

CITY OF BURNABY

ENVIRONMENT AND WASTE MANAGEMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Vehicle Wash Facilities for Commercial/Industrial Developments

RECOMMENDATIONS:

1. *THAT* Council authorize staff to prepare an amendment to the Zoning Bylaw to require vehicle wash facilities at commercial and industrial locations which maintain a vehicle fleet or routinely require the washing of vehicles.
2. *THAT* Council authorize staff to prepare a further report outlining the terms of the amendment to the Zoning Bylaw.

REPORT

The Environment and Waste Management Committee, at its meeting held on 1998 April 14, adopted the *attached* report responding to a concern regarding the lack of vehicle wash facilities at new commercial and industrial locations maintaining vehicle fleets.

Given the numerous businesses maintaining vehicle fleets and the potential ramifications on Burnaby waterways from washing vehicles in a manner whereby detergents and debris may be released into the storm sewer system, the Committee advised that it is desirable from an environmental perspective to require such businesses to provide a designated vehicle wash facility. Accordingly, the Committee requested that staff prepare an amendment to the Zoning Bylaw to address this matter.

Arising from discussion, the Committee requested that staff prepare a further report outlining the terms of the amendment to the Zoning Bylaw.

Respectfully submitted,

Councillor L. Rankin
Chair

Councillor D. Johnston
Member

Councillor D. Lawson
Member

COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- CITY SOLICITOR
- DIR. PLNG. & BLDG.

TO: CHAIR AND MEMBERS
ENVIRONMENT & WASTE
MANAGEMENT COMMITTEE

1998 April 08

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: VEHICLE WASH FACILITIES FOR COMMERCIAL/INDUSTRIAL
DEVELOPMENTS

PURPOSE: To respond to a concern regarding the lack of vehicle wash facilities at new commercial and industrial locations maintaining vehicle fleets.

RECOMMENDATION:

1. **THAT** Council be requested to authorize staff to prepare an amendment to the Zoning Bylaw to require vehicle wash facilities at commercial and industrial locations which maintain a vehicle fleet or routinely require the washing of vehicles.

REPORT

1.0 BACKGROUND

At its regular meeting of 1997 May 13, the Environment and Waste Management Committee expressed concerns regarding discharges entering watercourses from vehicle washing at certain sites, such as vehicle dealerships, and the lack of proper vehicle wash facilities at new commercial and industrial locations maintaining vehicle fleets. The Committee requested that staff report on the advisability of amending the Zoning Bylaw to require vehicle wash facilities with appropriate discharge for waste water (covered and connected to the sanitary sewer system) at such locations. This report responds to the Committee's request.

2.0 CURRENT SITUATION

Multiple family dwellings are the only development type currently required to incorporate a designated vehicle wash facility. One designated vehicle wash stall is provided for each 100 units, and it must be covered and connected to the sanitary sewer system.

At present, new commercial and industrial businesses are not specifically required to provide designated vehicle wash facilities. Many commercial and industrial businesses maintain fleets of vehicles or routinely wash vehicles on the premises, including new and used car dealerships, car rental agencies, couriers, car detailing businesses and trucking and taxi companies. There are approximately 135 companies in Burnaby which maintain vehicle fleets of various sizes, and are periodically washing vehicles on site. Some of these companies have covered vehicle washing facilities connected

to the sanitary sewer on site, although many do not.

Thus, at many of these sites, when vehicles are washed with soaps and detergents the water is discharged into the storm system and enters Burnaby's waterways. In addition to potentially toxic substances, soaps and detergents contribute to excessive nutrient loads in waterways. In addition, vehicle fluids, waxes and dirt are released into the waterways with deleterious effects. Designated vehicle wash facilities, on the other hand, are connected to the sanitary sewer system whereby waters are treated before their release.

Burnaby's Watercourse Bylaw prohibits the discharge of deleterious substances into Burnaby's waterways. The Engineering Department's Environmental Services Division have undertaken programs to educate commercial and industrial developments on a watershed by watershed basis, going to each business and outlining the requirements of the Watercourse Bylaw. Some businesses have opted to install designated vehicle wash facilities while others have opted to send their vehicles to an appropriate location for this service. The Bylaw serves as a means by which the City can require businesses to cease washing their vehicles in non-designated facilities if they are in contravention of the Watercourse Bylaw. This is done on a complaint basis and through spot checks. Given the number of businesses maintaining vehicle fleets, however, and the potential ramifications on Burnaby waterways from washing vehicles in a manner whereby detergents and debris may be released into the storm sewer system, it is desirable from an environmental perspective to require that such businesses provide a designated vehicle wash facility.

3.0 PROPOSED AMENDMENT TO THE ZONING BYLAW

An amendment to the Zoning Bylaw can require that all new commercial and industrial developments which maintain vehicle fleets, or routinely wash vehicles on site, install a designated vehicle wash stall which is covered and connected to the sanitary sewer system. This would require an amendment to commercial districts and industrial districts.

This would result in all new developments which maintain vehicle fleets, or routinely wash vehicles on site, having the required vehicle washing facility, as well as existing businesses who are undergoing major renovations or alterations which require a PPA. It is at this stage that granting approval would depend, in part, on the provision of a designated vehicle wash facility. This would also mean that existing businesses not undergoing renovations would not be required to comply, although they would still be required to comply with the Watercourse Bylaw. It is possible, and is the current practice, to withhold a business license being issued for a change of ownership until the requirements of Watercourse Bylaw have been satisfied, either through the provision of a designated vehicle wash facility or a letter stating that the business will not wash vehicles on the premises and state a designated facility where the vehicles will be washed.

The current educational program implemented by Environmental Services is seen as an effective approach to raising awareness about the need to protect Burnaby's waterways. Such educational endeavours will be continued by staff .

4.0 CONCLUSION

As there are numerous commercial and industrial businesses in Burnaby which maintain vehicle fleets or routinely wash vehicles on site, it is considered desirable to require that such businesses install designated vehicle wash facilities connected to the sanitary sewer system. A systematic approach to the provision of such facilities is to amend the Zoning Bylaw to require designated vehicle wash facilities at new commercial and industrial developments, and those undergoing major renovations requiring a PPA, which maintain vehicle fleets or which routinely wash vehicles on site. It is felt that this approach, in conjunction with the enforcement of the Watercourse Bylaw and an on-going education program for existing businesses, would be effective in furthering the protection of Burnaby's waterways.


for D.G. Stenson, Director
PLANNING AND BUILDING

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cc. Director Engineering
City Solicitor