



2017 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant Bill Van Beek
Mailing Address Po Box 70 1155 Glenayre Dr Port Moody
City/Town Port Moody Postal Code V3H 5E1
Phone Number(s) (H) 604-933-3015 (C) 604-817-4487
Email bvanbeek@suncor.com

Property

Name of Owner SUNCOR ENERGY INC.
Civic Address of Property 9955 BARNES HIGHWAY
BURNABY, BC

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Nov 7, 2017
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 Dec. 07 Appeal Number BV# 6309

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public



Suncor Energy Products Partnership
1155 Glenayre Dr.
Port Moody, BC V3H 3E1
November 2, 2017

City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

To the City of Burnaby Board of Variance:

Re: Suncor Energy Products Partnership Board of Variance Application

This variance request is in regard to proposed construction at the Suncor Burrard Products Terminal located at 9955 Barnet Highway, Burnaby.

The Burrard Products Terminal is a key strategic facility that enables Suncor to receive refined products to supply the lower mainland, Vancouver Island and other markets with gasoline and diesel.

The project scope within the city of Burnaby jurisdiction includes the demolition of a non-conforming 1960s vintage warehouse, a lubricants truck loading rack and sixteen (16) lubricants tanks. The project will extend and upgrade the existing rail siding and spill containment, construct an overhead pipe bridge to cross the CP tracks and replace 25 year old pipe with double walled piping.

As a result of the upgrades, there will be numerous safety and environmental benefits, including the following:

1. Enhancements to stormwater management by adding canopies and green space to collect and discharge clean stormwater.
2. "Daylighting" of piping – removal of piping that currently goes under the CP tracks and placing it on an overhead structure.
3. Elimination of product storage near the water.
4. Improvements to our rail containment areas.
5. Upgrades to the fire protection system.
6. Reduced operational noise by eliminating the need to shunt cars on site.
7. Reduction of truck traffic by eliminating Lubricant truck loading and bulk product operation.
8. Job creation during construction and permanent jobs post construction.

Our Lower Plant (dock area) consists of Suncor owned land, Port Metro Vancouver land under long-term lease to Suncor and CP Rail land under long-term lease to Suncor. It has been in exclusive use by Suncor for the past 60 years. The current setback bylaw will not allow the optimal design to be constructed.

To comply with the current setback bylaw, we would not be able to build a new overhead pipe bridge with doubled walled pipe, less clean stormwater would be diverted and workers would be required to complete their tasks from non-ideal structures. From a project and hardship perspective, this would result in Suncor incurring unnecessary cost and environmental risk and would prevent Suncor from achieving the enhanced worker safety that would accompany the preferred design. Further, we are concerned that our standing in the community could suffer if we are not permitted to be as effective an environmental steward of our property as we would like to be.

We note also that that the project will have no impact on our neighbours, that no elements of the project will be visible to the public due to grade differentials and natural buffering and that the project is key to the future success of our operations.

It is Suncor's belief that the current setback bylaw did not anticipate operations such as the Suncor Burrard Products Terminal and that a variance should be granted to allow for construction of our proposed safe, environmentally conscious and efficient design.

Sincerely,



Bill Van Beek
BC Terminals Operations Manager
604-933-3015
bvanbeek@suncor.com



City of
Burnaby

Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER

DATE: 2017 Nov. 07	DEADLINE: 2017 Nov. 07 Date of Hearing: 2017 Dec. 07	<i>This is <u>not</u> an application.</i> <i>Please take referral letter to: Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Byron Cook Coteau Consulting Ltd.		
ADDRESS OF APPLICANT: 5750 Kitchener Street, Burnaby, BC, V5B 2J2		
TELEPHONE: 604 205 5009		

Preliminary Plan Approval Application: PPA #16-00332

DESCRIPTION: New utility bridge and covered catwalk platform structure for the existing Marine Terminal facility.

ZONING: Marine District 2 M7a

ADDRESS #1: 9955 Barnet Road

LEGAL #1:	LOT: D	DL: 31	PLAN: NWP3859
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ADDRESS #2: 631 North Road

LEGAL #2:	LOT: W	DL: 26&31	PLAN: NWP23362
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The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

Section(s) 407.5(1) "Yards"

COMMENTS:

The applicant proposes to construct a new utility bridge and covered catwalk platform structure. In order to allow the Preliminary Plan Approval application to proceed, the applicant requests that the following variances be granted:

9955 Barnet Road

- a) To vary Section 407.5(1) "Yards" of the Burnaby Zoning Bylaw requirement for the minimum yard depth to the boundaries of the lot, along the southeast property line, from 6.0 m (19.69 ft.) to 3.0 m (9.84 ft.) in order to permit the construction of a new utility bridge at 9955 Barnet Road.
- b) To vary Section 407.5(1) "Yards" of the Burnaby Zoning Bylaw requirement for the minimum yard depth where a lot abuts another lot, along the northwest property line, from 3.0 m (9.84 ft.) to nil m (nil ft.) in order to permit the construction of a new utility bridge at 9955 Barnet Road.

631 North Road

- c) To vary Section 407.5(1) "Yards" of the Burnaby Zoning Bylaw requirement for the minimum yard depth where a lot abuts another lot, along the southeast property line, from 3.0 m (9.84 ft.) to 1.45 m (4.77 ft.) in order to permit the construction of a covered catwalk platform structure at 631 North Road.
- d) To vary Section 407.5(1) "Yards" of the Burnaby Zoning Bylaw requirement for the minimum yard depth where a lot abuts another lot, along the northwest property line, from 3.0 m (9.84 ft.) to nil m (nil ft.) in order to permit construction of a covered catwalk platform structure at 631 North Road.

Section 6.12 – "Yards" of the Zoning Bylaw which allows specific projections into required yards will also be applicable.

Note:

- 1. *The applicability of this variance(s), if granted, is limited to the scope of the proposal shown on the attached drawings.*
- 2. *The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning Bylaw, a future appeal(s) may be required.*
- 3. *The applicant recognizes that this appeal request, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements.*



Margaret Malysz

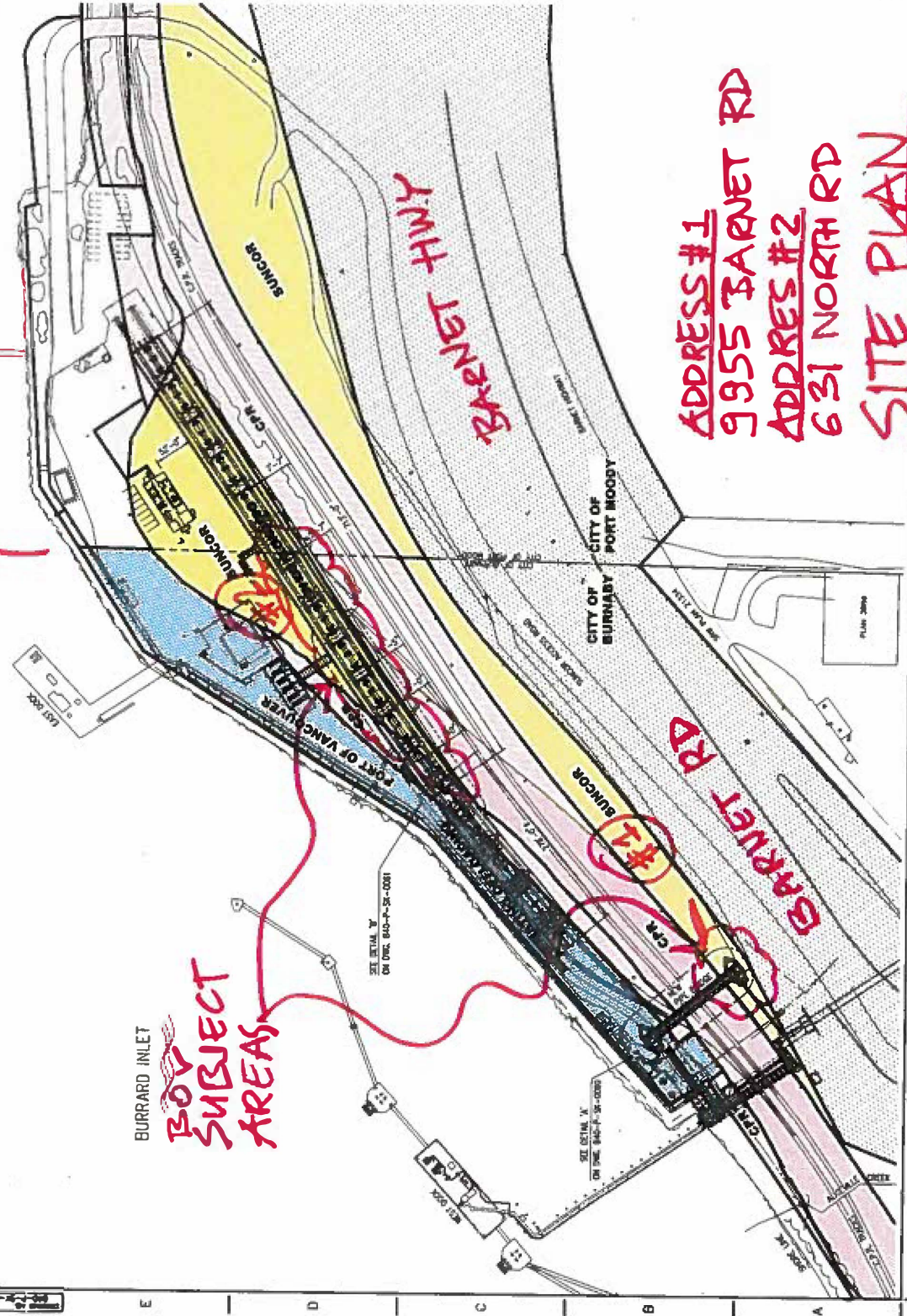
Development Plan Approvals Supervisor



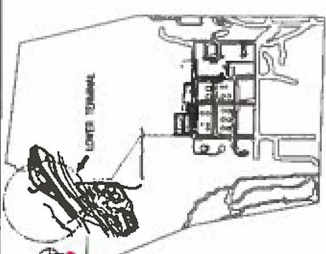
← CITY OF BURNABY

← CITY OF PORT MOODY →

BURRARD INLET
BOY
SUBJECT
AREAS



ADDRESS #1
9955 BARNET RD
ADDRESS #2
631 NORTH RD
SITE PLAN



REVISIONS



ENGINEERING & PCMA
www.twcpcma.com
PROJECT NUMBER: 10-1008

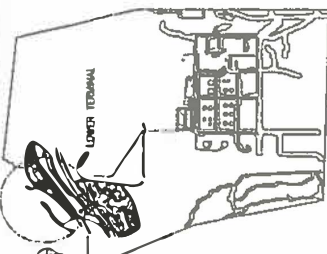
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3	10/1/10	REVISED FOR PERMITTING	WJ	WJ
4	10/1/10	REVISED FOR PERMITTING	WJ	WJ
5	10/1/10	REVISED FOR PERMITTING	WJ	WJ
6	10/1/10	REVISED FOR PERMITTING	WJ	WJ
7	10/1/10	REVISED FOR PERMITTING	WJ	WJ
8	10/1/10	REVISED FOR PERMITTING	WJ	WJ
9	10/1/10	REVISED FOR PERMITTING	WJ	WJ
10	10/1/10	REVISED FOR PERMITTING	WJ	WJ




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BURRARD PRODUCTS TERMINAL
LOWER TERMINAL - BURNABY PROPERTY BOUNDARIES
SITE PLAN

DATE	10/1/10
SCALE	AS SHOWN
DESIGNED BY	WJ
DRAWN BY	WJ
CHECKED BY	WJ
APPROVED BY	WJ
PROJECT NO.	10-1008
REV.	0



LOWER TERMINAL



EMPOWERING PEOPLE
www.thetwo.com

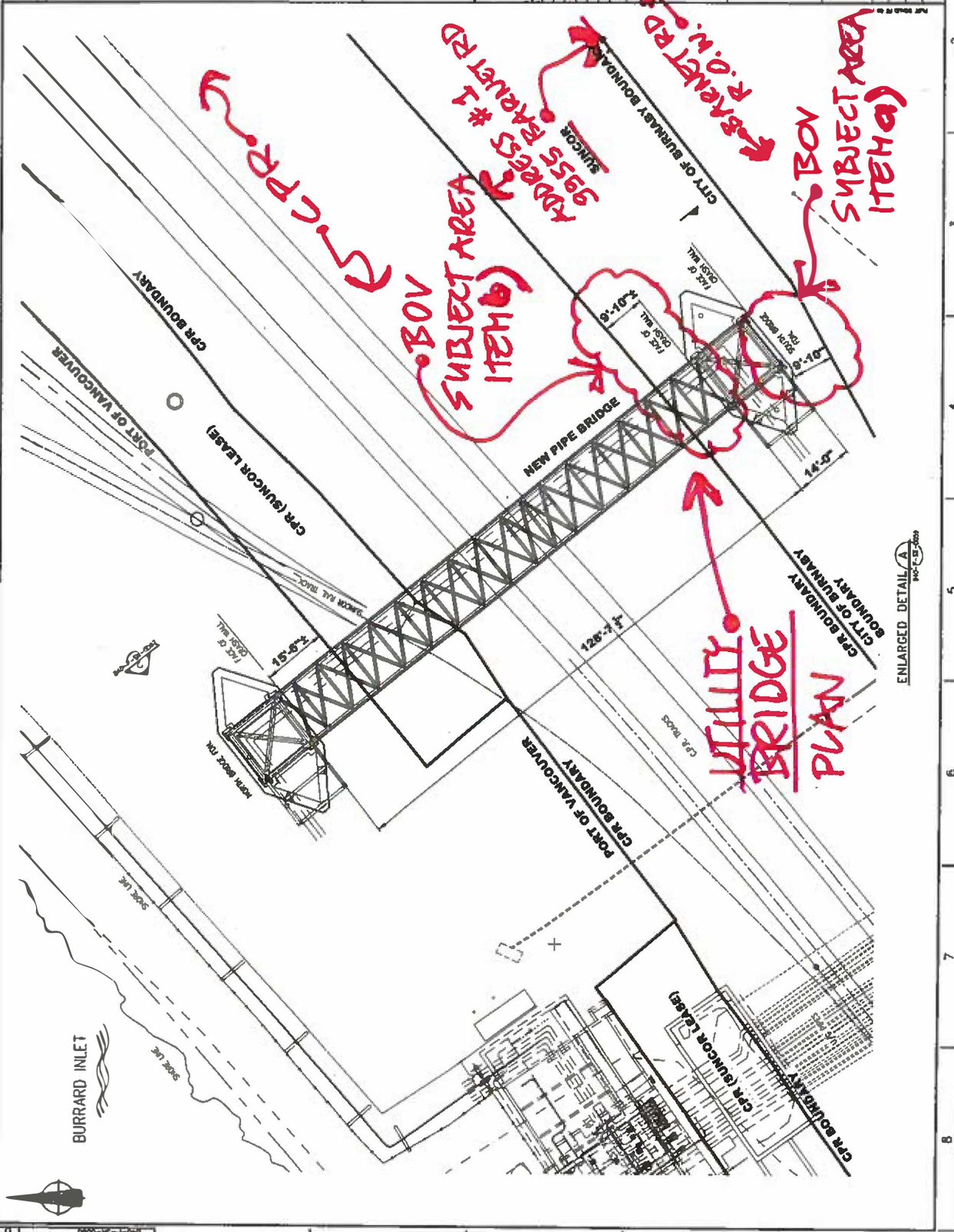
PROJECT NUMBER: 10-000

NO.	DESCRIPTION	DATE	BY	FOR
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5	ISSUED FOR PERMITTING (10-000)	10/10/10	MM	MM
6	ISSUED FOR PERMITTING (10-000)	10/10/10	MM	MM
7	ISSUED FOR PERMITTING (10-000)	10/10/10	MM	MM
8	ISSUED FOR PERMITTING (10-000)	10/10/10	MM	MM
9	ISSUED FOR PERMITTING (10-000)	10/10/10	MM	MM
10	ISSUED FOR PERMITTING (10-000)	10/10/10	MM	MM

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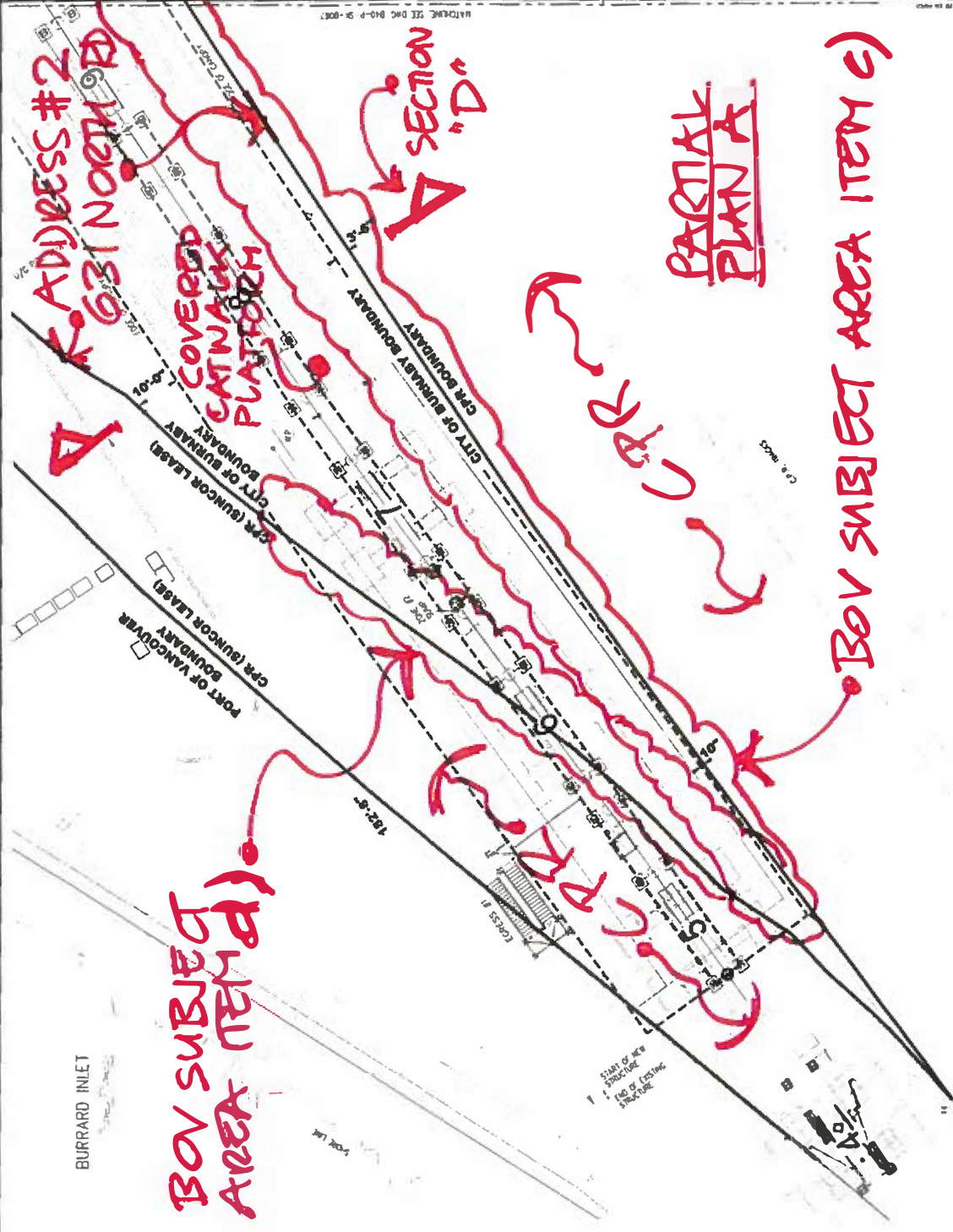
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ENLARGED DETAIL A
100'-0" x 50'-0"



BURRARD INLET



ENLARGED DETAIL B



6 BRONCHING EPCOR
www.bronching.com
PROJECT NUMBER: B-001

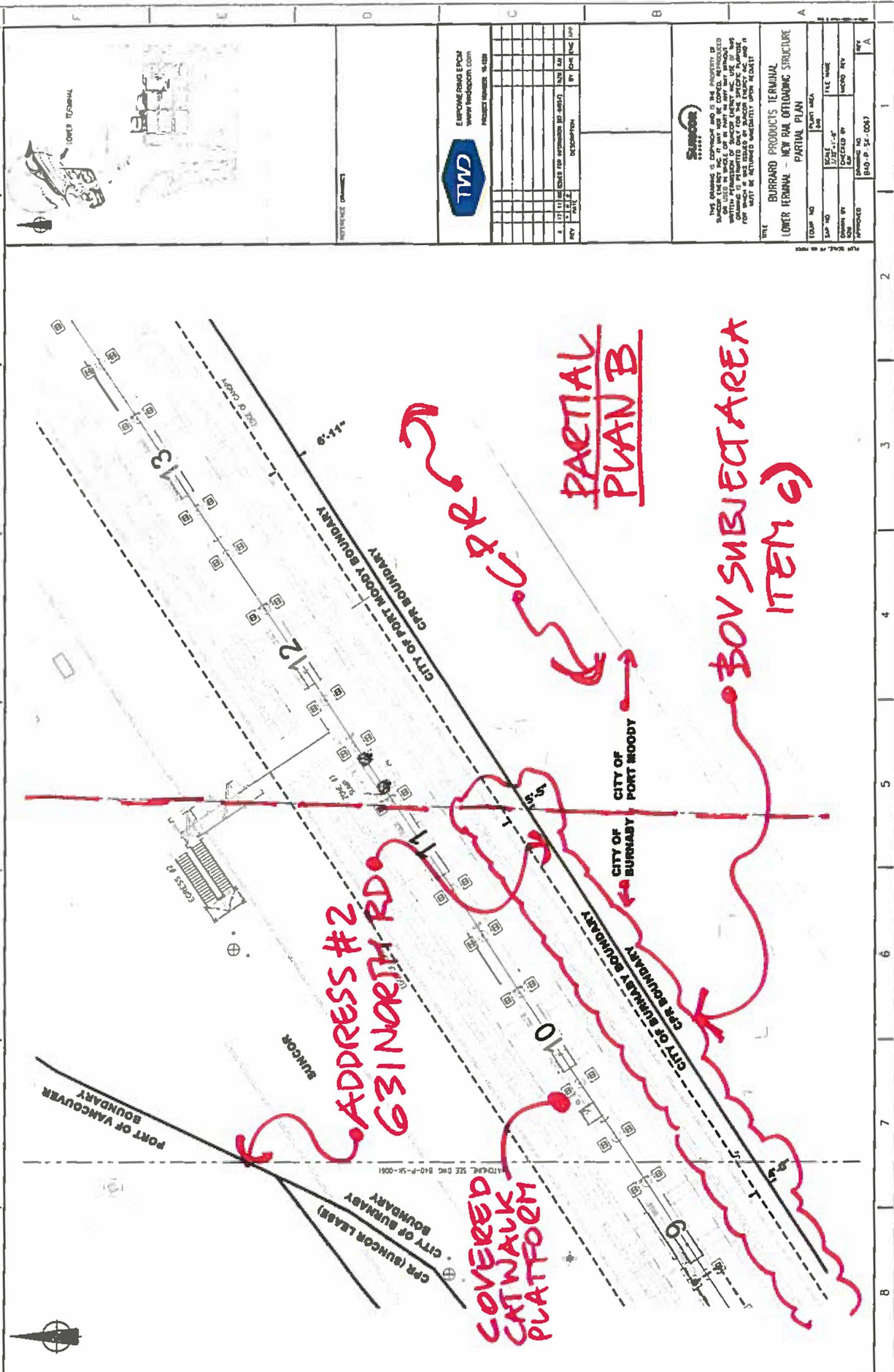
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2	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
3	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
4	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
5	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
6	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
7	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
8	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
9	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.
10	REVISED FOR PERMITTING	10/1/10	W. B. B.	W. B. B.



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BURRARD PRODUCTS TERMINAL
LOWER TERMINAL - NEW RAIL OFFLOADING STRUCTURE
PARTIAL PLAN

DATE	10/1/10
BY	W. B. B.
CHKD BY	W. B. B.
PROJECT NO.	B40-15-001
SCALE	AS SHOWN



ENVIRONMENTAL ENGINEERING
www.twdgroup.com
PROJECT NUMBER: 16-028

REV	DATE	DESCRIPTION	BY	CHK	APP
1	12/11/16	DATE FOR APPROVAL BY AEC	12/11/16		
2	12/11/16	DATE FOR APPROVAL BY AEC	12/11/16		



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BURRARD PRODUCTS TERMINAL
LOWER TERMINAL - NEW RAIL OFFLOADING STRUCTURE
PARTIAL PLAN

DATE	12/11/16	SCALE	1/8" = 1'-0"	FILE NAME	
DESIGNED BY	12/11/16	CHECKED BY	12/11/16	DATE	12/11/16
APPROVED	12/11/16	DATE	12/11/16	BY	12/11/16

BOV SUBJECT AREA ITEM b)



VIEW LOOKING SOUTH

PIPE TUNNEL EXIT • BRIDGE SOUTH FDN. LOCATION

UTILITY BRIDGE

[illegible]

If you're looking for a reliable, long-lasting, and easy-to-use car stereo, the Pioneer is the way to go. The Pioneer is a car stereo that's been around for over 30 years, and it's still going strong. It's a car stereo that's been around for over 30 years, and it's still going strong. It's a car stereo that's been around for over 30 years, and it's still going strong.

BURRARD PRODUCTS TERMINAL
LOWER TERMINAL C.P.R. PIPE BRIDGE
SECTION

[illegible]

EMPOWERING FROM
www.henderson.com
PROJECT NUMBER: 16-1238

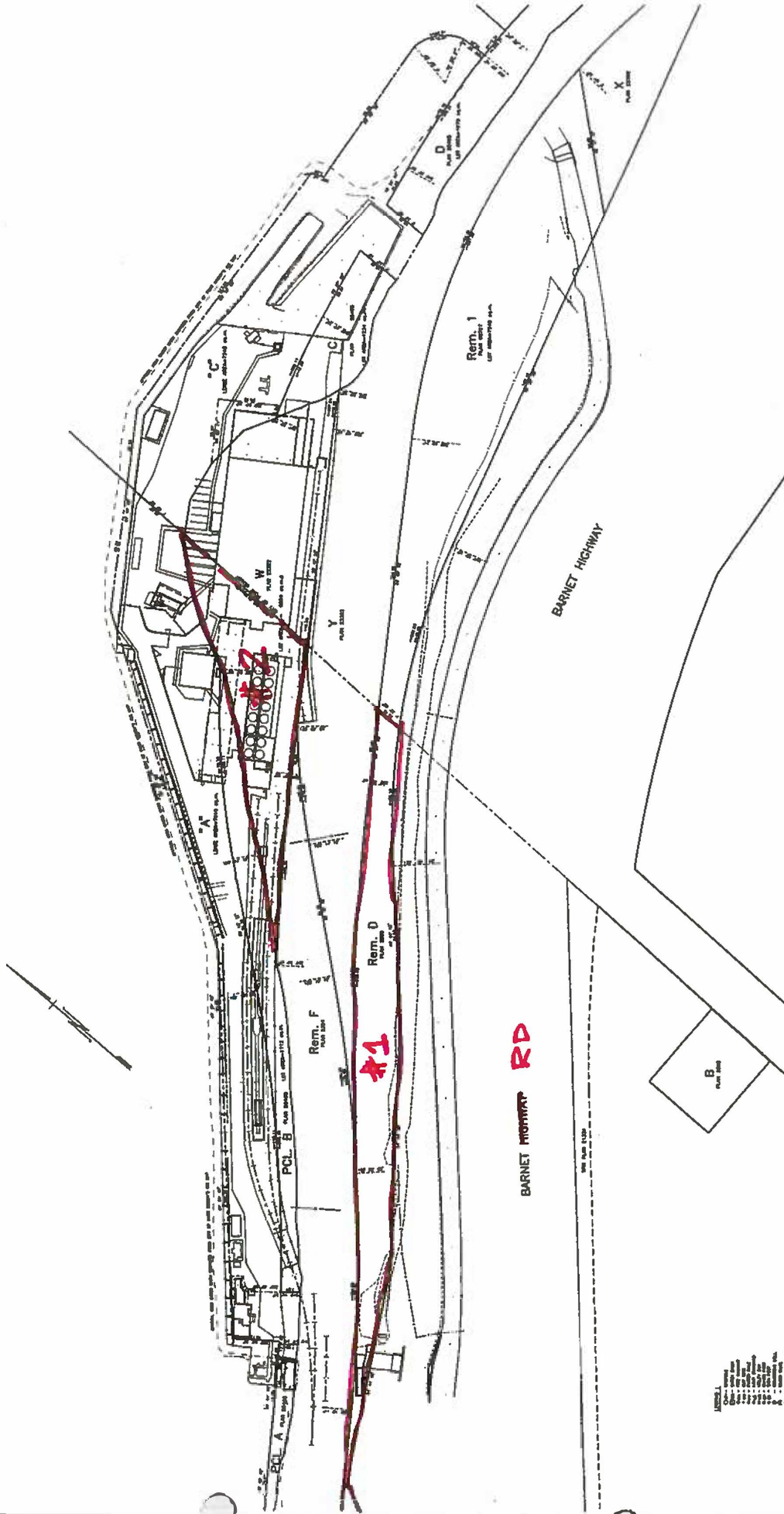
Learning Objectives



ELEVATION
(SOUTHEAST)

OFFLOADING RAIL RACK ELEVATION					
COUP. NO.		PLANT AREA			
SAP NO.		SCALE IS USED		FILE NAME	
CHECKED BY		DRAWN BY		MATCHED REV.	
DATE		DRAWING NO.			REV.

ADDRESS #1 9955 BARNET RD.
ADDRESS #2 631 NORTH RD



SURVEY/KEY
PLAN

KEYPLAN

DATE	10/1/80	BY	W. J. BARNETT
PROJECT	BARNET RD. PROJECT		
SCALE	1" = 100'	DATE	10/1/80
BY	W. J. BARNETT	DATE	10/1/80
CHECKED BY	W. J. BARNETT	DATE	10/1/80
APPROVED BY	W. J. BARNETT	DATE	10/1/80
PROJECT NO.	100-100-100	DATE	10/1/80
PROJECT NAME	BARNET RD. PROJECT		
PROJECT LOCATION	BARNET RD. PROJECT		
PROJECT DESCRIPTION	BARNET RD. PROJECT		
PROJECT STATUS	BARNET RD. PROJECT		
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PROJECT PHONE	BARNET RD. PROJECT		
PROJECT FAX	BARNET RD. PROJECT		
PROJECT E-MAIL	BARNET RD. PROJECT		
PROJECT WEBSITE	BARNET RD. PROJECT		
PROJECT ADDRESS	BARNET RD. PROJECT		
PROJECT CITY	BARNET RD. PROJECT		
PROJECT STATE	BARNET RD. PROJECT		
PROJECT ZIP	BARNET RD. PROJECT		
PROJECT COUNTY	BARNET RD. PROJECT		
PROJECT COUNTRY	BARNET RD. PROJECT		
PROJECT REGION	BARNET RD. PROJECT		
PROJECT TIMEZONE	BARNET RD. PROJECT		
PROJECT CURRENCY	BARNET RD. PROJECT		
PROJECT LANGUAGE	BARNET RD. PROJECT		
PROJECT CHARACTERSET	BARNET RD. PROJECT		
PROJECT COLLATION	BARNET RD. PROJECT		
PROJECT PAPER	BARNET RD. PROJECT		
PROJECT PLOTTER	BARNET RD. PROJECT		
PROJECT PLOTTER DRIVER	BARNET RD. PROJECT		
PROJECT PLOTTER SETTINGS	BARNET RD. PROJECT		
PROJECT PLOTTER COMMANDS	BARNET RD. PROJECT		
PROJECT PLOTTER OUTPUT	BARNET RD. PROJECT		
PROJECT PLOTTER ERROR	BARNET RD. PROJECT		
PROJECT PLOTTER STATUS	BARNET RD. PROJECT		
PROJECT PLOTTER MESSAGE	BARNET RD. PROJECT		
PROJECT PLOTTER ALERT	BARNET RD. PROJECT		
PROJECT PLOTTER WARNING	BARNET RD. PROJECT		
PROJECT PLOTTER CRITICAL	BARNET RD. PROJECT		
PROJECT PLOTTER FATAL	BARNET RD. PROJECT		
PROJECT PLOTTER UNKNOWN	BARNET RD. PROJECT		
PROJECT PLOTTER OTHER	BARNET RD. PROJECT		
PROJECT PLOTTER ERROR	BARNET RD. PROJECT		
PROJECT PLOTTER STATUS	BARNET RD. PROJECT		
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PROJECT PLOTTER WARNING	BARNET RD. PROJECT		
PROJECT PLOTTER CRITICAL	BARNET RD. PROJECT		
PROJECT PLOTTER FATAL	BARNET RD. PROJECT		
PROJECT PLOTTER UNKNOWN	BARNET RD. PROJECT		
PROJECT PLOTTER OTHER	BARNET RD. PROJECT		

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO CENTER OF ROAD OR CENTER OF LOT.
 3. ALL DIMENSIONS ARE TO CENTER OF ROAD OR CENTER OF LOT.
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