

**TO: CITY MANAGER**

**1998 DECEMBER 08**

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: PROPOSED INSTALLATION OF A VAPOUR CONTROL UNIT  
WESTRIDGE TERMINAL - TRANS MOUNTAIN PIPELINE  
7252 BURRARD INLET  
PRELIMINARY PLAN APPROVAL #98-00392**

**PURPOSE:** To inform Council of an application for Preliminary Plan Approval.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**R E P O R T**

**1.0 INTRODUCTION**

The Planning and Building Department are in receipt of an application for Preliminary Plan Approval (PPA# 98-00392) from Trans Mountain Pipeline for the installation of a Vapour Control Unit at their Westridge Terminal at 7252 Burrard. Inlet.

**2.0 GENERAL INFORMATION**

Trans Mountain Pipeline operates the Westridge crude oil and refined products tanker and barge loading facility located on the south shore of Burrard Inlet in Burnaby. Trans Mountain is proposing to install a vapour control system that will reduce amounts of odourous sulphur compounds and hydrocarbon vapours which are released from vessel cargo tank vents as petroleum products are being loaded by combusting hydrocarbon vapours. Hydrocarbon vapours mix with other compounds in the presence on sunlight to form smog. To this end the project addresses significant environmental issues. See attached sketch #1 for location.

The vapour control unit will be fabricated off-site and will be installed on a concrete foundation reinforced by piles. The system will receive vapours from ship loading by a vapour hose and existing dock piping, which will require minor modifications and additional supports. Vapours will pass through these pipes into the stack where they will be combusted.

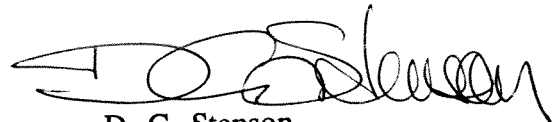
The system will be fed by a propane system consisting of a propane storage tank and vaporizer to assist combustion. Propane will be delivered to the site by truck. This system along with a small (4 m x 4 m) skid-mounted building housing electrical control equipment will be installed next to the combustion unit.

No new roads, parking areas, or walkways will be constructed though some resurfacing of the existing short unpaved road along the rail tracks will be undertaken. Lighting will be installed on the quipment and buildings with possible new light standards in the area for night loading operations.

Trans Mountain has undertaken a variety of public consultation activities surrounding the project revealing significant community support. Their application to the Vancouver Port Corporation indicates that the program began in November of 1997 with two focus groups and a community telephone survey. While odour was not identified as a major issue for local residents, twenty-nine percent had noted being affected by odour, albeit infrequently. Most respondents agreed that the situation had improved and supported the company's plans to further reduce odours by installing the vapour control unit. The results of this preliminary consultation were reported in a newsletter sent to area residents this past spring. Trans Mountain again presented its proposal at its September 15th open house.

As with all projects on VPC property a parallel approval and permit process is required and is currently being reviewed. Other approvals are required from the National Energy Board, and the Greater Vancouver Regional District for air emissions. The Fire Prevention Office, Engineering Department including the Environmental Services Division have all given approval to the application.

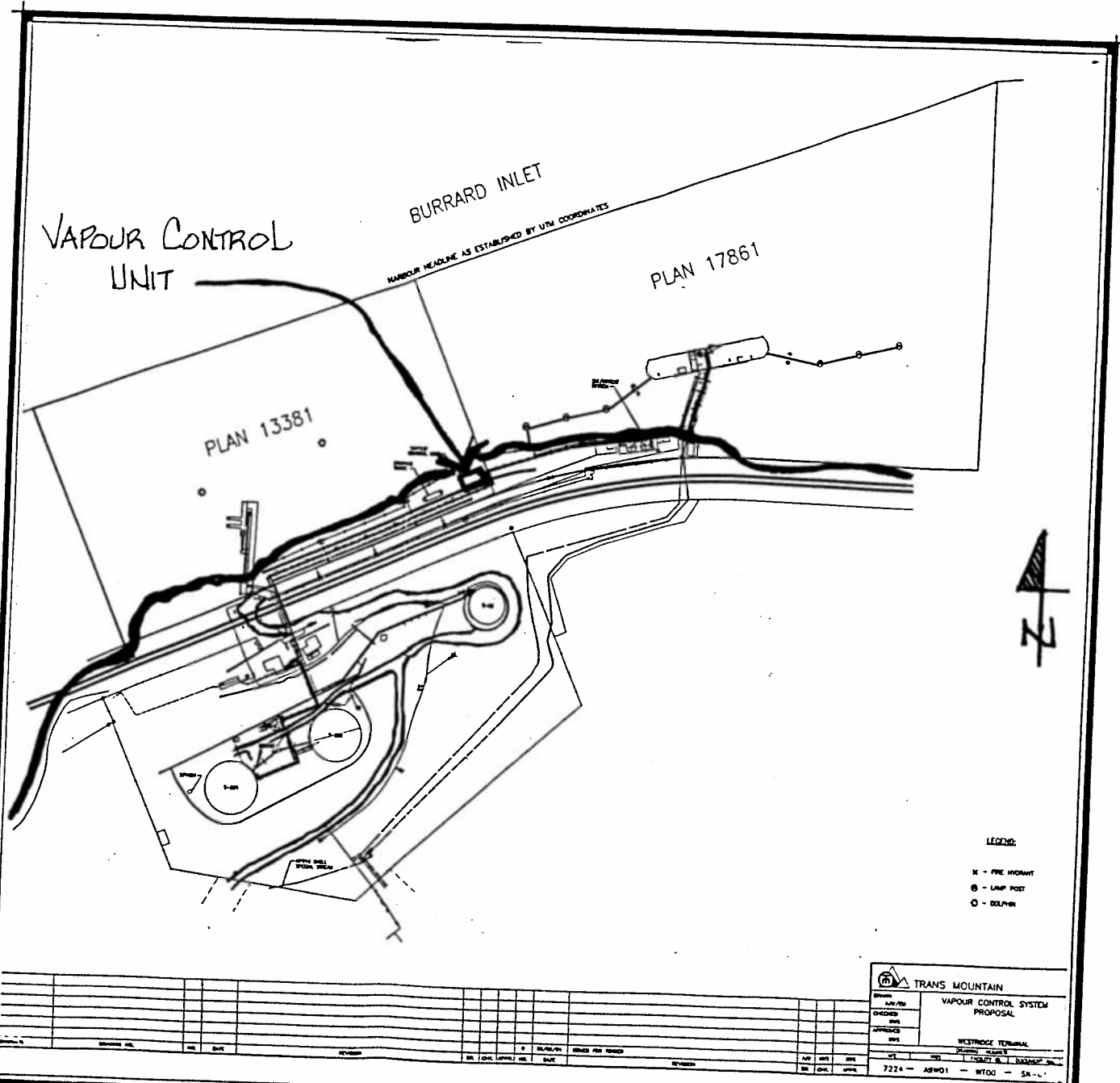
Unless otherwise directed by Council the Planning and Building Department will continue to process and approve the application, subject to the satisfaction of all applicable bylaw requirements.



D. G. Stenson  
Director Planning and Building

PJA/ds  
Attach.

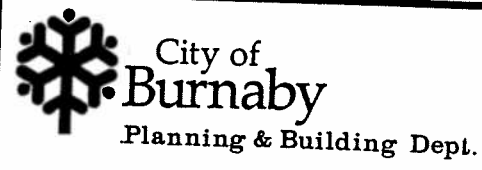
cc: Director Engineering  
Director Engineering (Environmental Services Division)  
Chief Fire Prevention Officer



Date:  
1998.12.09

Scale:  
N.T.S.

Drawn By:



Location of Vapour Control Unit  
Westridge Terminal Site

SKETCH 1

