

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JANUARY 8, 1971

MR. H. W. BALFOUR
MUNICIPAL MANAGER

Dear Sir:

RE: WASTE OIL DISPOSAL PROPOSAL

On December 21, 1970, The Council, in considering a proposal from Imperial Paving Limited to lease one acre of land in the Stride pit area, requested a report from this department on the possibility of alternative sites in the Municipality being used for this purpose.

As noted in our report of December 17, 1970, on this subject, the M3 and M3a (Heavy Industrial) District, which permits the manufacturing, processing and storage of petroleum products, would be the appropriate zoning category for the proposed use. This type of zoning, shown on the accompanying map, is located in the Big Bend area, the Douglas-Boundary triangle, along Burrard Inlet, and in the Lake City Industrial Park.

This zone is one of the most extensive in the Municipality, covering some 3825 acres, and land is available for development in all of the above mentioned areas. However, if only Corporation-owned property can be considered, then the choice of location becomes much more limited.

While the Municipality has considerable holdings in the Big Bend area, most of these are underlain by peat soils. Although the type of peat in this area has been classified as "readily treatable" in the report "Building on peat in Burnaby", Imperial Paving Limited has apparently already experienced footing problems at the firm's present site on Byrne Road.

Solid ground conditions, composed of consolidated glacial soils, are confined to narrow strips paralleling Marine Drive (which is residentially zoned) and along the North Arm of the Fraser River. These are largely under private ownership and, in the case of the latter area which is industrially zoned, future development for industrial uses which are not water-oriented in character should, in our view, be discouraged. Further, the recent directive of Council for a comprehensive review of the Big Bend area would suggest the inadvisability of locating the proposed waste oil disposal facilities within this section of the Municipality, at least at the present time.

In looking at M3 zoned areas in other parts of Burnaby, there is a 5 acre parcel of Municipal land, located across the C.P.R. tracks from the Texaco wharf and distribution facilities on Burrard Inlet, which may provide a possible location for the proposed use. This property (Lot 8, D.L. 214, Plan 7060) is shown on the attached sketch.

However, such a location should only be considered in the light of the pollution and other effects which may result from the proposed used lubricant oils reprocessing operations. These factors and the absence of sewer facilities within the area may well rule out this possible site from further consideration.

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In conclusion, we would emphasize the view expressed in our earlier report that facilities of this type, the need for them and their possible locations, should be studied on a metropolitan or regional, rather than on a municipal basis.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

RBC/mp

c.c. Chief Public Health Inspector
Chief Building Inspector
Municipal Clerk
Municipal Engineer
Senior Planner

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M13 and M13a ZONED AREAS

MANAGER'S REPORT
 NOV 17 1966

COMPILED BY
 PLANNING DEPARTMENT
 SEPTEMBER 1966

BURNABY

DISTRICT MUNICIPAL
 BRITISH COLUMBIA

17.50 57

A
17.19 Ac.

7
11.40 ACRES

RAILWAY

TEXACO DR.

ROAD 6

5.00 AC
7060

51.0

500

15972

65229

1338

18588

152

152

152

152

152

152

152

152

152

152

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318.17

107.14

106.11

602.98

215.49

110.55

215.49

110.55

215.49

4382

181.39

457

110.16

145

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