

RE: REZONING REFERENCE NO. 148/87  
MINISTRY OF TRANSPORTATION AND HIGHWAYS  
REGIONAL GEOTECHNICAL AND PAVING LABORATORY  
4705 WAYBURNE DRIVE (SOUTH PORTION)

ITEM	5
MANAGER'S REPORT NO.	28
COUNCIL MEETING	88/04/18

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1988 APRIL 11

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: MINISTRY OF TRANSPORTATION AND HIGHWAYS  
REGIONAL GEOTECHNICAL AND PAVING LABORATORY  
4705 WAYBURNE DRIVE (SOUTH PORTION)  
R.Z. #148/87

RECOMMENDATION:

1. THAT a copy of this report be sent to Ms. Hansi Natzke, Chairperson, Strata Corporation, N.W. 194, 4737 Fernglen Place, Burnaby, V5G 3W2.

REPORT

1.0 BACKGROUND:

At the Public Hearing for the above-noted rezoning proposal held on 1988 February 23, a number of concerns were raised regarding the proposed development. The purpose of this report is to provide the relevant information based on a letter we have received from the British Columbia Buildings Corporation (see attached copy). As acknowledged at the Public Hearing and in their correspondence, B. C. Buildings Corporation will be responsible to ensure that the facility meets all relevant standards with respect to the environment. Environmental Health have commented that the proposed development must comply with both the Greater Vancouver Regional District Air Emission Standards and the Burnaby Noise or Sound Abatement Bylaw.

2.0 POTENTIAL EMISSION OF DUST, VAPOURS AND ODOURS:

B. C. Buildings Corporation has advised the following in this regard:

- a) DUST EMISSION - The project will include a special dust extractor/collector system and will be installed for the aggregate preparation area, aggregate test area and concrete mix area. This should alleviate any concern of dust.
- b) VAPOURS/ODOURS - When the final design is undertaken the requirement for filtration of any vapours or odours will be reviewed by a professional Mechanical Engineer. Due to the small samples of material tested and the small amount of chemicals used it is felt that there will not be a problem in this regard.

3.0 NOISE:

The Burnaby Noise or Sound Abatement Bylaw 1979 which regulates the emanation of noise from properties, will apply to the subject development. This by-law is enforced on a complaint basis by the Environmental Health Division.

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4.0 PARKING:

Under the Burnaby Zoning Bylaw 1965, the parking requirements for the two facilities to be located on the subject site are calculated as follows:

Existing License Building:

Office: 741 m<sup>2</sup> (7,976 sq.ft.)  
@ 1 space per 46 m<sup>2</sup> (495.16 sq.ft.) 16.1 spaces

Laboratory Building:

Office: 414 m<sup>2</sup> (4,456 sq.ft.)  
@ 1 space per 46 m<sup>2</sup> (495.16 sq.ft.) 9.0 spaces

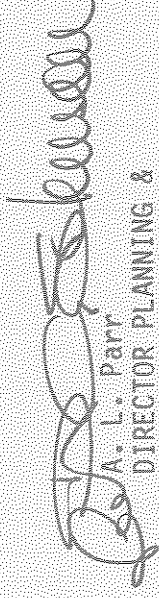
Labs: 1699 m<sup>2</sup> (18,288 sq.ft.)  
@ 1 space per 93 m<sup>2</sup> (1001.08 sq.ft.) 18.3 spaces

Total Parking Required:

44 spaces

The proposed plan provides a total of 61 spaces for staff and public parking plus an additional 18 spaces for company vehicles.

*RR*  
RR:sj

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

Attachments

cc: Director Administrative & Community Services  
Chief Public Health Inspector



British Columbia Buildings Corporation

3350 Douglas Street, Box 1112, Victoria, B.C. V8W 2T4 (604) 387-7211 Telex 049-7439

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MANAGER'S REPORT NO. 28  
COUNCIL MEETING 88/04/18

1988 03 16

The Corporation of the District of Burnaby  
Planning and Building Inspection Department  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Attention: Mr. A.L. Parr

Dear Sir

SUBJECT: Ministry of Transportation and Highways  
Regional Geotechnical and Paving Laboratory  
Project #708900 - Rezone Ref. #148/87

In response to your letter of 1988 March 03 we wish to provide you with some additional information regarding concerns raised at the Public Hearing. The following is a list of these concerns with our comments:

- a) DUST EMISSION - The project will include a special dust extractor/collector system and will be installed for the aggregate preparation area, aggregate test area and concrete mix area. This should alleviate any concern of dust.
- b) VAPOURS/ODOURS - When the final design is undertaken the requirement for filtration of any vapours or odours will be reviewed by a Professional Mechanical Engineer. Due to the small samples of material tested and the small amount of chemicals used it is felt that there will not be a problem in this regard.
- c) PARKING - There will be sufficient parking for staff as well as public parking on the site. The parking requirements as assessed by the zoning department indicate that 44 spaces are required. We have proposed that 61 spaces be provided for staff and public with an additional 18 spaces for company vehicles.

Due to the close proximity of the motor licencing office and the proposed Japanese College, all of the concerns that were raised at the Public Hearing would have been addressed in our final design. We intend on providing a facility which will co-exist with our immediate neighbours and feel by doing so, neighbours which are quite some distance away should not find cause to complain.

As stated at the Public Hearing, the B.C. Buildings Corporation will ensure that it is our fullest intention that the facility meets all standards with respect to the environment and that we will abide by all Federal, Provincial, Municipal legislation and by-laws having jurisdiction.

We hope the above noted assurances will satisfy your request.

Yours very truly

Ian Maitland  
Project Manager  
Development Group

IM/dk

c.c.: N. Dixon  
D. Ross

