M7a area.

The portion of the property zoned A2 is undeveloped. It is located within the Burnaby Mountain Conservation Area as is the rest of the property south of Barnet Highway.

#### 5.0 MUNICIPAL APPROVAL PROCESS FOR MTBE PROJECT

Petro-Canada and Neste Oy have indicated their intention to apply to Burnaby for a PPA and building permit. When such an application is received, staff will review the application and ascertain the standards for the project through consultation with the appropriate authorities in Environmental Health, Fire Department, and Engineering. Federal authorities such as Canadian Coast Guard, Environment Canada and Department of Fisheries and Oceans will be consulted as necessary. The review will focus on environmental toxicity and health hazards, vapour emissions and odour, hazards related to fire and explosion, and emergency response plans for spills, fires and explosions.

In accordance with the long-standing direction of Council in connection with applications for development of additional facilities at the refineries or other major petroleum industry facilities, a report will be submitted for Council's consideration when an application is received. A further report or reports will be submitted as may be required following detailed discussion and technical assessment prior to granting any approval.

#### 6.0 CONCLUSION

In the absence of a formal application for a PPA and the environmental evaluation report, we cannot comment on the Petro-Canada/Neste Oy MTBE project in detail. Once an application is received, staff will prepare a detailed report to Council on the proposed development, specific concerns related to the project, and the standards which will apply to the project.



A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

  
SG/mcb

Attachment

cc: Chief Public Health Inspector  
Director Engineering

BURRARD INLET  
BURRARD INLET 9999

ITEM

4

MANAGER'S REPORT NO.

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COUNCIL MEETING 90/03/19

BURRARD INLET

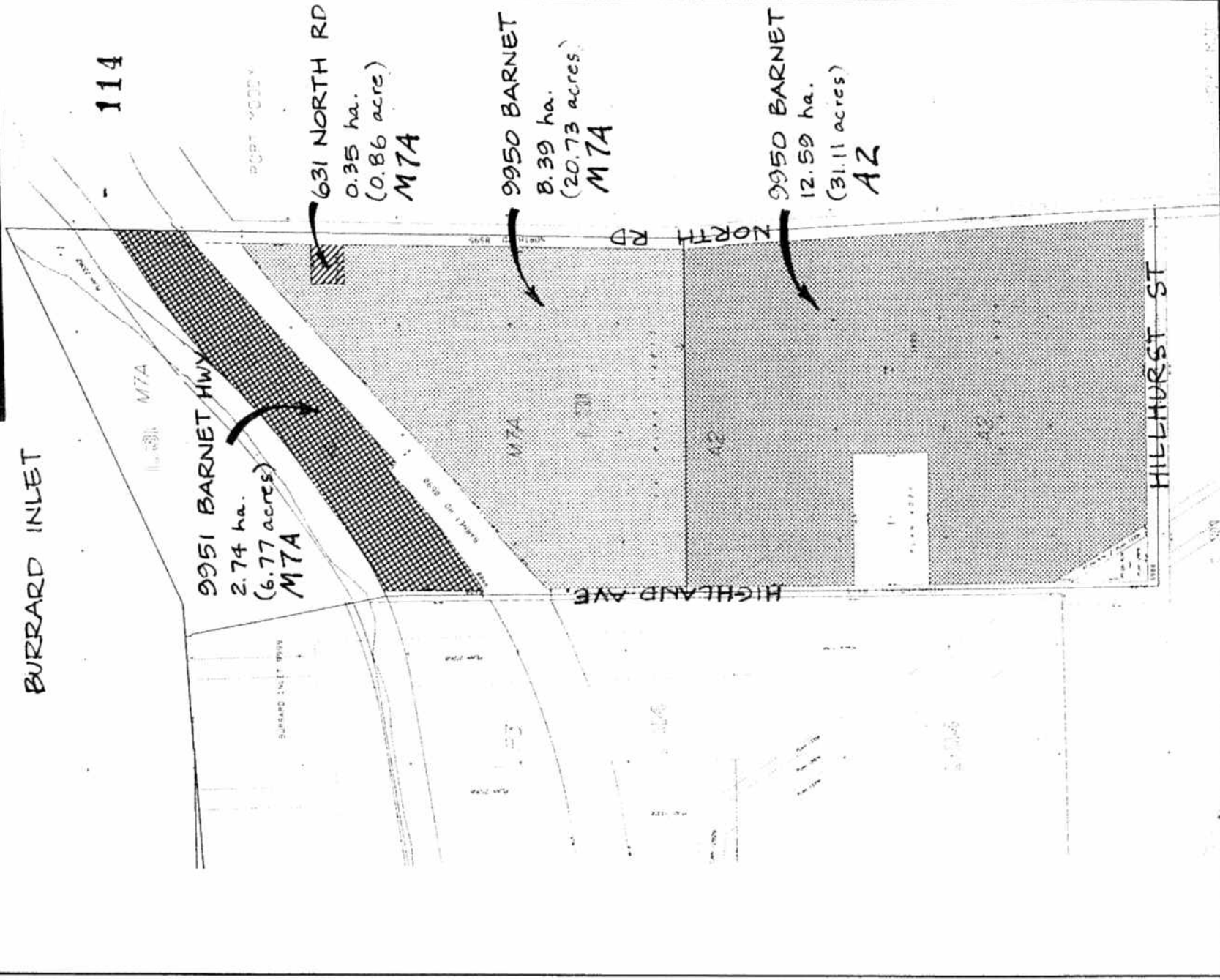
114

9951 BARNET HWY  
2.74 ha.  
(6.77 acres)  
M7A

631 NORTH RD  
0.35 ha.  
(0.86 acre)  
M7A

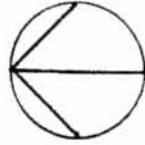
9950 BARNET  
8.39 ha.  
(20.73 acres)  
M7A

9950 BARNET  
12.59 ha.  
(31.11 acres)  
AZ



Planning &  
Building Inspection  
Department

PETROCANADA PROPERTY  
ON BURRARD INLET



NORTH

Date: 1990 MAR.

Scale: NTS

Drawn By: RCM

TOTAL HOLDINGS:  
24.07 ha. (59.48 acres)

FIGURE 1