



Item.....
Meeting..... 2009 April 27

COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2009 APRIL 21  
**FROM:** PLANNING AND BUILDING **FILE:** 44000 20  
*Reference:* PPA #09-94

**SUBJECT: PROPOSED TERMINAL MODIFICATIONS  
LOUGHEED FUEL DISTRIBUTION TERMINAL  
3232 UNDERHILL AVENUE, BURNABY**

**PURPOSE:** To inform Council of an application for Preliminary Plan Approval (PPA) for the installation of a proposed ethanol storage and blending system utilizing existing Terminal facilities.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be forwarded to Mr. Barry Rozak, Construction Project Manager, R & S, Pipelines & Distribution, Imperial Oil, 3014 – 101 Avenue, Edmonton, Alberta.

**REPORT**

**1.0 BACKGROUND**

On 2009 March 25, the City received a Preliminary Plan Approval (PPA) application from Imperial Oil for the installation of an ethanol storage and blending system, using existing facilities, at their Lougheed Fuel Distribution Terminal at 3232 Underhill Avenue (*see attachment #1*). The new system is to allow Imperial Oil to supply ethanol-blended gasoline and thereby meet government biofuel mandates set by both the Federal and Provincial Governments which requires a 5% renewable content in gasoline by 2010 January 01.

It is a long standing policy of Council for staff to report on PPA applications relating to the petroleum facilities in Burnaby. This report provides a summary of the application, necessary input received from other agencies and the City's PPA review process.

**2.0 PROPOSED TERMINAL MODIFICATIONS**

Imperial Oil has operated a fuel storage and distribution terminal at 3232 Underhill since the early 1950's. The existing M3 Heavy Industrial District zoning allows for storage and processing of petroleum products.

The proposed ethanol blending system at Imperial Oil's Lougheed Fuel Distribution Terminal site will use existing facilities, including an existing storage tank and the existing truck loading rack, to blend ethanol into fuel at the Lougheed Terminal. The modifications proposed under the PPA include some additional piping on the existing loading rack, reusing an existing storage tank and installing some additional valve and tank controls. The proposal will not change the existing developed foot print of the site facilities. The ethanol will be pumped from an existing tank via existing overhead

To: City Manager  
From: PLANNING AND BUILDING  
Re: Proposed Terminal Modifications  
Lougheed Fuel Distribution Terminal  
3232 Underhill Avenue, Burnaby

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pipeways to existing truck loading racks where it will be blended by meter and loaded into a Regular Unleaded Gasoline tank truck (*see attachment #2*). The proposal does not increase truck traffic to and from the Distribution Terminal, and the installation of the additional equipment has no impact on adjacent properties.

### 3.0 CITY REVIEW

The City has completed the review of the application. The application and construction drawings were circulated to applicable City departments for review and comment. In conformance with the requirements of the Fire Prevention Office, the new system will be incorporated into the existing Fire Safety Plan for the Terminal. In addition, Imperial Oil will be required to submit an updated Emergency Response Plan.

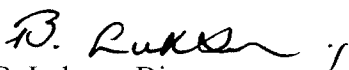
The review process also incorporated the requirement to address any necessary Metro Vancouver Air Amendment Permits. Imperial Oil has confirmed that no new air amendment permits will be required. The applicant will also be required to confirm that Ministry of Environment effluent discharge permit requirements are met.

The proposed ethanol storage and blending system is a permitted use under the prevailing M3 District, and the proposal meets all City bylaw requirements.

### 4.0 CONCLUSION

The Planning and Building Department is in receipt of an application for Preliminary Plan Approval (PPA) for the installation of new ethanol storage and blending system at Imperial Oil's Lougheed Fuel Distribution Terminal at 3232 Underhill Avenue. This new equipment allows for the production of ethanol-blended gasoline in order to meet government biofuel mandates by 2010 January 01.

With Council receipt of this report, staff will complete the process to confirm that the proposal meets all City and other requirements for issuance of the PPA to Imperial Oil for installation of the proposed ethanol storage and blending system.

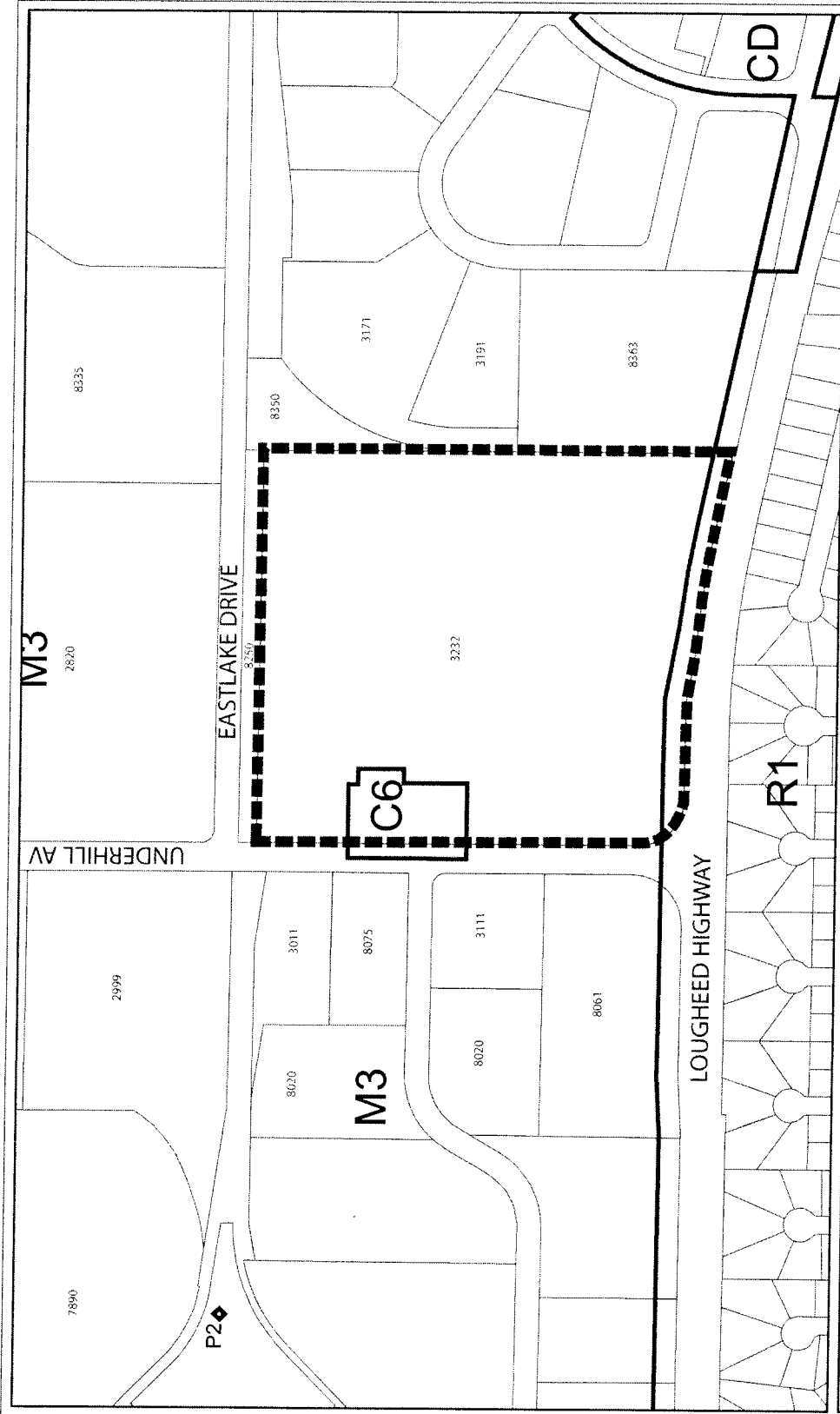


B. Luksun, Director  
PLANNING AND BUILDING

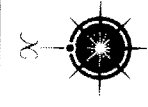
PJA/DD:ll

#### *Attachments (2)*

cc: Fire Chief  
Director Engineering  
Chief Building Inspector  
Director Parks, Recreation and Cultural Services



City of  
Burnaby  
PLANNING & BUILDING DEPT  
2008 April 14

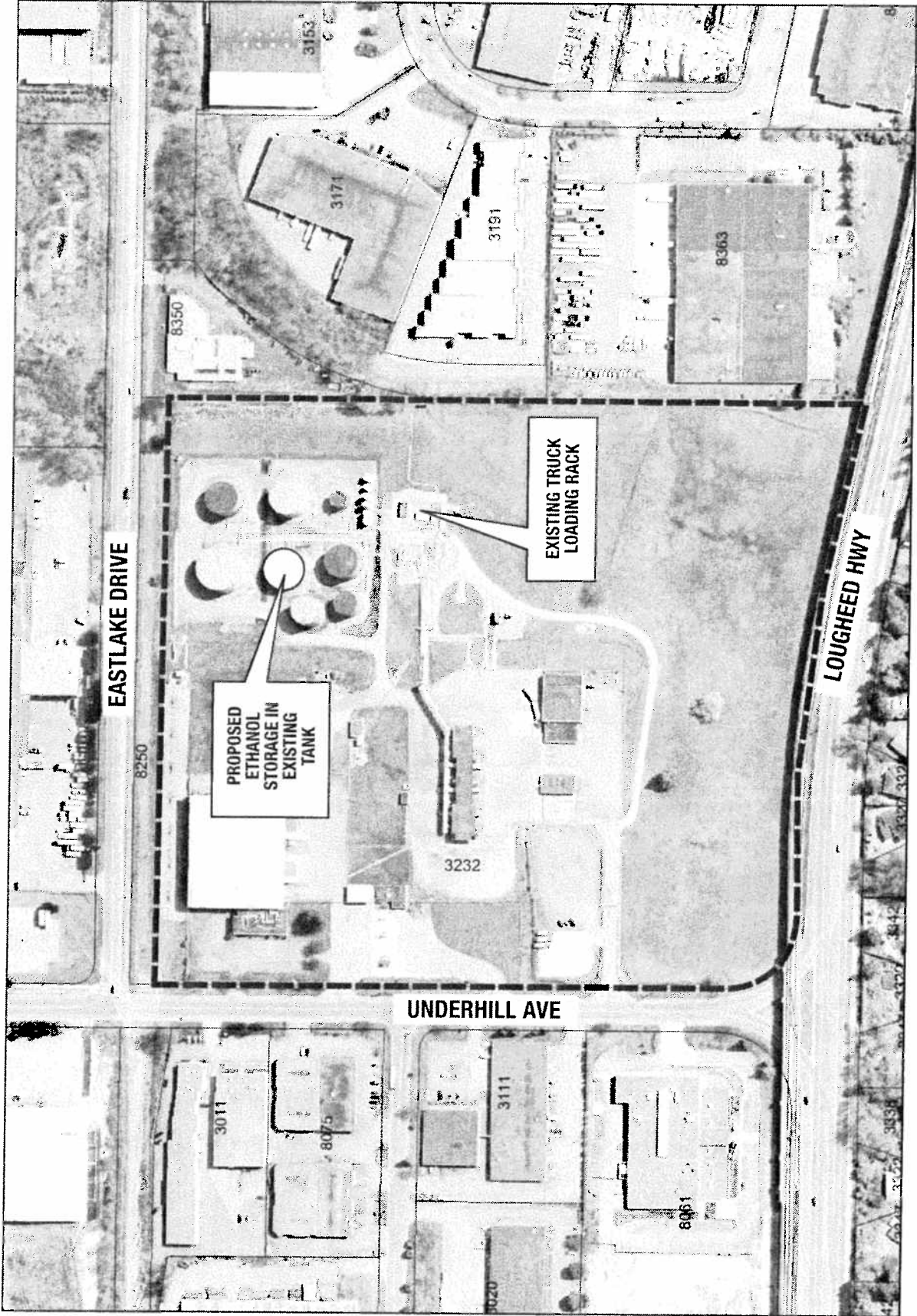


**Attachment 1**

**PPA#09-94**  
3232 Underhill Avenue



Subject Site  
3232 Underhill Avenue



3232 Underhill Avenue

Attachment 2