
TO: CITY MANAGER **DATE:** 2006 July 17

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20
Reference: PPA #06-104

SUBJECT: 6511 HASTINGS STREET (201 KENSINGTON AVENUE)
PRELIMINARY PLAN APPROVAL #06-104
PROPOSED NEW BUILDING FOR CENTRALIZED CONTROL
ROOM AND OFFICE
SHELLBURN TERMINAL SITE

PURPOSE: To inform Council of an application for Preliminary Plan Approval for a new building for a centralized control room and office, within the existing Shellburn Terminal Facility.

RECOMMENDATION:

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

REPORT**1.0 INTRODUCTION**

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #06-104) to build a new control room and office building at the Shellburn Terminal property (see attached Sketch #1) under the prevailing Marine District (M7a) zoning.

The proposed new building will replace an existing older facility and consolidate the terminal's process control and electrical systems. The building will be located in the lower, northeast sector of the property (see attached Sketch #2).

The subject property occupies an area of 207 acres and is currently licensed for oil storage and distribution. On 2005, May 30, Council gave Final Adoption to Rezoning Reference #05-25 which involved the rezoning of the subject site from the Manufacturing District (M1) and Heavy Industrial District (M3) to its current Marine District (M7a) zoning, in order to better reflect the current petroleum storage use of the site. The use of the proposed new building is compatible with the uses permitted under the M7a District.

To: City Manager
From: Director Planning and Building
Re: 6511 Hastings Street (201 Kensington Avenue)
PPA #06-104

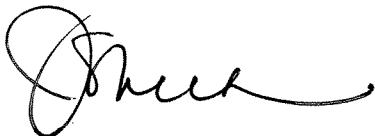
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The proposed building will occupy a gross floor area of 9,742 sq. ft. over two stories and will be located in the northeast portion of the property, in an area where the majority of the terminal's activities occur. Several small redundant buildings and concrete pad areas will be removed to facilitate construction of the new building. The building will house several offices, conference rooms and a central control room on the main floor, and an electrical and mechanical room and a storage room in the basement. The building is to be clad with metal panels and have a pitched metal roof. The proposed building is scheduled to be ready for occupancy by April, 2007.

On a very preliminary basis, Shell, in conjunction with staff, is currently conducting a review of the subject property with a view to operating a smaller modern terminal in the northern sector of the site, and considering the feasibility and desirability of identifying any potential surplus lands and appropriate uses for possible future sale or lease in the southern sector proximate to Hastings Street. The replacement of the aging control room and office facility is permissible under the prevailing zoning and not considered to be in conflict with a possible long term redevelopment of the more southerly portion of the site.

Staff intend to process and approve the subject Preliminary Plan Approval application for the proposed office building once all usual requirements are met.

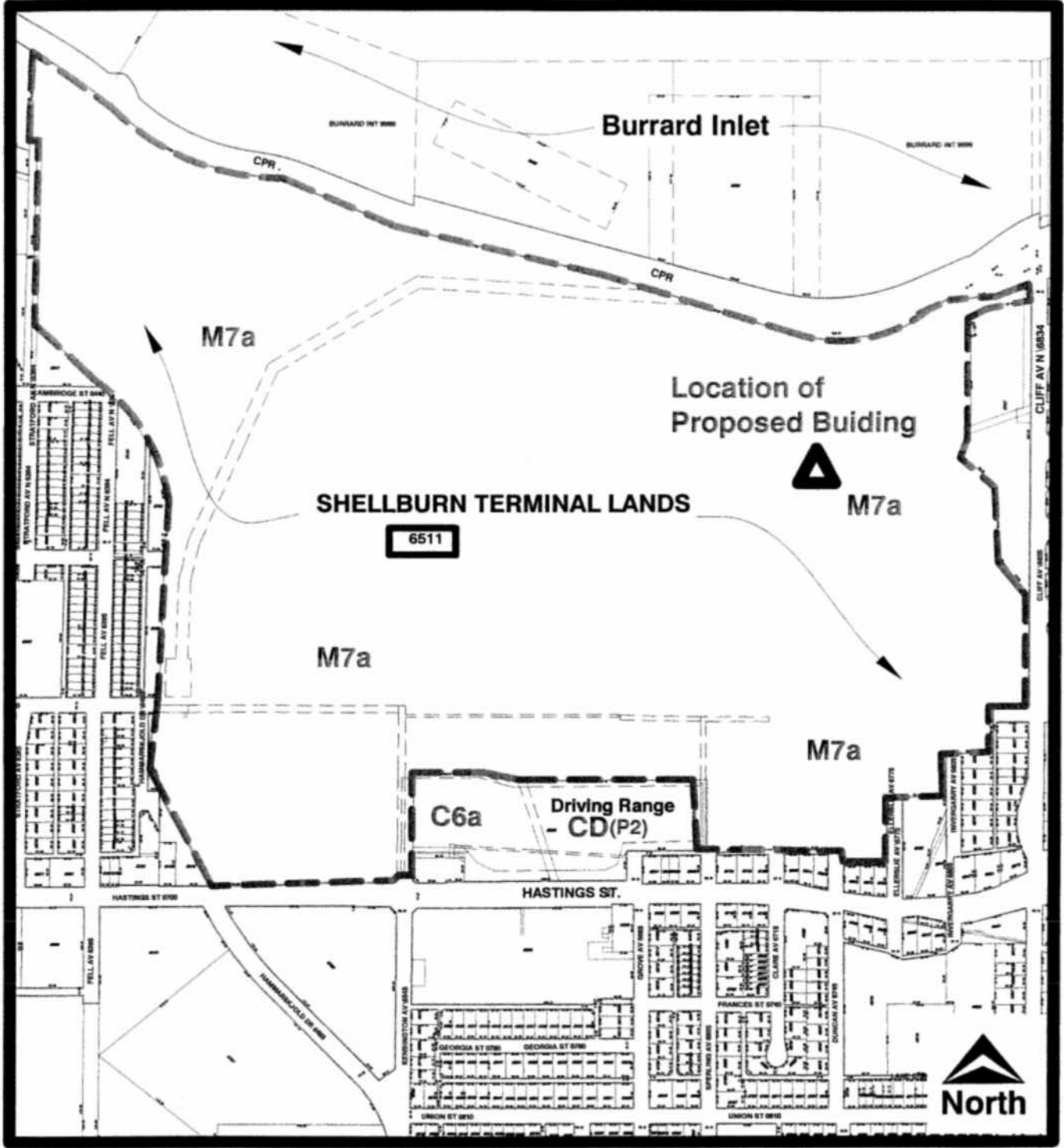
This report is submitted for the information of Council in keeping with our practice of informing Council of applications relating to the storage and/or processing of petrochemical products.



J.S. Belhouse
DIRECTOR PLANNING AND BUILDING

VT:gk
Attach

cc: Chief Building Inspector
Director Engineering



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2006

Shellburn Lands

6511 Hastings St. (201 Kensington Ave.)

PPA # 06 -- 104

Sketch # 1



Shellburn Lands - 6511 Hasting St.

July 17, 2006



- Skytrain Stations
- Skytrain Lines
- Hundred Blocks
- Roads
- Private
- Residential
- Collector
- Arterial
- Freeway
- Hydrology
- Colour 2004
- Parks
- Parks
- Boundary

Map Scale
1 : 5000

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