

TO: CITY MANAGER 1999 APRIL 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: CORRESPONDENCE FROM RESIDENTS OF KALYK AVENUE
REGARDING THE HONG KONG BANK SITE EXCAVATIONS
X-REF. REZONING REFERENCE # 64/97

PURPOSE: To respond to issues raised in the correspondence regarding excavations at the Hong Kong Bank site on Gilmore Way.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the residents of Kalyk Avenue who signed the subject correspondence and to Hong Kong Bank of Canada c/o Kevin Ratcliffe, 3rd Floor, 888 Dunsmuir Street, Vancouver, B.C., V6C 3K4.

REPORT

1.0 BACKGROUND

The subject item of correspondence was received at the 1999 March 29 Council meeting as an item of new business and was referred to staff for a report. This report is in response to the referral. The correspondence from Ms. Gloria Seifred of 3510 Kalyk Avenue and signed by residents of six other properties in the 3400 and 3500 blocks of Kalyk Avenue, states that from the time that the excavations for the addition to the Hong Kong Bank building at 3555 Gilmore Way began in 1998 July residents of the 3400 and 3500 blocks of Kalyk Avenue adjacent to the construction site have had to endure noise and shaking in their homes. Residents expressed concern over cracks in the lane behind their homes and in some of the retaining walls and walkways around their homes. Residents also expressed concern over the location of excavations in relation to the protected greenbelt area between the building site and their homes. A request was also made by the residents for the City to "forgive" their taxes.

2.0 DISCUSSION

2.1 Effects of Excavations

Excavations on the subject site did cause unexpected ground movement in the area of the greenbelt buffer directly to the west of the excavations. From the time of the initial ground movement the Hong Kong Bank has altered their building design in order to minimize the

amount of excavations necessary. The area where movement occurred has been regularly monitored by Hong Kong Bank's engineering and geotechnical consultants. These consultants believe that the ground has stabilized and does not pose any danger to adjacent properties (see attached Appendices 2 and 3).

Staff from Burnaby Engineering were first contacted regarding this matter by Ms. Seifred on 1998 November 20. As a result the Engineering Department conducted a video inspection of the sewer line in the lane behind the Kalyk Avenue residences on 1998 November 23 and found that the sewer line had not been damaged due to the ground movement. Interim repairs have been made on the lane behind the Kalyk Avenue residences by Hong Kong Bank's contractor, and both the contractor and Hong Kong Bank have told staff verbally that the lane will be repaved once all excavations and back filling have been completed. The City is holding a bond for construction of services on the site which would not be canceled until such time that any damage to City facilities as a result of the construction is repaired.

In a letter responding to the subject correspondence (see attached Appendix 1), Hong Kong Bank has stated that upon completion of the excavation and back fill of the site, they will review each property owner's situation and deal with any remedial patching and repairs as may be deemed appropriate given the pre-existing circumstances.

2.2 Location of Excavations in Relation to Greenbelt Buffer

The location of excavations in relation to the greenbelt buffer zone was approved by City staff and proper protection of this area was a prerequisite of the rezoning application on this development. The applicant was required to provide protective chain link fencing between the greenbelt buffer area and the construction site during site work and construction and has done so. In addition to protection of the existing greenbelt buffer zone, as part of their rezoning application Hong Kong Bank expanded the greenbelt by 717.5 m²/7,723 sq.ft. on the southwest portion of their property adjacent to the existing greenbelt area. This expanded area was placed under a restrictive covenant for tree and landscape protection and is to be replanted with native vegetation.

2.3 Noise from Construction

With regard to noise concerns, all site construction is subject to the Burnaby Noise Bylaw regulations. Staff have received three complaints regarding noise of construction work not complying with the Noise Bylaw regulations at the Hong Kong Bank site. Two complaints were received regarding work occurring before 7:00 a.m. in 1998 August and one complaint

was made regarding noise in general in 1998 September from the construction site. These complaints were followed up with letters to the construction company and staff have not received any further complaints other than the general complaint of noise from the subject correspondence. It is our understanding that the project is currently in compliance with the Burnaby Noise Bylaw.

2.4 Taxation

In relation to the request for forgiving of property taxes for these residents, all real property in the City is liable to taxation unless otherwise provided in the *Municipal Act* under Part 10 - Assessments and Taxation, Division 1 - Exemptions. This section lists property that may be made exempt from taxation. This section is specific, and, if land is not listed, taxes must be collected. The effects of the Hong Kong Bank construction site on the subject properties does not qualify for an exemption under the *Municipal Act*.



D.G. Stenson
Director Planning and Building

PSF:gk
Attach

cc: Director Engineering
Director Engineering, Environmental Services Division
Director Finance
Chief Building Inspector

APPENDIX 1**Hongkong Bank of Canada**

3rd Floor, 888 Dunsmuir Street, Vancouver, B.C. V6C 3K4

Telephone No. (604) 641-1991

Fax No. (604) 641-1078



April 14, 1999

Mayor and City Councillor Members
 City of Burnaby
 4949 Canada Way
 Burnaby, B.C.
 V5G 1M2

Dear Sirs:

Subject: **HONGKONG BANK OF CANADA**
GILMORE WAY - UNDERGROUND PARKING LOT N

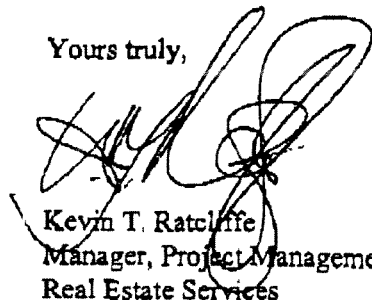
We refer to the letter of March 29, 1999 addressed to the Mayor and Council from Gloria Seifred regarding construction at the above site. We have asked our structural and geotechnical engineers for reports and these are attached for your information.

All of our construction team regret the circumstances which have caused the movement of neighbouring property, however, upon completion of the excavation and back fill at the site we will review these individual situations and deal with any remedial patching and repairs as may be deemed appropriate given the pre-existing circumstances.

With respect to the buffer strip, we are advised that our construction have not infringed on the buffer strip though it would seem that the ground conditions have been altered. We suggest that this area be reviewed with our construction team and the City's Engineering staff upon completion of the excavation to determine the best course of remedial action.

We apologize for the inconvenience caused to our neighbours and trust that this matter can be resolved to their satisfaction.

Yours truly,



Kevin T. Ratcliffe
 Manager, Project Management
 Real Estate Services

KTR/js
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 Attach.

cc. Gustavson Wylie Architects
 CWMM Consulting Engineers Ltd.
 Cook Pickering & Doyle Ltd.

cc. Ventana Construction Ltd.
 City of Burnaby, Paul Faibish
 Clark Wilson, Neo J. Tuytel

Telex: 04-507750 answer back: HONGGROUP VCR

Member HSBC Group

APPENDIX 2

CWMM
CONSULTING
ENGINEERS LTD.

1412 West 7th Ave.
Vancouver, B.C.
Canada, V6H 1C1
Tel: (604) 731-6584
Fax: (604) 738-5110



April 13, 1999

Job No. 9132

Gustavson Wylie Architect
908 -888 Dunsmuir Street
Vancouver, B.C.
V6C 3K4

Attention: Mr. M. Mychailyszyn

Dear Sirs:

Re: Hong Kong Bank of Canada
Group Systems Centre, Gilmore Way, Burnaby, B.C.

We are writing in response to a copy of the correspondence sent to the City of Burnaby from the residents of Kaiyk Avenue, regarding the excavation and construction work for the above project.

We have been regularly receiving and monitoring the movement of the excavations since the initial movement was experienced.

While the movements have been greater than predicted the situation in our opinion, is not critical or dangerous so as to pose a life safety threat to either the current Hong Kong Bank of Canada Building or the adjoining residents in Kalyk Avenue.

We would suggest the following course of action:

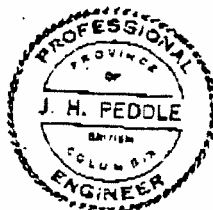
- Visual inspection and review of current conditions of the Building along Kalyk Avenue.
- Continued monitoring during the completion of below grade construction and back filling;
- Final assessment upon completion on all below grade work.

We feel that under the circumstances this is the most appropriate course of action.

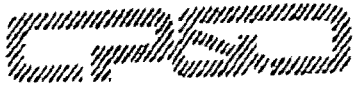
Yours very truly,

CWMM Consulting Engineers Ltd.

per: John Peddle, P. Eng
Principal



/pw

APPENDIX 3

Cook Pickering & Doyle Ltd.
Consulting Geotechnical Engineers

141 East 7th Avenue, Vancouver, B. C., V5T 1M5, Tel. (604) 879 0494 Fax. (604) 879 6522

HONGKONG BANK OF CANADA
 c/o Gustavson Wylie Architects Inc.
 #908 - 888 Dunsmuir Street
 Vancouver, B. C.
 V6C 3K4

April 14, 1999

Project 9502

Mr. Michael Mychajlyszyn

Re: **Hongkong Bank of Canada**
Group Development Centre Expansion
3555 Gilmore Way
Burnaby, B. C.

This letter provides general background and addresses geotechnical issues raised in the March 29, 1999 letter from the Kalyk Avenue residents.

During excavation for the Hongkong Bank Development, unanticipated ground conditions resulted in ground movements more extensive than expected. Additional investigation was completed (including a drill hole in the lane behind Kalyk Avenue), and additional survey monitoring was undertaken. Remedial shoring works were installed and the excavation is now substantially complete, with construction of the building underway.

At the time when significant ground movements occurred, opening of pre-existing cracks as well as settlement and cracking of asphalt, were observed in the lane. Temporary repairs to the lane were undertaken as required and the City completed a camera survey of the sewer, which indicated that it was undamaged. At that time B. C. Hydro was contacted by Ventana Construction and we understand that B. C. Hydro was satisfied with the condition of the hydro poles. Some ground movements, minor settlement and opening of cracks occurred within the buffer zone, and the visible cracks were filled with pea gravel.

The survey monitoring included two lines of survey points along the lane, one on the east side of the lane and one on the west side (about .5 ft. from the rear property line of the Kalyk Avenue properties). The survey records indicate that, since the time that the survey points were installed at the end of October, horizontal movements on the west side of the lane were typically 14 mm, except at the one location where the significant asphalt cracking was observed and movements were in the order of 45 mm. The survey records confirm that movements have been minimal over the past four months, and that



HONGKONG BANK OF CANADA

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movements have essentially stopped over the past six weeks since the excavation has been substantially completed. A plot of the lane survey data is attached. The attached Dwg. No. 501-9502 shows the location of the survey points relative to the Kalyk Avenue properties, and the attached Dwg. No. 502-9502 presents a plot of the survey results.

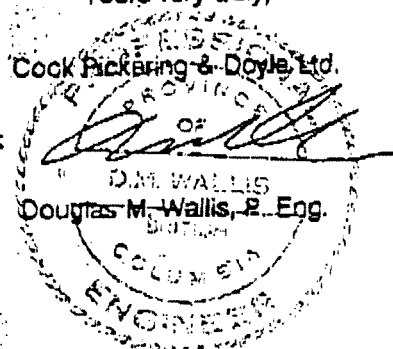
We confirm that the ground west of the Hongkong Bank excavation, in the lane and at the Kalyk Avenue sites is adequately supported by the shoring, and will also be adequately supported by the building parkade when backfilling is complete.

Considering the movements that have occurred in the lane, we expect that minor movements may well have occurred at the rear of some of the Kalyk Avenue properties. We expect that the majority of the effects of the movements will have occurred at this time, although there could be some minor additional movement over the next few months while backfilling is underway. We understand that the Hongkong Bank is co-ordinating review of present conditions with the Project Team.

Yours very truly,

Cook Pickering & Doyle Ltd.

Per:



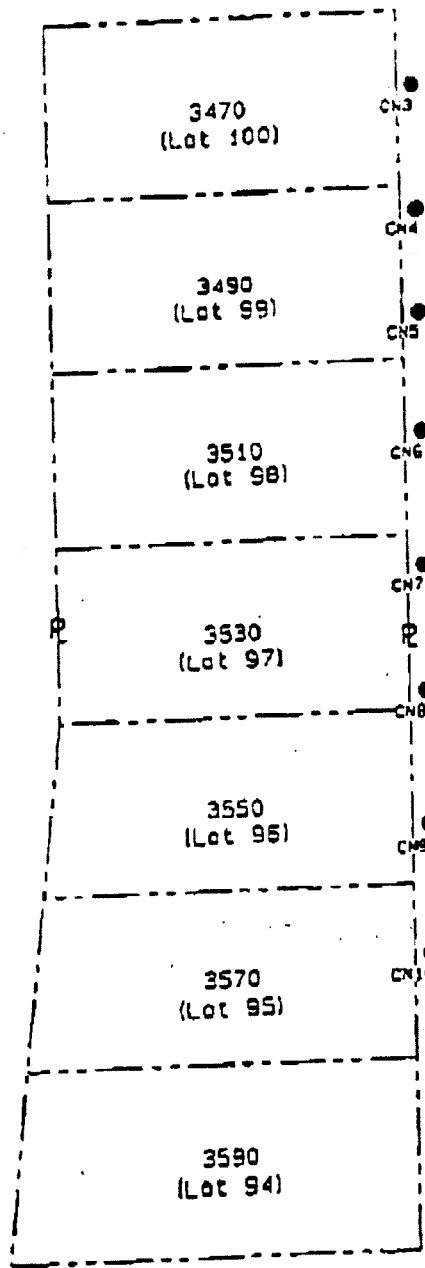
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cc: CWMM Consulting Engineers Ltd.
Attention: Mr. John Peddle





KALYK AVENUE



LANE

COVENANT AREA
(Buffer Zone)

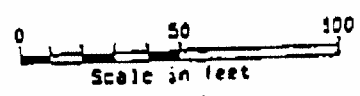
Hongkong Bank
Property
(3555 Gilmore Way)

Top of Excavation

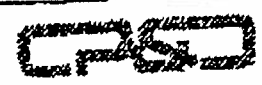
AVONDALE AVENUE

● Approximate Survey Pin Location
CN29

SCALE 1" = 60'

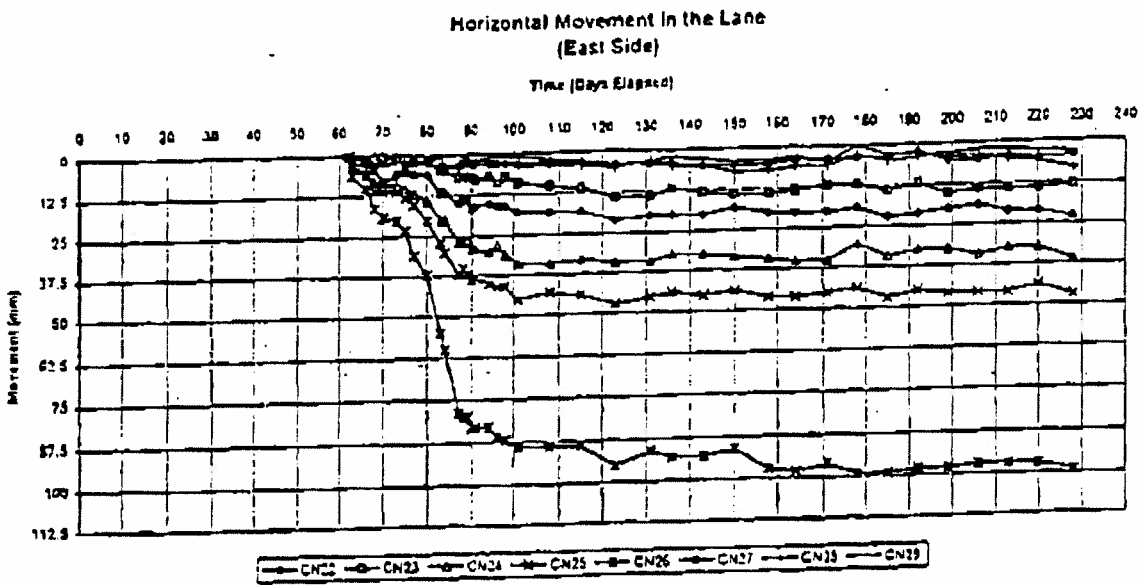
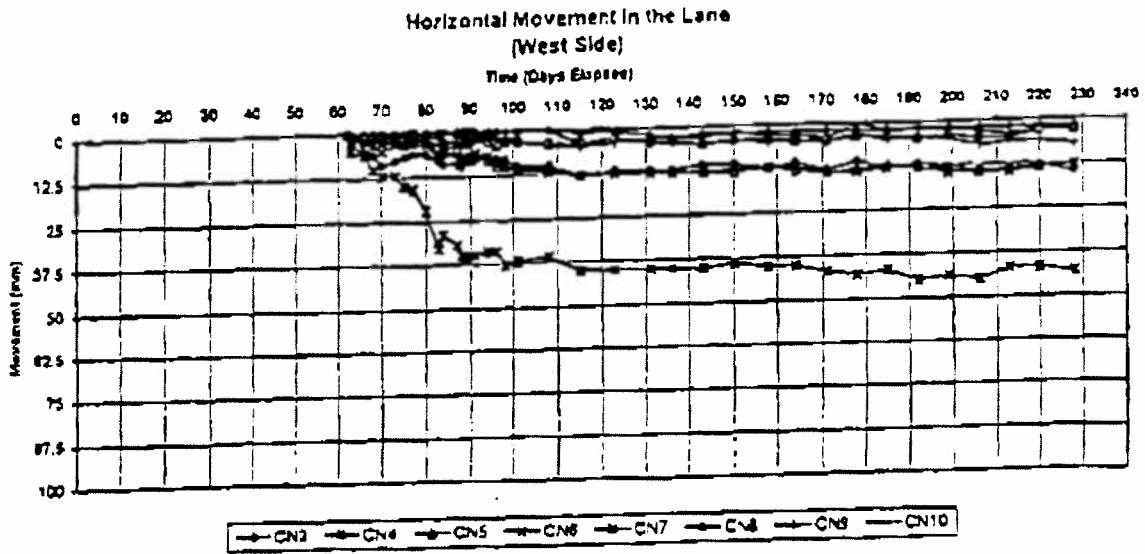


SURVEY LOCATION PLAN FOR LANE (WEST OF SITE)
3555 GILMORE WAY, EURNABY



Cook Pickering & Doyle Ltd.
Consulting Geotechnical Engineer

DATE APR/99	BY NPC	CHECKED DMW	DWG. NO. 501-9502
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HORIZONTAL MOVEMENT IN THE LANE (WEST OF SITE)
3555 GILMORE WAY, BURNABY



Cook Pickering & Doyle Ltd.
Consulting Geotechnical Engineers

DATE APR/99	BY NPC	CHECKED DMW	DWG. NO. 502-9502
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