



Item
Meeting 2017 August 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 August 23

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 33200 10
Reference: Chevron Refinery

SUBJECT: CHEVRON CANADA REFINERY PARKING LOT

PURPOSE: To inform Council of Chevron's application for a new parking lot to serve their facility.

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

REPORT**1.0 INTRODUCTION**

On 2016 December 22, the Planning and Building Department received a Preliminary Plan Approval (PPA) application for the Burnaby Chevron Refinery. The application was submitted in order to obtain approval to construct a new surface parking lot of approximately 386 parking stalls. The proposed parking lot is located across two Chevron owned lots at 4779 and 5201 Penzance Drive adjacent to the Chevron Refinery (Sketch #1 *attached*).

The PPA review is now complete, with the necessary approvals from various City Departments in place, and is ready for issuance.

The City has a longstanding procedure regarding large scale industrial uses, such as refineries, whereby, when changes occur which may raise community awareness or concerns, an information report to Council is provided prior to release of the PPA application. As such, this report is provided.

2.0 PURPOSE OF THE PARKING LOT

Chevron Canada has provided correspondence with their PPA application with regards to the purpose of the proposed parking facility.

Through the typical operations of the Chevron refinery, major maintenance events, called "turnarounds", are scheduled every two to five years. Chevron has indicated that the scale and complexity of these events has been increasing over time in order to meet the demands of the facility and of the industry. During their last turnaround in 2015, they were unable to meet the parking demands generated by the additional contract staff retained to undertake the work, resulting in some disturbance to the adjacent residential neighbourhood to the south. Chevron has indicated that their upcoming turnarounds in 2018 and 2020 will be more complex and at larger scales than the 2015 turnaround and, as such, has concluded that additional on-site parking is required.

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In addition to supporting the turnaround activity on the site, the parking lot would also be used for emergency responders as a part of an Incident Command Post. Chevron has also indicated that they would consider making the additional parking available to the public as a component of overflow parking for major events at Confederation Park.

3.0 DEVELOPMENT FORM

The subject property is currently zoned M3 Heavy Industrial District, which permits the proposed accessory parking lot. The proposed parking lot is comprised of four double-loaded aisles of parking and will accommodate approximately 386 surface parking stalls. The parking lot meets all the requirements of the M3 District including the provision of a setback well in excess of the 6.0 – 9.0 metre requirement of the District. Given that the lot meets all requirements of the District, issuance of the PPA is forthcoming. Access will be provided via a new driveway off Penzance Drive. It is noted that the property is not part of the Council-adopted Chevron Buffer Zone Landscaping Plan.

The area of the proposed parking lot is currently treed and as such, will require the clearance of approximately 203 trees. However, 228 replacement trees are proposed in-line with the Burnaby Tree Bylaw. Moreover, Chevron has voluntarily proposed the inclusion of a significant 17 metre landscaped setback, with new coniferous trees on unopened City road right-of-way, to provide appropriate screening of the parking facility. Overall, the proposed parking lot is in keeping with the provisions of the M3 Heavy Industrial District.

Chevron regularly convenes a Community Advisory Panel (CAP) as a means to communicate with and participate in the broader North Burnaby neighbourhood adjacent to their refinery. The anticipated parking lot construction was raised at the February and May meetings of the CAP and the minutes of these CAP meetings are publicly available. As such, Chevron has communicated their plans to the neighbourhood through the appropriate mechanism.

4.0 CONCLUSION

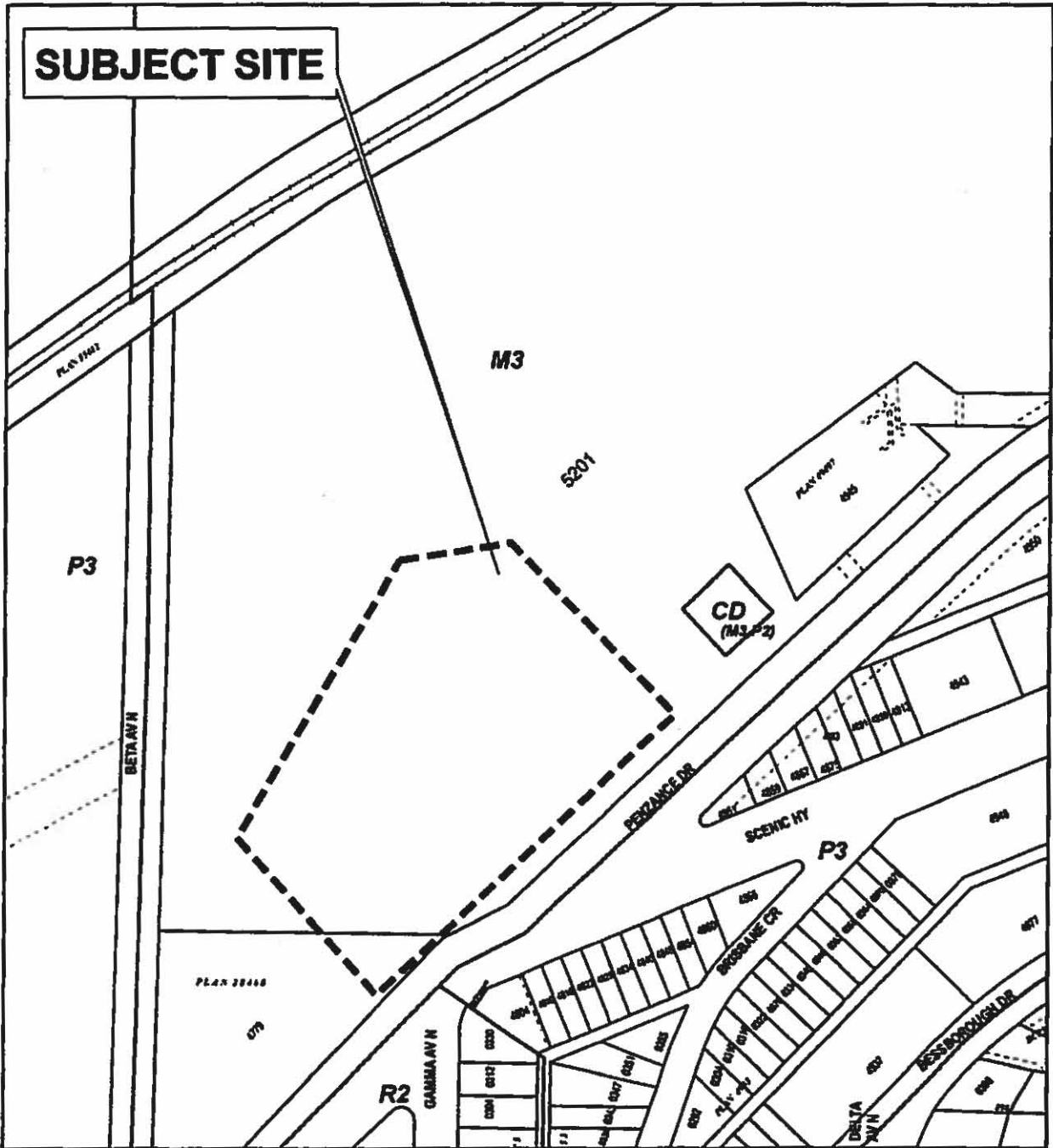
Since 2016 December, staff has reviewed and advised Chevron and their consultants on the requirements for the preparation of a suitable plan of development through the PPA process for a new parking lot that meets the needs of their facility. The parking lot will be appropriately screened from Penzance drive and meets all the requirements of the M3 Heavy Industrial District. As such, the Planning and Building Department will release the necessary Preliminary Plan Approval on completion of all remaining requirements.

This is for the information of Council


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:tn
 Attachment
 cc: Director Engineering
 Chief Building Inspector

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PLANNING & BUILDING DEPARTMENT



DATE:
JUL 27 2017

SCALE:
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PORTION OF 4779 AND 5201 PENZANCE DRIVE
CHEVRON CANADA LTD

 Subject Site

Sketch #1