

To: Office of the City Clerk, City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2  
Email: [clerks@burnaby.ca](mailto:clerks@burnaby.ca)

His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Alison Gu  
Councillor James Wang  
Councillor Sav Dhaliwal  
Councillor Mike Hillman  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Joe Keithley

19-64

Ladies and Gentlemen,

**RE: Concerns about Rezoning Application #19-64  
(Address 4653, 4669, 4673 Kingsway, 4638, 4646, 4654, 4662, 4670 Hazel Street and portion  
of lane right-of way)  
Public hearing to be held on July 27, 2021 at 5:00 p.m.**

My name is Eddie Wong and I am the building owner of 4645, 4647, 4649 Kingsway, which is a two-storey medical building with a community pharmacy adjacent to the proposed construction site of Anthem Metro King Hazel Holdings Ltd. **I am writing to express my strong opposition to the rezoning application #19-64 for highrise development.**

The clinic is open 6 days a week with 8 physicians and 9 medical assistants/receptionists working on site throughout the week. On average, 80-100 patients visit the clinic each day.

Anthem is planning to tear down the building attached to 4645 (4653 Kingsway), excavate and build a 66-storey tower with 7 floors of underground parking. I have a several major safety concerns:

**1. The deep excavation for the multi-level underground parking will undermine 4645's building foundation and structure.**

The deep excavation can cause a lateral earth movement and lead to ground unsettlement. I am deeply concerned about the structural safety of the building and foundation of 4645, and more importantly, about the safety of our patients and staff who visit/work in the building. How will the developer ensure that the proposed construction site will not alter, negatively impact, or render unsafe 4645's building foundation and structure?

Our two properties (4645 and 4653 Kingsway) are immediately adjacent. The outside walls of both buildings are basically near touching each other. In addition, our building foundation is sitting on weeping tiles footing.

In Anthem's proposal, they plan to dig or excavate right up to the property line, which would endanger the building foundation of 4645. We need to have some type of a buffer zone to safeguard our building – similar to the one that separates the city land and the construction excavation.

A recent incident took place on January 31, 2020 on Main and Broadway during excavation. The exact address is 141 East Broadway, where they were working on an excavation for the construction of a six-storey building. The adjacent property caved in and slid into the deep excavated hole. The City of Vancouver engineering department had to issue a “do not occupy” order. WorkSafe BC had to issue a “stop work” order for the construction site. Please allow me to show you some pictures (see Appendix) and a one-minute video clip (link: <https://youtu.be/IW733VVPWg4>).

Our current situation is significantly more challenging and risky. Anthem’s planned excavation is much deeper; they are planning to excavate down 7 floors, as opposed to a 1 floor deep hole. In addition, Anthem is planning to excavate on two sides of the property – effectively an L-shape around the property line, which will certainly add more risk to this excavation. This L-shape will make sliding into the deep hole much more likely. What assurance will the staff and patients of 4645 have that the building will not be physically endangered? If there is a safety concern, do the City of Burnaby engineers have the power to stop this massive project during any stage of the construction?

## **2. Permanent closure of a segment of the back lane would be a safety issue both during the construction phase and in the long run.**

Firstly, this permanent closure would affect each of these services’ ability to service businesses in the area: fire truck, other emergency vehicles, snow removal truck, garbage truck and recycling vehicle.

90% of our patients access the clinic through the rear. Many neighboring businesses including restaurants, pharmacy, and medical clinic also use the back lane for access to customer parking, and unloading trucks carrying goods and supplies.

The back lane already gets very congested with heavy traffic and the proposed dead-end back lane would exacerbate the already heavy daily traffic. Also, the L-shape back lane will not help; the elbow of the L-shape will make it difficult for vehicles going in opposite directions to pass each other using a shared single lane. The dead-end will need at minimum a turnaround cul-de-sac.

Secondly, during excavation stage, access to our rear parking lot is a safety issue. Fencing alone will not be sufficient. Let me take you through the process since we are the last property of the dead-end back lane. Imagine you are sitting inside of a car. When you reach to the segment of 4638, 4646 Hazel Street address back lane, if you look to your left, you would see a deep excavated cliff. When you get to the dead-end of the back lane to reach our parking lot, you will likely need a turnabout. If Anthem excavates along two sides of the lane, you would be left with a flimsy corner edge where the turnabout is – how much weight can it support? The weight of a fire truck is 30 tons; a garbage truck is 25 tons.

Now imagine if one of our patients who is a senior tries to maneuver through the same maze. It would be impossible, especially during foggy winter months with poor visibility.

Now imagine in the wintertime, the icy road with an inclined slope back lane and you are trying to push your vehicle to get unstuck from the snow. I have spent a lot of time doing just that in the back alley during winters.

### **3. Patient and staff safety during construction is a significant concern.**

Our medical clinic has been in operation at 4645 Kingsway for the past 11 years and 90% of our patients access the clinic through the rear parking lot. Many of our patients are seniors and families with young children. I am concerned about the ongoing safety of our patients as they park their cars in the uncovered rear parking lot and enter the building, particularly due to the close proximity of the busy construction site for the next few years. How will Anthem prevent debris from falling from their construction site onto our uncovered parking lot or building?

### **4. Loud ongoing construction work and noise will deter patients from visiting the clinic.**

The continuous loud noise from excavation and construction, as well as traffic re-routing/delays/inconveniences over many months and years will undoubtedly result in patients choosing to go to other medical clinics and pharmacies. This is particularly true of patients who are sensitive to noise and traffic delays, including seniors, parents with children and already sick patients.

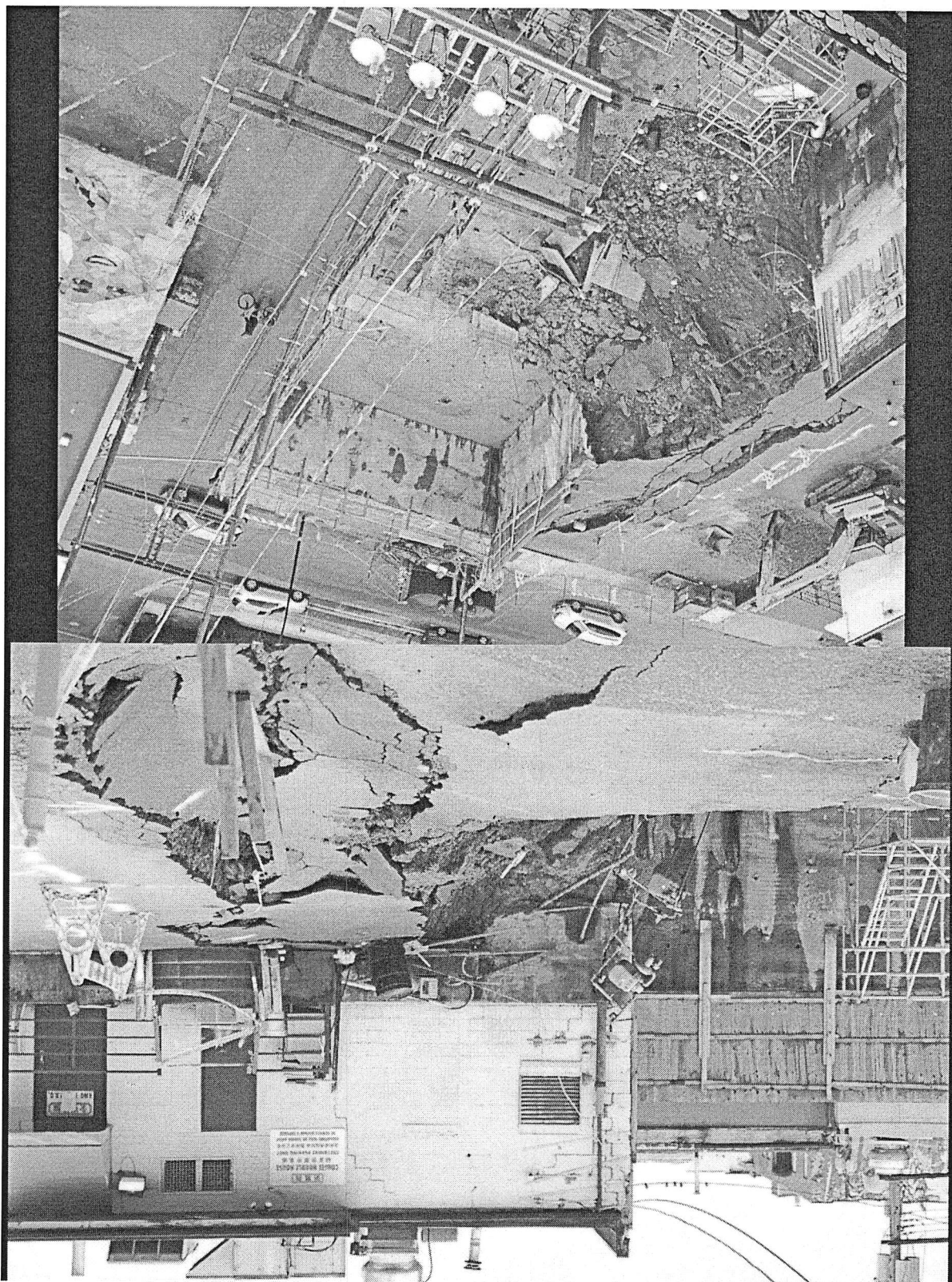
We have patients with heart issues and chronic illnesses. All of the commotion and noisy disturbance would negatively affect their health. With all of the above safety concerns (mentioned in #2) during the next few years of construction, patients would be hesitant and fearful to come into our clinic and pharmacy. This will certainly lead to a drop in revenue and income, and devalue the worth of the businesses.

In summary, I am deeply concerned about the structural & foundational integrity and human safety inside of the 4645 Kingsway building as result of deep excavation and 66-storey construction. 4645 is located immediately adjacent to the proposed project and is attached to the existing building (4653 Kingsway). **Therefore I am strongly opposed to the proposal of**

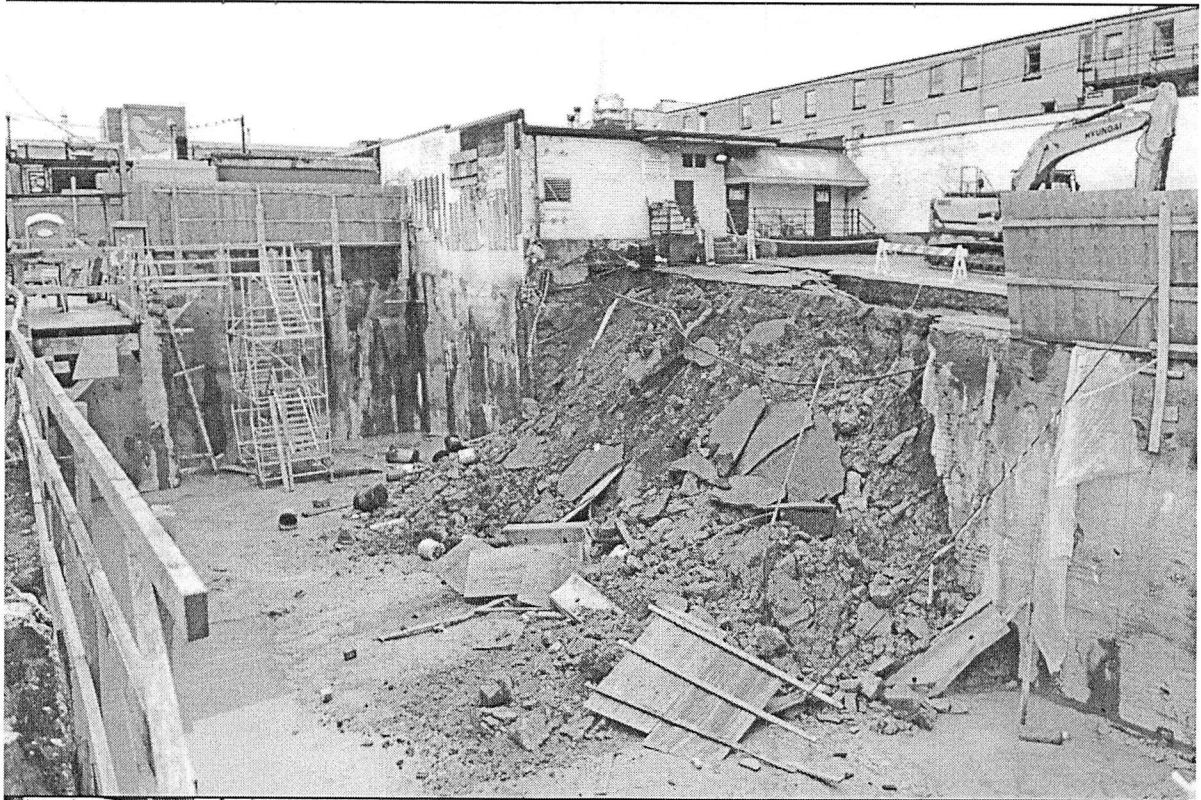
**Application #19-64 and request that my concerns be adequately addressed prior to construction.**

Sincerely,

Dr. Eddie W.L. Wong



Appendix 1: Photos of 141 East Broadway incident on January 31, 2020







Source: Courier Archive, <https://www.vancouverisawesome.com/courier-archive/news/vancouver-restaurant-remains-closed-after-parking-lot-caves-in-videophotos-3116219>.