

April 13, 2016

[REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act
154 New Cove Road**

On April 12, 2016, the City of St. John's received your request for access to the following information:

All materials in the City's possession re: 154 New Cove Road including Committee materials.

Enclosed is the information you requested. As the provision of the information constitutes full disclosure, we now consider this matter completed and will be closing the file.

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8202 or by e-mail: ehenley@stjohns.ca.

Yours truly,



Elaine A. Henley
City Clerk

Enclosures

ST. JOHN'S

INT1600024



PDE - 3003

Department of Planning, Development and Engineering

BUILDING/DEVELOPMENT APPLICATION

PLEASE PRINT

PROPERTY LOCATION

SECTION 1

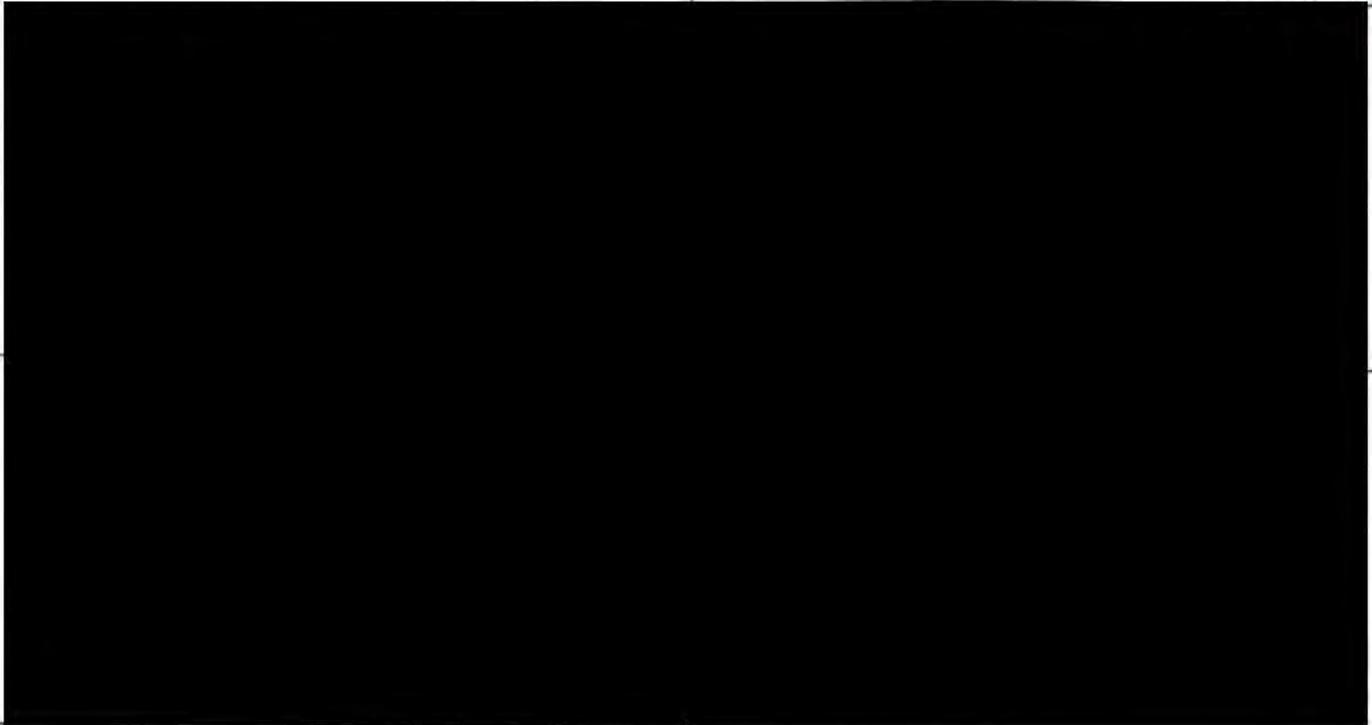
Civic Address 154 New Cove Road, St. John's NL, A1A 2C9

Suite/Floor _____ Subdivision _____ Lot # _____

Account # _____ Date (yyyy-mm-dd) 2016-03-18

CONTACT INFORMATION

SECTION 2



PROJECT INFORMATION

SECTION 3

Have you applied for or will you receive Affordable Housing Funding? YES **NO**

Tenant, Occupancy, Trade Name, # of Employees _____

Building floor area _____ Project floor area _____ Property/lot area _____ # of on-site parking spaces _____

Please check all that apply:

- Electrical work
- Plumbing work
- Private well installation (Must be drilled)
- Private septic installation (GSC approval required)
- Culvert installation (Must be approved by Streets Dept.)

Description of project Abatement and demolition of the above noted property

Estimated cost of project (\$) 85 000.00

APPLICANT SIGNATURE OF AGREEMENT

SECTION 4

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested.

Note: Where the applicant and property owner are not the same, the signature of the property owner may be required before the application can be accepted/for processing

Applicant _____ Date (yyyy-mm-dd) Mar 18/16
 Property Owner _____ Date (yyyy-mm-dd) Mar 18/16
 Staff signature _____ Date (yyyy-mm-dd) Mar. 18/16

FOR INTERNAL USE ONLY

SECTION 5

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City Staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee _____ Budget Number _____

Inspection Services

Roll # _____ File # _____ Class _____

Work type _____ Structure type _____ Sub type _____ Inspector _____

Planning, Development, and Engineering

File # _____ Application Type _____

Date Entered (yyyy-mm-dd) _____ Staff initials _____

Use _____ Land Use Zone _____

Permitted use Discretionary Use Change to non-conforming use

Heritage area or designated building Yes No If yes, area: _____

Department of Historic Resources Notification Required Yes No

City Services Water Yes No

Sanitary Sewer Yes No

Storm Sewer Yes No

Street Excavation Permit required Yes No

Fee charges required

Notes

Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2	Call: 311 or 709-574-2489 Where 311 is unavailable, call 709-754-CITY (2489) Fax: 709-576-7688 Email: service@stjohns.ca
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	PW-1000	Water Deferral Permit
	Water Deferral Permit	
	CASE ID # 424972	ISSUE DATE: 2016/02/18

PERMISSION **SECTION 1**
 Permission is hereby granted to [redacted] for the issuance of a permit subject to the details and conditions of this permit.

DETAILS **SECTION 2**
 Location: 154 NEW COVE RD, ST. JOHN'S, NL, CANADA
 Permit Effective Date: 2016/02/18 Permit Completion Date: 2016/08/18
 Amount of Abandonment Deposit Permit: \$15000.00 Receipt #: P5900015884

CONDITIONS: The City Provides this Permit Subject to the Following **SECTION 3**
 It is the property owner's responsibility to properly abandon a water service lateral that is no longer in use. Proper abandonment of a service means physical removal of means for municipal water to enter the service lateral. The owner is responsible for properly removing the connection at the point where the service lateral is connected to the City water mains, by a method satisfactory to the City.

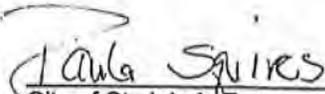
This Permit allows the Applicant to defer the actual abandonment of the property water service(s) for a specific period of time, as indicated in this Permit. The following conditions apply in order to protect the City's interest.

1. The Applicant shall pay an Abandonment Deposit equal to twice the cost that the City Environmental Services Division estimates to do the work, as indicated in this permit.
2. In order to verify proper abandonment of the water service, the Environmental Services Division shall be contacted to inspect the works in the open excavation (24 hours notice required). Upon verification that the water service has been properly abandoned, the Environmental Services Division shall arrange for the release of the Abandonment Deposit to the Applicant.
3. If the Applicant has not properly abandoned the service lateral after the expiration of the date committed to in this permit, the City may elect to have the work completed with the applicant forfeiting the Abandonment Deposit in its entirety.

ADDITIONAL REQUIREMENTS **SECTION 4**
 The Applicant is advised that prior to the commencement of any of the physical work to complete the abandoning of the water service lateral, the property owner is responsible to ensure a Street Excavation Permit is in place. The Street Excavation Permit can only be issued to a Certified Contractor with a Certificate of Insurance indicating proof of general liability insurance in an amount of not less than \$2,000,000.00 per occurrence with a deductible amount of not less than \$2,000.00.

APPLICANT DECLARATION **SECTION 5**
 I hereby submit this applicant and confirm that the information supplied is, to the best of my knowledge, correct. In addition, I acknowledge that I have reviewed the conditions of this permit and agree to comply with them.

[redacted]
 Applicant Representative


 City of St. John's Representative

Cadillac Services Ltd.

97 Clyde Ave. Donovan's Industrial Park, Mt. Pearl, NL A1N 4R9

Phone 576-3584

Fax 579-3590

March 17, 2016

City of St. John's
Building Department
P.O. Box 908
St. John's, NL
A1C 5M2

Attn: City Inspector

Re: 154 New Cove Road - Demolition Plan

Cadillac Services Limited will secure the site located at 154 New Cove Road prior to commencing demolition by placing snow fence around the perimeter of the structure. A track excavator will be used for demolition and tarp equipped dump trucks will remove debris from the site. Any steel and / or metal will be separated from the debris and recycled; the concrete foundation will be pulverized into 6" minus and brought to RHB for disposal.

Both formal site inspections and hazard assessments have been completed and pest control evaluations have been conducted. Water main shut off will be completed and the sewer line will be capped once the foundation has been removed.

Proper street signage will be erected and a flags person will be present to watch for any falling debris and prevention of unauthorized access to the site. Traffic flow on New Cove Road will not be impeded by this demolition operation.

If you have any further questions regarding this demolition plan, I can be reached at 727 - 8099.

Yours Truly



Andrew Duffett
Vice President

Enclosed Items:

ITEM	# OF COPIES	DESCRIPTION
Development Application	1	Submitted for review and approval
Development Application Fee Cheque	1	
Confirmation by NL Power that Electrical has been disconnected	1	Submitted for review and permit approval
Confirmation by Orkin of inspections and treatment for Pest Control	5	
Water Deferral Permit Approval	1	
Hazardous Building Materials Assessments (House and Accessory Buildings)	2	
Demolition Plan	1	

Please find enclosed application and supplementary information for the abatement and demolition of the above noted property.

[REDACTED]

From: Newfoundland Power - Customer Service
<CustomerService@NewfoundlandPower.com>
Sent: Friday, February 19, 2016 3:38 PM
To: [REDACTED]
Subject: 154 New Cove Road - disconnect power [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Good Day.

Thank you for your email.

A review of our records indicates that electricity service was removed from 154 and 154A New Cove Rd, St. John's, on February 11, 2016.

We trust that this is satisfactory; however, if you require further assistance you can reply to this email or contact one of our Customer Service Representatives at 1-800-663-2802 during business hours.

Sincerely,

Cassandra
Customer Relations
Newfoundland Power
Phone: (709) 737-2802
Toll Free: 1-800-663-2802
www.newfoundlandpower.com

Your reference number is: Ref No: 6490863



CANADA

1-800-726-7378

EMERGENCY / FOLLOW UP REPORT / RAPPORT D'URGENCE OU SUIVI
COMMERCIAL / RESIDENTIAL
SERVICE COMMERCIAL OU RESIDENTIEL

DATE: 2/2/14 TIME IN/ARRIVEE: 1:30 TIME OUT/DEPART: 1:50
 AM PM AM PM

EMERG ID #: K-511456

CSI ID #

TECHNICIAN NAME / NOM DU TECHNICIEN: Karl Joubert

ROUTE NO.: 6322

CHECK (✓) WHERE APPLICABLE / COCHEZ (✓) SELON LE CAS

CUSTOMER / CLIENT: [Redacted] CONTACT NAME / NOM DU CONTACT: [Redacted]

LOCATION EMPLACEMENT: [Blank]

ADDRESS / ADRESSE: 154 [Redacted] CITY / VILLE: [Redacted] PROV.: [Redacted]

POSTAL CODE / CODE POSTAL: [Redacted] TEL. / TEL.: [Redacted] SERVICE LOCATION# / NO D'EMPLACEMENT: [Redacted]

- 1 PERIMETER / OUTSIDE / PERIMETRE (EXTERIEUR)
- 2 REFUSE AREA / AIR DES VIDANGES
- 3 COMPACTOR / COMPRESSEUR
- 4 RECEIVING / RECEPTION
- 5 STAFF ROOMS / SALLES DES EMPLOYES
- 6 WASHROOMS / TOILETTES
- 7 MECHANICAL ROOMS / CHAMBRE DES MOTEURS
- 8 STORAGE ROOMS / ENTREPOT
- 9 BAKE SHOP / BOULANGERIE
- 10 BAKERY COUNTER / COMPTOIR DE PATISSERIES
- 11 PRODUCE COUNTER / COMPTOIR DE PRODUITS
- 12 PRODUCT PREPARATION / PREPARATION LEGUMES
- 13 MEAT COUNTER / COMPTOIR DE VIANDES
- 14 MEAT PREPARATION / PREPARATION VIANDES
- 15 WAREHOUSE / ENTREPOT
- 16 FOYER / FOYER
- 17 KITCHEN / CUISINE
- 18 DINING AREA / SALLE A MANGER
- 19 BEDROOMS / CHAMBRES A COUCHER
- 20 BASEMENT / SOUS-SOL
- 21 ATTIC / COMBLES
- 22 GARAGE / GARAGE
- 23 HALLWAYS / PASSAGES
- 24 CRAWL SPACE / ESPACE SANITAIRE
- 25
- 26
- 27
- 28

ORKIN CANADA CLIENT / CUSTOMER
TREATMENT / TRAITEMENT OBSERVATIONS FOR CUSTOMER FOLLOW-UP / OBSERVATIONS QUE LE CLIENT DOIT SUIVRE

2nd Follow up - 3 weekly visits for rat / rodent inspection.

No activity around house. No feeding from bait stations around house. Moved one station from back of house to ~~the~~ left side of garage.

Checked bait station on far east end of property by old kitchen. High feeding - rat activity - Replenished all baits.

Checked interior rod traps in basement of house - no activity - no captures.

MANAGER'S SIGNATURE / SIGNATURE DU GERANT: [Blank]
DATE: [Blank]

PESTICIDE USED / PESTICIDE UTILISE	%	PCP # / # PCP	QTY. / QTE.
Contra Block	60%	22239	11

ORKIN CANADA SIGNATURE / SIGNATURE DE ORKIN CANADA

AUTHORIZED CUSTOMER SIGNATURE / SIGNATURE AUTORISEE

STOCK MUST BE PLACED ON SHELVES OR SKIDS, AT LEAST 6" ABOVE THE FLOOR AND BE APPROXIMATELY 18" AWAY FROM THE WALL. PROPER ACCESS AND VISIBILITY ARE ESSENTIAL TO MAINTAIN A PEST FREE PREMISES. LA MARCHANDISE DOIT ETRE ENTREPOSEE SUR LES TABLETTES OU DES PALETTEES DE BOIS DUNE HAUTEUR D'AU MOINS 6 POUCE ET A 18 POUCE DES MURS. UNE BONNE MANUTENANCE ET UN ACCES FACILE SONT ESSENTIELS POUR LE CONTROLE DES INSECTES ET ROTIGERES.

STOCK# 7020 REV. 03/12



CANADA

1-800-726-7378

EMERGENCY / FOLLOW UP REPORT / RAPPORT D'URGENCE OU SUIVI
COMMERCIAL / RESIDENTIAL
SERVICE COMMERCIAL OU RESIDENTIEL

DATE 03/03/16	TIME IN/ARRIVEE 145 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	TIME OUT/DEPART <input type="checkbox"/> AM <input type="checkbox"/> PM
TECHNICIAN NAME / NOM DU TECHNICIEN Paul Taylor		ROUTE NO. 0322

EMERG ID # K-511456	CSI ID #
------------------------	----------

CHECK (✓) WHERE APPLICABLE COCHEZ (✓) SELON LE CAS		CUSTOMER / CLIENT K.M.V. Capital Inc	CONTACT NAME / NOM DU CONTACT			
LOCATION EMPLACEMENT	AREAS SERVICED ENDROITS SERVIS	RODENT EVIDENCE EVIDENCE DE rongeurs	INSECT EVIDENCE EVIDENCE D'INSECTES	ADDRESS / ADRESSE 1037 Newcomb Rd	CITY / VILLE St Johns	PROV. NS
				POSTAL CODE / CODE POSTAL B1A 2C6	TEL. / TÉL. 905-5853	SERVICE LOCATION# / NO D'EMPLACEMENT

ORKIN CANADA				CLIENT / CUSTOMER
TREATMENT / TRAITEMENT				OBSERVATIONS FOR CUSTOMER FOLLOW UP OBSERVATIONS QUE LE CLIENT DOIT SUIVRE
1 PERIMETER (OUTSIDE) PÉRIMÈTRE (EXTÉRIEUR)				
2 REFUSE AREA AIR DES VIDANGES				
3 COMPACTOR COMPRESSEUR				
4 RECEIVING RECEPTION				
5 STAFF ROOMS SALLES DES EMPLOYÉS				
6 WASHROOMS TOILETTES				
7 MECHANICAL ROOMS CHAMBRE DES MOTEURS				
8 STORAGE ROOMS ENTREPÔT				
9 BAKE SHOP BOULANGERIE				
10 BAKERY COUNTER COMPTOIR DE PATISSERIES				
11 PRODUCE COUNTER COMPTOIR DE PRODUITS				
12 PRODUCT PREPARATION PRÉPARATION LÉGUMES				
13 MEAT COUNTER COMPTOIR DE VIANDES				
14 MEAT PREPARATION PRÉPARATION VIANDES				
15 WAREHOUSE ENTREPÔT				
16 FOYER FOYER				
17 KITCHEN CUISINE				
18 DINING AREA SALLE À MANGER				
19 BEDROOMS CHAMBRES À COUCHER				
20 BASEMENT SOUS-SOL				
21 ATTIC COMBLES				
22 GARAGE GARAGE				
23 HALLWAYS PASSAGES				
24 CRAWL SPACE ESPACE SANITAIRE				
25				
26				
27				
28				

Follow up - Rodent monitoring.

Exterior inspection of house and garage - No rodent feeding from bait stations.

Bunker on East side of property had ~~the~~ low - medium feeding from station.

Checked interior of house - no activity in any trap.

traps. no signs of activity at head of service.

MANAGER'S SIGNATURE SIGNATURE DU GÉRANT	PESTICIDE USED PESTICIDE UTILISÉ	%	PCP # # PCP	QTY. QTE.
	Contra Block			
DATE:				

ORKIN CANADA SIGNATURE SIGNATURE DE ORKIN CANADA	AUTHORIZED CUSTOMER SIGNATURE SIGNATURE AUTORISÉE	STOCK MUST BE PLACED ON SHELVES OR SKIDS AT LEAST 8" ABOVE THE FLOOR AND BE APPROXIMATELY 18" AWAY FROM THE WALL. PROPER ACCESS AND VISIBILITY ARE ESSENTIAL TO SANITARY & PEST FREE PREMISES. LA MARCHANDISE DOIT ÊTRE STOCKÉE SUR LES ÉTAGÈRES OU DES PALETTE DE BOIS D'UNE HAUTEUR D'AU MOINS 8 POUCES ET À 18 POUCES DES MURS. UNE BONNE VISIBILITÉ ET UN ACCÈS FACILE SONT ÉSENTIELS POUR LE CONTRÔLE DES PESTES ET ROTISSEURS.
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STOCK# 7020 REV. 03/12



CANADA

HILL TO/FACTURER A:

KMK Exported Inc.

DATE 20160310

1-800-726-7378 SERVICE RECEIPT / REÇU DE SERVICE 15022469

CITYVILLE

PROV.

CITYVILLE

PROV.

POSTAL CODE/POSTAL

TEL.

POSTAL CODE/POSTAL

TEL.

A ST3

(709) 689-6853

A1A 2C9

(709) 689-6853

PO. NO./N° DE BON/COUT

SALES REF #/No. DE REF. DE VENTE

- NATIONAL ACCOUNT COMPLETE NATIONAL
- RESIDENTIAL SPECIAL SPECIAL RESIDENTIEL
- REGULAR SERVICE SERVICE NORMAL
- SPECIAL AU CONTRAT COMMERCIAL
- IN-SUITE REGULAR SERVICE DAY JOUR DE SERVICE NORMAL EN SUITE
- CLEAN-OUT NETTOYAGE A FOND
- IN-SUITE NON-REGULAR SERVICE DAY JOUR DE SERVICE SPECIAL EN SUITE
- PRODUCT PRODUCT

ENERG ID #/MAX IDENTIFICATION DU PRODUIT

CS/ID #/No. D'IDENTIFICATION CSI

K-511456

6227

TYPE P/S	TIME OUT/DEPART	GARANTEE CODES DE GARANTIE	SERVICE DESCRIPTION	SUITE NO. N° DE SUITE	PRODUCT USED PRODUIT UTILISE	%	AMOUNT MONTANT
			Biweekly services for pest monitoring (Inspection)		Carbac Alk	2239	245.00

SALES CREDIT/CREDIT DE VENTE 6322

PRODUCTION CREDIT CREDIT DE PRODUCTION 6322

TECHNICIAN SIGNATURE/SIGNATURE DU TECHNICIEN Paul Jaeger

TECHNICIAN LICENSE NO./NO. DE PERMIS 3863

SUB TOTAL / TOTAL PARTIEL \$ 245.00

GST / HST / TPS NO. 885097642 \$ 31.85

PST / OST NO. 1020453008

TOTAL PAYABLE / TOTAL A PAYABLE \$ 276.85

CASH REC'D / ARGENT REÇU

REMARKS/REMARQUES

Set up rodent monitoring stations to monitor rodent activity. No sign of rodent activity since last inspection of monitoring stations

FOR EXTERIOR APPLICATIONS ONLY / RÉSERVÉ AUX APPLICATIONS À L'EXTÉRIEUR

WIND CONDITIONS/ ETAT DES VENTS

DIRECTION

KM

TEMP

C

TAX EXEMPT CUSTOMERS - TAX EXEMPT FORMS MUST BE ATTACHED

LES CLIENTS EXEMPTS DE TAXE DOIVENT JOINDRE LES FORMULES D'EXEMPTION DE TAXE

CASH RECEIPT / PROOF OF SERVICE

PREUVE DE SERVICE / REÇU

CUSTOMER NAME (PRINT)/NOM DU CLIENT (LETTRES D'IMPRIMERIE)

CUSTOMER SIGNATURE/SIGNATURE DU CLIENT

EXPIRY DATE/DATE D'EXPIRATION

AUTHORIZATION #/N° D'AUTORISATION



EMERGENCY / FOLLOW UP REPORT
RAPPORT D'URGENCE OU SUIVI
 COMMERCIAL / RESIDENTIAL
 SERVICE COMMERCIAL OU RESIDENTIEL

CANADA
1-800-726-7378

DATE 3/17/16	TIME IN/ARRIVÉE 2:10 <input type="checkbox"/> AM <input type="checkbox"/> PM	TIME OUT/DÉPART 2:20 <input type="checkbox"/> AM <input type="checkbox"/> PM
TECHNICIAN NAME / NOM DU TECHNICIEN KARL JAYLOR		ROUTE NO. 6322

EMERG ID # K-511456	CSI ID #
------------------------	----------

CHECK (✓) WHERE APPLICABLE COCHEZ (✓) SELON LE CAS	CUSTOMER / CLIENT KMK Capital Inc	CONTACT NAME / NOM DU CONTACT [REDACTED]
LOCATION EMPLACEMENT	ADDRESS / ADRESSE 154 New Court rd	CITY / VILLE St Johns
	POSTAL CODE / CODE POSTAL	PROV. NL
	TEL. / TÉL. 689-6853	SERVICE LOCATION# / NO D'EMPLACEMENT

ORIGIN	ORIGIN	ORIGIN	ORIGIN	ORIGIN	ORIGIN
AREAS SERVICED ENDROITS SERVIS	RODENT EVIDENCE EVIDENCE DE RODAGEURS	INSECT EVIDENCE EVIDENCE D'INSECTES	ORIGIN	ORIGIN	ORIGIN
1 PERIMETER (OUTSIDE) PERIMETRE (EXTÉRIEUR)					
2 REFUSE AREA AIR DES VIDANGES					
3 COMPACTOR COMPRESSEUR					
4 RECEIVING RECEPTION					
5 STAFF ROOMS SALLES DES EMPLOYÉS					
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21 ATTIC COMBLES					
22 GARAGE GARAGE					
23 HALLWAYS PASSAGES					
24 CHAUL SPACE ESPACE SANITAIRE					
25					
26					
27					
28					

ORIGIN
TREATMENT / TRAITEMENT

CLIENT / CUSTOMER
 OBSERVATIONS FOR CUSTOMER FOLLOW UP
 OBSERVATIONS QUE LE CLIENT DOIT SUIVRE

Follow up - rodent inspection and monitoring.

no signs of rodent activity in house. no feeding from exterior bait stations around house, garage and bunker at north east side of property.

MANAGER'S SIGNATURE SIGNATURE DU GÉRANT	PESTICIDE USED PESTICIDE UTILISÉ	%	PCP # # PCP	QTY. QTE.
DATE:				

ORKIN CANADA SIGNATURE
SIGNATURE DE ORKIN CANADA

Karl Jaylor

AUTHORIZED CUSTOMER SIGNATURE
SIGNATURE AUTORISÉE

[Signature]

STOCK MUST BE PLACED ON SHELVES OR SKIDS AT LEAST 4" ABOVE THE FLOOR AND BE APPROXIMATELY 18" AWAY FROM THE WALL. PROPER ACCESS AND VISIBILITY ARE ESSENTIAL TO MAINTAIN A PEST FREE PREMISES.
 LA MARCHANDISE DOIT ÊTRE ENTREPOSÉE SUR LES TABLETTES OU DES PALETTE À UN HAUTEUR D'AU MOINS 4 POUCES ET À 18 POUCES DES MURS. UNE BONNE VISIBILITÉ ET UN ACCÈS FACILE SONT ESSENTIELS POUR LE CONTRÔLE DES INSECTES ET ROUSSEURS.

STOCK# 7020 REV. 03/12

	PW-1000	Water Deferral Permit
	Water Deferral Permit	
	CASE ID # 424972	ISSUE DATE: 2016/02/18
	PERMISSION	
		SECTION 1

Permission is hereby granted to *Keith Noseworthy* for the issuance of a permit subject to the details and conditions of this permit.

DETAILS	SECTION 2
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Location: **154 NEW COVE RD, ST. JOHN'S, NL, CANADA**

Permit Effective Date: 2016/02/18

Permit Completion Date: 2016/08/18

Amount of Abandonment Deposit Permit: \$15000.00

Receipt #: PS900015884

CONDITIONS: The City Provides this Permit Subject to the Following	SECTION 3
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It is the property owner's responsibility to properly abandon a water service lateral that is no longer in use. Proper abandonment of a service means physical removal of means for municipal water to enter the service lateral. The owner is responsible for properly removing the connection at the point where the service lateral is connected to the City water mains, by a method satisfactory to the City.

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2. In order to verify proper abandonment of the water service, the Environmental Services Division shall be contacted to inspect the works in the open excavation (24 hours notice required). Upon verification that the water service has been properly abandoned, the Environmental Services Division shall arrange for the release of the Abandonment Deposit to the Applicant.
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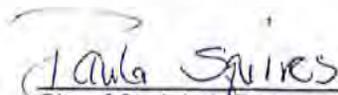
ADDITIONAL REQUIREMENTS	SECTION 4
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APPLICANT DECLARATION	SECTION 5
------------------------------	------------------

I hereby submit this applicant and confirm that the information supplied is, to the best of my knowledge, correct. In addition, I acknowledge that I have reviewed the conditions of this permit and agree to comply with them.


 Applicant Representative


 City of St. John's Representative



FINAL
Hazardous Building
Materials
Assessment

154 New Cove Road, St.
John's, Newfoundland and
Labrador

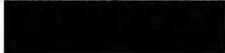
Prepared for:

KMK Properties Inc.
40 Aberdeen Avenue
St. John's, NL A1A 5T3

Attention: [REDACTED]

November 24, 2015

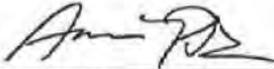
Pinchin File: 02-02-01600

Issued to: **KMK Properties Inc.**
Contact: 

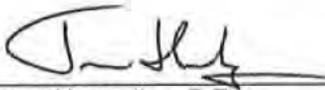
Issued on: **November 24, 2015**
Pinchin file: **02-02-01600**
Issuing Office: **27 Austin Street, 2nd Floor, St.
John's, NL A1B 4C3**

Primary Contact: **Curtis Snelgrove, P.Tech, Group
Manager, Hazardous Materials,
709-754-4490**



Author: 
Aaron Park
Building Science Specialist
709.754.4490
apark@pinchinleblanc.com

Reviewer: 
Paul Staeben
Regional Vice President of NL
709.754.4490
pstaeben@pinchinleblanc.com

Reviewer: 
Trevor Houweling, P.Eng.
Vice President, Hazardous Materials Group
902.461.9999
thouweling@pinchinleblanc.com

EXECUTIVE SUMMARY

KMK Properties Inc. (Client) retained Pinchin LeBlanc Environmental Ltd. (Pinchin) to conduct a hazardous building materials assessment of 154 New Cove Road, St. John's, Newfoundland and Labrador. The assessment was performed on November 12, 2015.

The objective of the assessment was to identify specified hazardous building materials in preparation for building demolition. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area consisted of the entire building. The building was occupied at the time of the assessment work.

SUMMARY OF FINDINGS

Asbestos: Asbestos-containing materials (ACM) were confirmed to be present as follows:

- Plaster;
- Vinyl Sheet Flooring;
- Roofing Material;
- Transite Sheeting; and
- Paper Products.

Lead: Lead was confirmed present in select paints/surface coatings and is present lead flashing on drainage pipes, and pipe fittings.

Silica: Crystalline silica is present in concrete, mortar, brick, masonry, ceramics, asphalt, etc., where present in the building.

Mercury: Mercury vapour is present in fluorescent lamps throughout the building. Liquid mercury is present in thermostat ampules throughout the building.

Polychlorinated Biphenyls (PCBs): A representative number of fluorescent lamp ballasts were inspected for PCB throughout the building. PCB-containing fluorescent light fixtures were identified at the time of the assessment.

Ozone depleting Substances: Ozone depleting substances were not observed in the building.

Mould: Mould growth was not identified on building materials at the time of the assessment, however water damaged materials were observed.

Metals: Samples were collected of ash material, associated with furnaces present in the building. Concentrations of arsenic, chromium, copper, molybdenum, nickel, selenium and zinc in excess of applicable criteria were identified. Further leachate extraction analysis is recommended to confirm exceedances compared to the applicable Canadian Soil Quality Guidelines (CSQGs).

SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations.

1. Remove asbestos-containing materials prior to demolition.
2. Remove PCB ballasts and mercury-containing items prior to demolition.
3. Follow appropriate safe work procedures when handling or disturbing lead, silica, mould and heavy metals.
4. Further leachate analysis would be required on the identified metals in the furnace prior to disposal.

Please refer to Section 4.0 of this report for detailed recommendations regarding administrative, renovation or demolition activities.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

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1.0 INTRODUCTION AND SCOPE

KMK Properties Inc. (Client) retained Pinchin LeBlanc Environmental Ltd. (Pinchin) to conduct a hazardous building materials assessment of the building, located at 154 New Cove Road, St. John's, Newfoundland and Labrador.

The assessment was performed by Aaron Park, Building Science Specialist on November 12, 2015. The surveyor was accompanied by the current owners of the property during the assessment. The building was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building demolition. This assessment is intended to be used for pre-demolition purposes only, and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

1.1 Scope of Assessment

The assessment was performed to establish the location and type of specified hazardous building materials incorporated in the structure(s) and its finishes. The assessed area consisted of all parts of the building.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury

The assessment also included:

- Polychlorinated Biphenyls (PCBs)
- Ozone Depleting Substances
- Mould
- Heavy Metals

2.0 BACKGROUND INFORMATION

Building Description Item	Details
Building Use	Residential
Number of Floors/Levels	Three stories plus one below grade
Total Area of Building (Square Feet)	Unknown
Year of Construction	1906-1907
Structure	Concrete foundation and wood framed construction
Exterior Cladding	Wood siding
HVAC	Oil furnace with hot water radiant heaters
Roof	Asphalt shingles
Flooring	Hardwood, vinyl sheet flooring and carpet
Interior Walls	Plaster and drywall
Ceilings	Plaster

3.0 FINDINGS

3.1 Asbestos

3.1.1 Suspect Building Materials Not Found

The following types of building materials may historically contain asbestos but were not observed in the building and are not discussed in the report findings:

- Thermal systems insulation
- Vermiculite
- Acoustic ceiling tiles
- Firestopping
- Levelling Compound
- Sealants, Caulking, and Putty

3.1.2 *Texture Finishes (Acoustic/Decorative)*

Texture finish is present on plaster ceilings in the Family Room (sample 02-02-01600-S008). No asbestos was detected in the texture coat samples.



Texture coat observed in Family Room.

3.1.3 *Thermal Systems Insulation (TSI)*

3.1.3.1 Pipe Insulation

All pipes observed within the building were uninsulated.

3.1.3.2 Mechanical Equipment Insulation

Furnace breeching is present in the Furnace Room (sample 02-02-01600-S004). No asbestos was detected in the breeching sample.

3.1.4 *Plaster*

Plaster is present on walls and ceilings in the building. A total of nine samples of plaster (samples 02-02-01600-S001, 02-02-01600-S007, 02-02-01600-S011, 02-02-01600-S012, 02-02-01600-S013, 02-02-01600-S014, 02-02-01600-S018, 02-02-01600-S019 and 02-02-01600-S021) were collected and found that the plaster contains chrysotile asbestos in the base coat. Plaster is non-friable while in place, but generates friable dust upon removal. The wall and ceiling finishes in the building are plaster and approximately three hundred and fifty square feet (350 ft²) of this material was observed in poor condition.



Plaster finish in Bedroom 1 in poor condition.



Plaster finish in the 3rd floor Storage Room observed in poor condition.

3.1.5 Drywall Joint Compound

Drywall (gypsum board) and drywall joint compound is present as a wall finish in the Furnace Room. One sample of drywall joint compound was collected (sample 02-02-01600-S002) and asbestos was not detected.

3.1.6 Asbestos Cement Products (Transite)

Transite board, containing chrysotile asbestos, is present on the walls surrounding the furnace system and stored in the Furnace Room (sample 02-02-01600-S003). This material is non-friable and eighty square feet (80 ft²) was observed in good condition and twenty square feet (20 ft²) in poor condition.



Transite board behind furnace system.



Transite board in storage in Furnace Room.

3.1.7 Vinyl Sheet Flooring

Vinyl sheet flooring is present as follows:

Pattern, Colour	Paper Backing (Yes/No)	Locations (Quantity)	Sample Number	Asbestos Type
Yellow Pattern	Yes	Kitchen (~200 SF)	02-02-01600-S010	Chrysotile
Tan Pattern	Yes	Laundry (~72 SF)	02-02-01600-S015	Chrysotile
Floral Pattern	Yes	3 rd Floor Storage	02-02-01600-S016	None
Square Pattern	Yes	3 rd Floor Storage	02-02-01600-S017	None
Floral Pattern	Yes	3 rd Floor Storage	02-02-01600-S020	None

The vinyl sheet flooring is non-friable but can become friable upon removal. All vinyl sheet flooring was observed to be in good condition.



Vinyl sheet flooring in the Kitchen.



Vinyl sheet flooring in the Laundry Room.

3.1.8 Other Building Materials

Paper insulation material, containing chrysotile asbestos, is present on the ceiling above the furnace system in the Furnace Room (sample 02-02-01600-S005). This material is a friable insulation. There is approximately five square feet (5 ft²) of asbestos-containing insulation, all of which is in poor condition.

Paper insulation debris is present above ceiling in the Family Room (sample 02-02-01600-S009). Asbestos was not detected in the analyzed sample.

Asphalt shingle roofing is present on the roof over the main entrance to the building. The tar associated with the asphalt shingle roofing material contains chrysotile asbestos and asbestos was not detected in the shingles or the underlying felt paper (sample 02-02-01600-S023).

Paper material present between layers of wood flooring was sampled and asbestos was not identified (sample 02-02-01600-S006).

Tar paper present under exterior wood siding was sampled and asbestos was not identified (sample 02-02-01600-S022).

3.1.9 Presumed Asbestos Materials

A number of materials which might contain asbestos were not sampled during our assessment due to limitations in scope and methodology. Where present, these materials must be presumed to be an asbestos material and are best sampled during project planning and preparation of contract documents for their removal. Materials presumed to contain asbestos include:

- elevator and lift brakes
- electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- insulation under metal clad boilers
- vermiculite in concrete block wall cavities
- paints and coatings
- mechanical packing, ropes and gaskets

3.2 Lead

3.2.1 Paints and Surface Coatings

A total of twelve (12) paint samples were collected from interior and exterior painted finishes. The following table summarizes the analytical results for paints sampled and their locations.

Sample Number	Colour, Substrate Description	Locations	Lead (%)
02-02-01600-L001	Tan on concrete floor	Furnace room	0.57
02-02-01600-L002	White on concrete wall	Furnace room	0.019
02-02-01600-L003	Yellow on concrete wall	Furnace room	0.17
02-02-01600-L004	Blue on wood wall	Furnace room	0.12

Sample Number	Colour, Substrate Description	Locations	Lead (%)
02-02-01600-L005	Yellow on plaster wall	Family room and kitchen	0.013
02-02-01600-L006	White on plaster wall	Back porch, dining room, living room and foyer	0.16
02-02-01600-L007	Grey on plaster wall	Bedroom 1	1.2
02-02-01600-L008	Tan on plaster wall	Storage room	0.012
02-02-01600-L009	White on plaster wall	Exercise room	0.025
02-02-01600-L010	Blue on plaster wall	Tower room	0.11
02-02-01600-L011	Green on wood siding	Exterior	0.069
02-02-01600-L012	White on wood trim	Exterior	0.014

The tan floor, yellow wall, blue wall, white wall, grey wall, and green siding paints identify as a potential exposure risk to workers, with lead levels over 600 mg/kg or 0.06%. In addition, the tan concrete floor and grey plaster wall paints exceed the criteria for disposal with lead levels exceeding 5000 mg/kg or 0.5%, and as such should be subjected to leachate analysis to determine if additional disposal measures are necessary. There are multiple areas of with a total of approximately four-hundred (400) square feet flaking, peeling, and delaminating paints throughout the building.



Tan concrete floor paint in the Furnace Room.



Grey wall paint in Bedroom 1.

Appendix II-B presents the lead testing or bulk sample analytical results.

3.2.2 *Lead Products and Applications*

Lead wool or lead caulking is present in bell and spigot fittings on cast iron pipes throughout the building.

3.2.3 *Presumed Lead Materials*

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead.

- electrical components, including wiring connectors, fibre optic cable sheathing, grounding conductors, and solder
- glazing on ceramic tiles

3.3 **Silica**

Crystalline silica is a presumed component of the following building materials where present in the building:

- poured or pre-cast concrete
- masonry and mortar
- stone (granite, slate)
- refractory or ceramic materials in high temperature mechanical or production equipment
- ceramic tiles, grout
- plaster

3.4 **Mercury**

3.4.1 *Lamps*

Mercury vapour is present in approximately twelve (12) fluorescent lamps in the building.

3.4.2 *Mercury-Containing Devices*

Mercury is present as a liquid in approximately ten (10) thermostats in the building.

3.5 **Polychlorinated Biphenyls**

3.5.1 *Caulking*

Caulking was not observed during the assessment of the building.

3.5.2 *Lighting Ballasts*

Seven (7) fluorescent light ballasts were observed during the assessment. As the building has not been comprehensively re-lamped with new energy efficient light ballasts and lamps, some light ballasts were

installed pre-1980 and are assumed to contain PCBs. Treat all light ballasts in the building as PCB-containing unless the ballast is clearly labelled as non-PCB.

3.5.3 Transformers

Transformers were not observed during the assessment of the building.

3.5.4 Presumed PCB Materials

- paints

3.6 Ozone Depleting Substances

Equipment containing ozone depleting substances was not found during the assessment.

3.7 Mould

Mould was not observed, however multiple areas of visible water staining were observed on plaster finishes in the basement stairwell, back porch, bedroom 1, 3rd floor storage room and tower room.



Water damaged finishes in the back porch.



Water damaged finishes in the 3rd floor storage room.

3.8 Heavy Metals

One (1) furnace is present in the building and samples were collected of ash material. Concentrations of arsenic, chromium, copper, molybdenum, nickel, selenium and zinc in excess of the applicable criteria were identified. Further leachate extraction analysis is recommended to confirm exceedances compared to the applicable Canadian Soil Quality Guidelines (CSQGs).

4.0 RECOMMENDATIONS

4.1 General

1. Prepare plans and specifications for hazardous material removal which will or may be affected by the planned work or is otherwise scheduled for removal. The specifications should include and address the scope of work, safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
3. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.

4.2 Remedial Work

We recommend the following remedial work be performed to comply with existing regulations, regardless of proposed construction work due to the condition and location of the material:

Material and Quantity	Location	Recommended Procedure
Residual ceiling material (~5 SF)	Furnace Room	Remove following Type II, Moderate Risk Asbestos
Plaster, multiple areas (~50 SF)	Back Porch, Bedroom 1, Tower Room, 3 rd Floor Storage, Basement Stair	Remove following Type II, Moderate Risk Asbestos Abatement Procedures
Transite (~20 SF)	Furnace Room	Remove following Type I, Low Risk Asbestos Abatement Procedures

4.3 Building Demolition or Renovation Work

The following recommendations are made regarding demolition involving the hazardous materials identified.

4.3.1 Asbestos

Remove all asbestos-containing materials (ACM) prior to demolition work or if ACM may be disturbed by the work.

If the identified ACM will not be removed prior to commencement of the work, disturbance of ACM must follow the appropriate asbestos precautions for the classification of work being performed.

ACM must be disposed of at a landfill approved to accept asbestos waste.

4.3.2 *Lead*

Construction disturbance of lead in paint and coatings (or other materials) may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines. Performing an exposure assessment during work that disturbs lead in paints and coatings may be able to alleviate the use of some of the precautions specified by these standards or guidelines.

Lead-painted items may be a hazardous waste. Test lead-painted materials that exceed the provincial screening criteria for leachable lead prior to disposal to determine if they need to be treated as hazardous waste.

4.3.3 *Silica*

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with provincial standards or guidelines.

4.3.4 *Mercury*

Do not break lamps or separate liquid mercury from components. Recycle and reclaim mercury from fluorescent light tubes and thermostats when taken out of service. Liquid mercury is classified as a hazardous waste and must be disposed of in accordance with local regulations.

4.3.5 *PCBs*

When light fixtures are removed, examine light ballasts for PCB content. If ballasts are not clearly labelled as "non-PCB", or are suspected to contain PCBs; package and ship ballasts for destruction at a federally permitted facility.

4.3.6 *Mould*

No mould was observed. If mould is uncovered inside wall cavities during hand demolition, use appropriate precautions and protect workers using methods that comply with provincial guidelines.

5.0 **LIMITATIONS**

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied by furnishing written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the survey is performed. The work is

limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

6.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report: t.

1. Asbestos Abatement Regulation (111/98) made under the Newfoundland and Labrador Occupational Health and Safety Act.
2. Department of Environment and Conservation Policy Directive: GD-PPD-033 Asbestos Waste Disposal.
3. Occupational Health and Safety Regulation 5/12: Part VI Occupational Health Requirements – Asbestos.

4. Newfoundland and Labrador Guidance Document for Low Risk (Type I) Asbestos Abatement Procedures.
5. Newfoundland and Labrador Guidance Document for Moderate Risk (Type II) Asbestos Abatement Procedures.
6. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
7. Transportation of Dangerous Goods Regulations SOR/2008-34, Transportation of Dangerous Goods Act.
8. Transportation of Dangerous Goods Regulations SOR/2008-34, Transportation of Dangerous Goods Act.

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Template: Master Report for Hazardous Materials Assessment Report (Pre-Construction), Haz, December 10, 2014

APPENDIX I-A
Asbestos Analytical Certificates



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP Lab Code: 200664-0

Customer: Pinchin LeBlanc Environmental Ltd. **Attn:** Curtis Snelgrove
27 Austin St
2nd Flr
St Johns NL A1B 4C3
Project: 154 New Cove Road

Lab Order ID: 1522210
Analysis ID: 1522210_PLM
Date Received: 11/13/2015
Date Reported: 11/16/2015

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
02-02-01600 -S001 - A	Plaster / Basement stair	3% Chrysotile		97% Other	Gray Non Fibrous Homogeneous
1522210PLM_1	compound				Crushed
02-02-01600 -S001 - B	Plaster / Basement stair	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_24	finish				Crushed
02-02-01600 -S002	DWJC / Furnace Room	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_2					Crushed
02-02-01600 -S003	Transite / Furnace Room	30% Chrysotile		70% Other	Gray Non Fibrous Heterogeneous
1522210PLM_3					Teased
02-02-01600 -S004 - A	Breaching @ Furnace / Furnace Room	None Detected	40% Wollastonite	60% Other	Gray Non Fibrous Homogeneous
1522210PLM_4	gray layer 1				Crushed
02-02-01600 -S004 - B	Breaching @ Furnace / Furnace Room	None Detected		100% Other	Gray Non Fibrous Homogeneous
1522210PLM_25	gray layer 2				Crushed
02-02-01600 -S004 - C	Breaching @ Furnace / Furnace Room	None Detected	2% Cellulose	98% Other	White Non Fibrous Homogeneous
1522210PLM_26	white layer				Crushed
02-02-01600 -S005	Residual Ceiling Material / Furnace Room	60% Chrysotile	30% Cellulose	10% Other	Gray Fibrous Heterogeneous
1522210PLM_5					Teased

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Christopher Subudhi (37)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
02-02-01600 -S012 - A	Plaster / Back Porch	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_12	texture				Crushed
02-02-01600 -S012 - B	Plaster / Back Porch	None Detected	2% Hair	98% Other	Gray Non Fibrous Homogeneous
1522210PLM_30	base				Crushed
02-02-01600 -S013 - A	Plaster / 2nd Floor Foyer	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_13	finish				Crushed
02-02-01600 -S013 - B	Plaster / 2nd Floor Foyer	None Detected	2% Hair	98% Other	Gray Non Fibrous Homogeneous
1522210PLM_29	base				Crushed
02-02-01600 -S014 - A	Plaster / Bedroom 1	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_14	finish				Crushed
02-02-01600 -S014 - B	Plaster / Bedroom 1	None Detected	2% Hair	98% Other	Gray Non Fibrous Homogeneous
1522210PLM_31	base				Crushed
02-02-01600 -S015	VSF Tan Pattern / Laundry Room	20% Chrysotile	40% Cellulose	40% Other	Tan Fibrous Heterogeneous
1522210PLM_15					Teased
02-02-01600 -S016	VSF Floral Pat / 3rd Floor Storage	None Detected	60% Cellulose	40% Other	Red, Black Non Fibrous Heterogeneous
1522210PLM_16					Dissolved

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
02-02-01600 -S017 - A	VSF Square Pattern / 3rd Floor Storage	None Detected	40% Cellulose	60% Other	Red, Black Non Fibrous Heterogeneous
1522210PLM_17	vinyl sheet flooring				Ashed
02-02-01600 -S017 - B	VSF Square Pattern / 3rd Floor Storage	None Detected		100% Other	Yellow Non Fibrous Heterogeneous
1522210PLM_32	mastic				Dissolved
02-02-01600 -S018 - A	Plaster Wall / 3rd Floor Storage	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_18	finish				Crushed
02-02-01600 -S018 - B	Plaster Wall / 3rd Floor Storage	None Detected	2% Hair	98% Other	Gray Non Fibrous Homogeneous
1522210PLM_33	base				Crushed
02-02-01600 -S019 - A	Plaster Ceiling / 3rd Floor Storage	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_19	finish				Crushed
02-02-01600 -S019 - B	Plaster Ceiling / 3rd Floor Storage	None Detected	2% Hair	98% Other	Gray Non Fibrous Homogeneous
1522210PLM_34	base				Crushed
02-02-01600 -S020	VSF Floral Pat / 3rd Floor Storage	None Detected	30% Cellulose 10% Fiber Glass	60% Other	Yellow, Red Non Fibrous Heterogeneous
1522210PLM_20					Ashed
02-02-01600 -S021 - A	Plaster / Tower Room	None Detected		100% Other	White Non Fibrous Homogeneous
1522210PLM_21	finish				Crushed

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Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
02-02-01600 -S021 - B	Plaster / Tower Room	None Detected	2% Hair	98% Other	Gray Non Fibrous Homogeneous
1522210PLM_35	base				Crushed
02-02-01600 -S022	Tar Paper / Exterior	None Detected	90% Cellulose	10% Other	Black Non Fibrous Heterogeneous
1522210PLM_22					Dissolved
02-02-01600 -S023 - A	Roofing Material / Exterior	10% Chrysotile		90% Other	Black, Silver Non Fibrous Heterogeneous
1522210PLM_23	tar				Dissolved
02-02-01600 -S023 - B	Roofing Material / Exterior	None Detected	20% Cellulose	80% Other	Red, Black Non Fibrous Heterogeneous
1522210PLM_36	shingle				Dissolved
02-02-01600 -S023 - C	Roofing Material / Exterior	None Detected	60% Cellulose	40% Other	Black Non Fibrous Heterogeneous
1522210PLM_37	felt/paper				Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Christopher Subudhi (37)

Analyst

Approved Signatory

APPENDIX I-B
Lead Analytical Certificates



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7420



Customer: Pinchin LeBlanc Environmental Ltd. **Attn:** Curtis Snelgrove
27 Austin St
2nd Flr
St Johns NL A1B 4C3
Project: 154 New Cove Road

Lab Order ID: 1522214
Analysis ID: 1522214_PBP
Date Received: 11/13/2015
Date Reported: 11/16/2015
Date Amended: 11/23/2015

Sample ID	Description	Mass	Concentration	Concentration
Lab Sample ID	Lab Notes	(g)	(ppm)	(% by weight)
02-02-01600-L001	Tan Floor Paint / Furnace Room	0.0956	5700	0.57%
1522214PBP_1				
02-02-01600-L002	White Wall Paint / Furnace Room	0.0728	190	0.019%
1522214PBP_2				
02-02-01600-L003	Yellow Wall Paint / Furnace Room	0.0492	1700	0.17%
1522214PBP_3				
02-02-01600-L004	Blue Wall Paint / Furnace Room	0.0988	1200	0.12%
1522214PBP_4				
02-02-01600-L005	Yellow Wall Paint / Family Room	0.0629	130	0.013%
1522214PBP_5				
02-02-01600-L006	White Wall Paint / Back Porch	0.1039	1600	0.16%
1522214PBP_6				
02-02-01600-L007	Grey Wall Paint / Bedroom 1	0.0559	12000	1.2%
1522214PBP_7				
02-02-01600-L008	Tan Wall Paint / Storage Room	0.0607	120	0.012%
1522214PBP_8				
02-02-01600-L009	White Wall Paint / Exercise Room	0.0854	250	0.025%
1522214PBP_9				
02-02-01600-L010	Blue Wall Paint / Tower Room	0.0605	1100	0.11%
1522214PBP_10				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Melissa Ferrell (12)

Analyst

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Laboratory Director



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7420



Customer: Pinchin LeBlanc Environmental Ltd. **Attn:** Curtis Snelgrove
27 Austin St
2nd Flr
St Johns NL A1B 4C3
Project: 154 New Cove Road

Lab Order ID: 1522214
Analysis ID: 1522214_PBP
Date Received: 11/13/2015
Date Reported: 11/16/2015
Date Amended: 11/23/2015

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
02-02-01600-L011	Green Siding Paint / Exterior	0.0828	690	0.069%
1522214PBP_11				
02-02-01600-L012	White Trim Paint / Exterior	0.0727	140	0.014%
1522214PBP_12				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Melissa Ferrell (12)

Analyst

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Laboratory Director

APPENDIX I-C
Ash Analytical Certificates

Your Project #: 02-02-01600
Site Location: 154 NEW COVE RD
Your C.O.C. #: B 129073

Attention: Curtis Snelgrove

Pinchin LeBlanc Environmental
St. John's - Standing Offer
27 Austin St
2nd Floor
St. John's, NL
A1B 4C3

Report Date: 2015/11/19
Report #: R3774887
Version: 1 - Final

CERTIFICATE OF ANALYSIS

MAXXAM JOB #: 85N3437

Received: 2015/11/13, 09:46

Sample Matrix: Soil
Samples Received: 1

Analyses	Date		Laboratory Method	Reference
	Quantity Extracted	Date Analyzed		
Metals Solids Acid Extr. ICPMS (1)	1	2015/11/18	2015/11/19 ATL SOP 00058	EPA 6020A R1 m

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) This test was performed by Maxxam Bedford

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Leonard Muise, Project Manager

Email: LMuise@maxxam.ca

Phone# (902)420-0203 Ext:236

=====

This report has been generated and distributed using a secure automated process.

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Maxxam ID		BIQ086		
Sampling Date		2015/11/12		
COC Number		B 129073		
	UNITS	02-02-01600-S001	RDL	QC Batch
Metals				
Acid Extractable Aluminum (Al)	mg/kg	5400	10	4276068
Acid Extractable Antimony (Sb)	mg/kg	ND	2.0	4276068
Acid Extractable Arsenic (As)	mg/kg	24	2.0	4276068
Acid Extractable Barium (Ba)	mg/kg	37	5.0	4276068
Acid Extractable Beryllium (Be)	mg/kg	ND	2.0	4276068
Acid Extractable Bismuth (Bi)	mg/kg	ND	2.0	4276068
Acid Extractable Boron (B)	mg/kg	ND	50	4276068
Acid Extractable Cadmium (Cd)	mg/kg	ND	0.30	4276068
Acid Extractable Chromium (Cr)	mg/kg	5300	200	4276068
Acid Extractable Cobalt (Co)	mg/kg	56	1.0	4276068
Acid Extractable Copper (Cu)	mg/kg	190	2.0	4276068
Acid Extractable Iron (Fe)	mg/kg	74000	50	4276068
Acid Extractable Lead (Pb)	mg/kg	55	0.50	4276068
Acid Extractable Lithium (Li)	mg/kg	4.6	2.0	4276068
Acid Extractable Manganese (Mn)	mg/kg	850	2.0	4276068
Acid Extractable Mercury (Hg)	mg/kg	0.45	0.10	4276068
Acid Extractable Molybdenum (Mo)	mg/kg	500	20	4276068
Acid Extractable Nickel (Ni)	mg/kg	3400	2.0	4276068
Acid Extractable Rubidium (Rb)	mg/kg	6.2	2.0	4276068
Acid Extractable Selenium (Se)	mg/kg	5.4	1.0	4276068
Acid Extractable Silver (Ag)	mg/kg	ND	0.50	4276068
Acid Extractable Strontium (Sr)	mg/kg	96	5.0	4276068
Acid Extractable Thallium (Tl)	mg/kg	0.20	0.10	4276068
Acid Extractable Tin (Sn)	mg/kg	15	2.0	4276068
Acid Extractable Uranium (U)	mg/kg	0.23	0.10	4276068
Acid Extractable Vanadium (V)	mg/kg	34	2.0	4276068
Acid Extractable Zinc (Zn)	mg/kg	610	5.0	4276068
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				
ND = Not detected				

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	19.4°C
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Results relate only to the items tested.

QUALITY ASSURANCE REPORT

QA/QC			Parameter	Date	Value	Recovery	UNITS	QC Limits
Batch	Init	QC Type		Analyzed				
4276068	MLB	Matrix Spike	Acid Extractable Antimony (Sb)	2015/11/18		99	%	75 - 125
			Acid Extractable Arsenic (As)	2015/11/18		99	%	75 - 125
			Acid Extractable Barium (Ba)	2015/11/18		NC	%	75 - 125
			Acid Extractable Beryllium (Be)	2015/11/18		103	%	75 - 125
			Acid Extractable Bismuth (Bi)	2015/11/18		103	%	75 - 125
			Acid Extractable Boron (B)	2015/11/18		95	%	75 - 125
			Acid Extractable Cadmium (Cd)	2015/11/18		102	%	75 - 125
			Acid Extractable Chromium (Cr)	2015/11/18		97	%	75 - 125
			Acid Extractable Cobalt (Co)	2015/11/18		97	%	75 - 125
			Acid Extractable Copper (Cu)	2015/11/18		93	%	75 - 125
			Acid Extractable Lead (Pb)	2015/11/18		100	%	75 - 125
			Acid Extractable Lithium (Li)	2015/11/18		101	%	75 - 125
			Acid Extractable Manganese (Mn)	2015/11/18		NC	%	75 - 125
			Acid Extractable Mercury (Hg)	2015/11/18		98	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2015/11/18		101	%	75 - 125
			Acid Extractable Nickel (Ni)	2015/11/18		97	%	75 - 125
			Acid Extractable Rubidium (Rb)	2015/11/18		101	%	75 - 125
			Acid Extractable Selenium (Se)	2015/11/18		98	%	75 - 125
			Acid Extractable Silver (Ag)	2015/11/18		103	%	75 - 125
			Acid Extractable Strontium (Sr)	2015/11/18		100	%	75 - 125
			Acid Extractable Thallium (Tl)	2015/11/18		103	%	75 - 125
			Acid Extractable Tin (Sn)	2015/11/18		104	%	75 - 125
			Acid Extractable Uranium (U)	2015/11/18		104	%	75 - 125
			Acid Extractable Vanadium (V)	2015/11/18		98	%	75 - 125
Acid Extractable Zinc (Zn)	2015/11/18		NC	%	75 - 125			
4276068	MLB	Spiked Blank	Acid Extractable Antimony (Sb)	2015/11/18		104	%	75 - 125
			Acid Extractable Arsenic (As)	2015/11/18		100	%	75 - 125
			Acid Extractable Barium (Ba)	2015/11/18		103	%	75 - 125
			Acid Extractable Beryllium (Be)	2015/11/18		102	%	75 - 125
			Acid Extractable Bismuth (Bi)	2015/11/18		99	%	75 - 125
			Acid Extractable Boron (B)	2015/11/18		100	%	75 - 125
			Acid Extractable Cadmium (Cd)	2015/11/18		102	%	75 - 125
			Acid Extractable Chromium (Cr)	2015/11/18		100	%	75 - 125
			Acid Extractable Cobalt (Co)	2015/11/18		98	%	75 - 125
			Acid Extractable Copper (Cu)	2015/11/18		97	%	75 - 125
			Acid Extractable Lead (Pb)	2015/11/18		100	%	75 - 125
			Acid Extractable Lithium (Li)	2015/11/18		100	%	75 - 125
			Acid Extractable Manganese (Mn)	2015/11/18		103	%	75 - 125
			Acid Extractable Mercury (Hg)	2015/11/18		104	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2015/11/18		103	%	75 - 125
			Acid Extractable Nickel (Ni)	2015/11/18		98	%	75 - 125
			Acid Extractable Rubidium (Rb)	2015/11/18		101	%	75 - 125
			Acid Extractable Selenium (Se)	2015/11/18		99	%	75 - 125
			Acid Extractable Silver (Ag)	2015/11/18		103	%	75 - 125
			Acid Extractable Strontium (Sr)	2015/11/18		101	%	75 - 125
			Acid Extractable Thallium (Tl)	2015/11/18		101	%	75 - 125
			Acid Extractable Tin (Sn)	2015/11/18		102	%	75 - 125
			Acid Extractable Uranium (U)	2015/11/18		102	%	75 - 125
			Acid Extractable Vanadium (V)	2015/11/18		97	%	75 - 125
Acid Extractable Zinc (Zn)	2015/11/18		99	%	75 - 125			
4276068	MLB	Method Blank	Acid Extractable Aluminum (Al)	2015/11/18	ND, RDL=10		mg/kg	

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Acid Extractable Antimony (Sb)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Arsenic (As)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Barium (Ba)	2015/11/18	ND, RDL=5.0		mg/kg	
			Acid Extractable Beryllium (Be)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Bismuth (Bi)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Boron (B)	2015/11/18	ND, RDL=50		mg/kg	
			Acid Extractable Cadmium (Cd)	2015/11/18	ND, RDL=0.30		mg/kg	
			Acid Extractable Chromium (Cr)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Cobalt (Co)	2015/11/18	ND, RDL=1.0		mg/kg	
			Acid Extractable Copper (Cu)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Iron (Fe)	2015/11/18	ND, RDL=50		mg/kg	
			Acid Extractable Lead (Pb)	2015/11/18	ND, RDL=0.50		mg/kg	
			Acid Extractable Lithium (Li)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Manganese (Mn)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Mercury (Hg)	2015/11/18	ND, RDL=0.10		mg/kg	
			Acid Extractable Molybdenum (Mo)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Nickel (Ni)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Rubidium (Rb)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Selenium (Se)	2015/11/18	ND, RDL=1.0		mg/kg	
			Acid Extractable Silver (Ag)	2015/11/18	ND, RDL=0.50		mg/kg	
			Acid Extractable Strontium (Sr)	2015/11/18	ND, RDL=5.0		mg/kg	
			Acid Extractable Thallium (Tl)	2015/11/18	ND, RDL=0.10		mg/kg	
			Acid Extractable Tin (Sn)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Uranium (U)	2015/11/18	ND, RDL=0.10		mg/kg	

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC			Parameter	Date	Value	Recovery	UNITS	QC Limits
Batch	Init	QC Type		Analyzed				
			Acid Extractable Vanadium (V)	2015/11/18	ND, RDL=2.0		mg/kg	
			Acid Extractable Zinc (Zn)	2015/11/18	ND, RDL=5.0		mg/kg	
4276068	MLB	RPD	Acid Extractable Aluminum (Al)	2015/11/18	0.29		%	35
			Acid Extractable Antimony (Sb)	2015/11/18	NC		%	35
			Acid Extractable Arsenic (As)	2015/11/18	NC		%	35
			Acid Extractable Barium (Ba)	2015/11/18	7.7		%	35
			Acid Extractable Beryllium (Be)	2015/11/18	NC		%	35
			Acid Extractable Bismuth (Bi)	2015/11/18	NC		%	35
			Acid Extractable Boron (B)	2015/11/18	NC		%	35
			Acid Extractable Cadmium (Cd)	2015/11/18	NC		%	35
			Acid Extractable Chromium (Cr)	2015/11/18	0.86		%	35
			Acid Extractable Cobalt (Co)	2015/11/18	0.55		%	35
			Acid Extractable Copper (Cu)	2015/11/18	3.4		%	35
			Acid Extractable Iron (Fe)	2015/11/18	2.0		%	35
			Acid Extractable Lead (Pb)	2015/11/18	30		%	35
			Acid Extractable Lithium (Li)	2015/11/18	0.012		%	35
			Acid Extractable Manganese (Mn)	2015/11/18	3.0		%	35
			Acid Extractable Mercury (Hg)	2015/11/18	NC		%	35
			Acid Extractable Molybdenum (Mo)	2015/11/18	NC		%	35
			Acid Extractable Nickel (Ni)	2015/11/18	1.3		%	35
			Acid Extractable Rubidium (Rb)	2015/11/18	6.1		%	35
			Acid Extractable Selenium (Se)	2015/11/18	NC		%	35
			Acid Extractable Silver (Ag)	2015/11/18	NC		%	35
			Acid Extractable Strontium (Sr)	2015/11/18	NC		%	35
			Acid Extractable Thallium (Tl)	2015/11/18	NC		%	35
			Acid Extractable Tin (Sn)	2015/11/18	NC		%	35
			Acid Extractable Uranium (U)	2015/11/18	13		%	35
			Acid Extractable Vanadium (V)	2015/11/18	0.11		%	35
			Acid Extractable Zinc (Zn)	2015/11/18	8.6		%	35

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

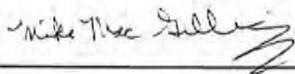
Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spiked amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than 2x that of the native sample concentration).

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (one or both samples < 5x RDL).

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



Mike MacGillivray, Scientific Specialist (Inorganics)

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

APPENDIX II
Methodology

1.0 GENERAL

Pinchin conducts a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined by the scope.

Information regarding the approximate quantity, location, and condition of hazardous building materials encountered and visually estimated quantities are recorded. The locations of any samples collected are recorded on small-scale plans.

As-built drawings and previous reports are referenced where provided.

1.1 Limitations on Scope

The assessment excludes the following:

- Owner or occupant articles (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

In occupied facilities, Pinchin only undertakes non-intrusive testing. Concealed spaces such as those above solid ceilings and within shafts and pipe chases are accessed via existing access panels only. Pinchin does not conduct demolition of walls, solid ceilings, structural items, interior finishes or exterior building finishes, to determine the presence of concealed materials.

1.2 Asbestos

Pinchin conducts an inspection for the presence of friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

A separate set of samples is collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA¹ as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials are determined by visual examination, available information on the phases of the construction and prior renovations.

Pinchin collects samples at a rate that is in compliance with the requirements of local regulations and guidelines. Samples collected are identified on drawings in Appendix I.

The sampling strategy is also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start/finish date of construction and associated usage of ACM.

In some cases, manufactured products such as asbestos cement pipe are visually identified without sample confirmation.

Pinchin undertakes sampling of roofing felts at the client's request. A temporary repair is made with asphalt-based mastic and fibreglass mesh. A more permanent repair is required if the roofing or the building is to remain in use for any extended period of time. Pinchin is not responsible or liable for leaks or water damage caused by sampling and or repair.

Flooring mastic/adhesive and leveling compounds are only sampled and analyzed if present on the underside of flooring samples (vinyl floor tile and vinyl sheet flooring).

Pinchin submits the bulk samples to a NVLAP² accredited laboratory for analysis. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. This includes friability, condition and efficiency and practicality of the work.

1.3 Lead

Pinchin collects samples of distinctive paint finishes and surface coatings present in more than a limited application, where removal of the paint is possible. Pinchin collects samples by scraping the painted finish to include base and covering applications. Drawings included in Appendix I show sample locations.

¹ Environmental Protection Agency

² National Voluntary Laboratory Accreditation Program

Analysis for lead in paints or surface coatings is performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption at an accredited laboratory.

For this report, all paints containing lead at a concentration of 0.06% or greater are discussed. Paint and surface coatings are evaluated for condition.

Lead building products (e.g. batteries, lead sheeting, flashing) are identified by visual observation only.

1.4 Silica

Pinchin identifies building materials suspected of containing crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) by knowledge of current and historic applications and visual inspection only.

Pinchin does not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.5 Mercury

Building materials/products/equipment (e.g. thermostats, barometers, pressure gauges, light tubes), suspected to contain mercury were identified by visually inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

Mercury spills or damaged mercury-containing equipment was recorded where observed.

1.6 Polychlorinated Biphenyls

Pinchin determines the potential for light ballast and wet transformers to contain PCBs based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information is compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers are presumed to be free of dielectric fluids and hence non-PCB.

Pinchin records spills or leakage of suspect PCB-containing fluids where observed or identified in historical documents.

Fluids (mineral oil, hydraulic or Askaral) in transformers or other equipment are not sampled for PCB content.

Pinchin decides to sample exterior caulking or sealants for PCBs based on the date of construction or installation. Caulking installed after 1985 is presumed to be free of PCBs and hence not sampled. If



sampled, analysis for PCBs is performed using an ASTM³ test method appropriate to the sample matrix at an accredited laboratory.

1.7 Ozone Depleting Substances (ODS)

Pinchin determines the potential presence of ODS (chlorofluorocarbon, hydrochlorofluorocarbon, hydrofluorocarbon, halon, etc.) in air conditioning units, chillers, commercial coolers and fire suppression systems by visual inspection of manufactures' labels or plates, maintenance records, or log books, etc.

Domestic type equipment such as window mounted and small central air conditioners, refrigerators, and freezers are not evaluated for the presence of ODS.

1.8 Visible Mould

Pinchin identifies the presence of mould if visibly present in a significant quantity on exposed building surfaces. If any mould growth is concealed within wall cavities it is not addressed in this assessment.

³ American Society for Testing and Materials



FINAL
Hazardous Building
Materials
Assessment

154 New Cove Road, St.
John's, Newfoundland and
Labrador

Prepared for:

KMK Properties Inc.
40 Aberdeen Avenue
St. John's, NL A1A 5T3

Attention: Keith Noseworthy

February 11, 2016

Pinchin File: 02-02-01628

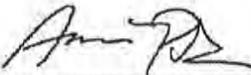
Issued to: KMK Properties Inc.
Contact: Keith Noseworthy

Issued on: February 11, 2016
Pinchin file: 02-02-01628
Issuing Office: 27 Austin Street, 2nd Floor, St.
John's, NL A1B 4C3

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EXECUTIVE SUMMARY

KMK Properties Inc. (Client) retained Pinchin LeBlanc Environmental Ltd. (Pinchin) to conduct a hazardous building materials assessment of the workshop, storage shed and quonset hut at 154 New Cove Road, St. John's, Newfoundland and Labrador. The assessment was performed on January 15, 2016.

The objective of the assessment was to identify specified hazardous building materials in preparation for building demolition. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area consisted of the workshop, storage shed and quonset hut. The buildings were occupied at the time of the assessment work.

SUMMARY OF FINDINGS

Lead: Lead was confirmed present in select paints/surface coatings.

Silica: Crystalline silica is present in concrete, where present in the building.

Mercury: Mercury vapour is present in fluorescent lamps throughout the building. Liquid mercury is present in thermostat ampules throughout the building.

Ozone depleting Substances: Ozone depleting substances were observed in the building.

SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations.

1. Remove mercury-containing items prior to demolition.
2. Follow appropriate safe work procedures when handling or disturbing lead, ODS and silica.

Please refer to Section 4.0 of this report for detailed recommendations regarding administrative, renovation or demolition activities.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

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1.0 INTRODUCTION AND SCOPE

KMK Properties Inc. (Client) retained Pinchin LeBlanc Environmental Ltd. (Pinchin) to conduct a hazardous building materials assessment of the workshop, storage shed and quonset hut located at 154 New Cove Road, St. John's, Newfoundland and Labrador.

The assessment was performed by Aaron Park, Building Science Specialist on January 15, 2016. The surveyor was unaccompanied during the assessment. The buildings were occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building demolition. This assessment is intended to be used for pre-demolition purposes only, and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

1.1 Scope of Assessment

The assessment was performed to establish the location and type of specified hazardous building materials incorporated in the structure(s) and its finishes. The assessed area consisted of all parts of the building.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury

The assessment also included:

- Polychlorinated Biphenyls (PCBs)
- Ozone Depleting Substances
- Mould

2.0 BACKGROUND INFORMATION

Building Description Item	Details
Building Use	Workshop
Number of Floors/Levels	One storey
Total Area of Building (Square Feet)	Unknown
Year of Construction	Unknown
Structure	Wood framed construction
Exterior Cladding	Wood siding
HVAC	Electric suspended unit heaters
Roof	Asphalt shingles
Flooring	Concrete
Interior Walls	Unfinished drywall
Ceilings	None

Building Description Item	Details
Building Use	Quonset Hut
Number of Floors/Levels	One storey
Total Area of Building (Square Feet)	Unknown
Year of Construction	Unknown
Structure	Metal
Exterior Cladding	Metal
HVAC	Unheated
Roof	Metal
Flooring	Wood

Building Description Item	Details
Interior Walls	Metal
Ceilings	Metal

Building Description Item	Details
Building Use	Storage Shed
Number of Floors/Levels	One storey
Total Area of Building (Square Feet)	Unknown
Year of Construction	Unknown
Structure	Wood framed construction
Exterior Cladding	Wood siding
HVAC	Unheated
Roof	Asphalt shingles
Flooring	Wood
Interior Walls	Wood
Ceilings	Wood

3.0 FINDINGS

3.1 Asbestos

3.1.1 Suspect Building Materials Not Found

The following types of building materials may historically contain asbestos but were not observed in the building and are not discussed in the report findings:

- Spray-applied fireproofing or thermal insulation
- Texture finishes (acoustic/decorative)
- Thermal systems insulation
- Vermiculite

- Acoustic ceiling tiles
- Plaster
- Drywall joint compound
- Asbestos cement products
- Vinyl sheet flooring
- Vinyl floor tiles and mastic
- Firestopping
- Levelling Compound
- Sealants, Caulking, and Putty

3.1.2 *Other Building Materials*

Asphalt shingle roofing is present on the roof of the Workshop and Storage shed. Samples of roofing material were collected (reference samples 02-02-01628-S001 and 02-02-01628-S002) and analysis of the samples did not identify the presence of asbestos.

3.1.3 *Presumed Asbestos Materials*

A number of materials which might contain asbestos were not sampled during our assessment due to limitations in scope and methodology. Where present, these materials must be presumed to be an asbestos material and are best sampled during project planning and preparation of contract documents for their removal. Materials presumed to contain asbestos include:

- electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- paints and coatings
- mechanical packing, ropes and gaskets

3.2 **Lead**

3.2.1 *Paints and Surface Coatings*

A total of four (4) paint samples were collected from interior and exterior painted finishes. The following table summarizes the analytical results for paints sampled and their locations.

Sample Number	Colour, Substrate Description	Locations	Lead (mg/kg)
02-02-01628-L001	Exterior green paint on wood	Workshop	430
02-02-01628-L002	Exterior white paint on wood	Workshop	2,500
02-02-01628-L003	Interior black paint on metal	Quonset hut	460
02-02-01628-L004	Interior tan paint on wood	Storage shed	13,000

The white and tan paints identify as a potential exposure risk to workers, with lead levels over 600 mg/kg or 0.06%. In addition, the tan paint exceeded the criteria for disposal with lead levels exceeding 5000 mg/kg or 0.5%, and as such was subjected to leachate analysis to determine if additional disposal measures are necessary. Results of the leachate analysis did identify concentrations that exceeded the applicable disposal criteria. Lead-based waste material that contains greater than 5 mg/L of leachable lead must be managed as hazardous waste and the disposal of that material must comply with applicable municipal, provincial and federal regulations. The evaluation of lead waste for disposal should be completed in accordance with the guidelines listed in the Government of Newfoundland and Labrador publication entitled "Management and Disposal of Construction, Abatement and Demolition Waste Containing Lead-Based Paint (Draft)" issued by the Department of Environment and Conservation, December 2010. Interior wall paints are flaking, peeling, and delaminating throughout the storage shed.

Appendix II-B presents the lead testing or bulk sample analytical results.

3.2.2 Lead Products and Applications

Lead products were not found during the survey.

3.2.3 Presumed Lead Materials

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead.

- electrical components, including wiring connectors, fibre optic cable sheathing, grounding conductors, and solder

3.3 Silica

Crystalline silica is a presumed component of the following building materials where present in all buildings:

- poured or pre-cast concrete
- masonry and mortar

3.4 Mercury

3.4.1 Lamps

Mercury vapour is present in approximately sixteen (16) fluorescent lamps in the workshop.

3.4.2 Mercury-Containing Devices

Mercury containing thermostats were not observed in the three buildings.

3.5 Polychlorinated Biphenyls

3.5.1 Caulking

Caulking was not observed during the assessment of the three buildings.

3.5.2 Lighting Ballasts

Approximately 10% of all lighting ballasts present in the workshop were assessed for the presence of PCBs. All ballasts observed were labelled as electronic ballasts and are therefore non-PCB.

3.5.3 Transformers

Transformers were not observed during the assessment of the three buildings.

3.6 Ozone Depleting Substances

One (1) refrigerator was observed in the workshop, a label was not visible on the equipment. This equipment should be treated as ODS until determined otherwise.

3.7 Mould

No areas of suspect active mould growth were observed in the Site Building

4.0 RECOMMENDATIONS

4.1 General

1. Prepare plans and specifications for hazardous material removal which will or may be affected by the planned work or is otherwise scheduled for removal. The specifications should include and address the scope of work, safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
3. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.

4.2 Building Demolition or Renovation Work

The following recommendations are made regarding demolition involving the hazardous materials identified.

4.2.1 Lead

Construction disturbance of lead in paint and coatings (or other materials) may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines. Performing an exposure assessment during work that disturbs lead in paints and coatings may be able to alleviate the use of some of the precautions specified by these standards or guidelines.

Lead-painted materials that exceed the provincial screening criteria for leachable lead will be required to be treated as hazardous waste and subject to disposal in an approved facility.

4.2.2 Silica

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with provincial standards or guidelines.

4.2.3 Mercury

Do not break lamps or separate liquid mercury from components. Recycle and reclaim mercury from fluorescent light tubes and thermostats when taken out of service. Liquid mercury is classified as a hazardous waste and must be disposed of in accordance with local regulations.

4.2.4 Halocarbons

Ozone depleting substances must be managed in accordance with provincial and federal regulations (e.g. prohibition of release, recovery, record keeping, servicing by certified personnel, leak testing, etc.).

5.0 LIMITATIONS

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied by furnishing written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the survey is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

6.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report: t.

1. Asbestos Abatement Regulation (111/98) made under the Newfoundland and Labrador Occupational Health and Safety Act.
2. Department of Environment and Conservation Policy Directive: GD-PPD-033.1 Asbestos Waste Disposal.
3. Occupational Health and Safety Regulation 5/12: Part VI Occupational Health Requirements – Asbestos.
4. Newfoundland and Labrador Guidance Document for Low Risk (Type I) Asbestos Abatement Procedures.
5. Newfoundland and Labrador Guidance Document for Moderate Risk (Type II) Asbestos Abatement Procedures.
6. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
7. Transportation of Dangerous Goods Regulations SOR/2008-34, Transportation of Dangerous Goods Act.
8. Transportation of Dangerous Goods Regulations SOR/2008-34, Transportation of Dangerous Goods Act.

Z:\02-NL\02 - HazMat\1600-1699\02-02-01628 KMK Properties Inc. Leachate Sampling & Analysis 154 New Cove Road\REPORTING\Hazardous Materials Assessment - 154 New Cove Road Sheds - AI.docx

Template: Master Report for Hazardous Materials Assessment Report (Pre-Construction), Haz, December 10, 2014

APPENDIX I-A
Asbestos Analytical Certificates



Pinchin LeBlanc Environmental Asbestos Laboratory Certificate of Analysis

January 18, 2016

Pinchin LeBlanc Environmental
27 Austin Street, St. John's, NL

Attention: Curtis Snelgrove
Lab Reference No.: Db7049-2016
Project Name: 154 New Cove Road
Project No.: 02-02-01628 Ph2
Date Received: January 18, 2016
Date Analyzed: January 18, 2016
Analyst(s): Jason Stapleton
Samples submitted: 2
Phases analyzed: 4

Method of Analysis:

EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared with representative portions of material and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence, and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-3). Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Nova Scotia	0.5%, presence/absence in vermiculite	Newfoundland and Labrador, PEI, New Brunswick, NWT, Alberta, Yukon, Nunavut	1%
Quebec	0.1%	Saskatchewan, Manitoba	0.1% friable, 1% non-friable
Ontario, British Columbia	0.5%		

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin LeBlanc Environmental Limited is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 201032-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'.

This report relates only to the items tested. If you have any questions, please feel free to contact me.

Yours truly,

Digital Signed by Jason Stapleton
jstapleton@pinchinleblanc.com
 Laboratory Manager, Environmental Asbestos Services
 Pinchin LeBlanc Environmental Limited

Note: This test report may not be reproduced, except in full, without the written approval of the laboratory. Vinyl floor tiles may contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.



Pinchin LeBlanc Environmental Asbestos Laboratory Certificate of Analysis

Project Name: 154 New Cove Road

Project No.: 02-02-01628 Ph2
Prepared For: Curtis Snelgrove

Lab Reference No.: Db7049-2016
Date Analyzed: January 18, 2016

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
02-02-01628-S001 Roofing Material / Workshop	2 phases:		Cellulose 50-75%
	a) Homogenous, black, tar impregnated paper	None detected	Tar and other non-fibrous material 25-50%
	b) Homogenous, black tar	None detected	Tar and other non-fibrous material >75%
02-02-01628-S002 Roofing Material / Storage Shed	2 phases:		Cellulose 50-75%
	a) Homogenous, black, tar impregnated paper	None detected	Tar and other non-fibrous material 25-50%
	b) Homogenous, black tar	None detected	Cellulose 5-10% Tar and other non-fibrous material >75%

ANALYST

APPENDIX I-B
Lead Analytical Certificates

Your Project #: 02-02-01628 PH2
Site Location: 154 NEW COVE RD
Your C.O.C. #: B 144644

Attention: Curtis Snelgrove

Pinchin LeBlanc Environmental
St. John's - Standing Offer
27 Austin St
2nd Floor
St. John's, NL
A1B 4C3

Report Date: 2016/01/20
Report #: R3857327
Version: 1 - Final

CERTIFICATE OF ANALYSIS

MAXXAM JOB #: B609555

Received: 2016/01/18, 08:17

Sample Matrix: Paint
Samples Received: 4

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Reference
Metals Paint Acid Extr. ICPMS (1)	4	2016/01/18	2016/01/18	ATL SOP 00058	EPA 6020A R1 m

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) This test was performed by Maxxam Bedford

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Leonard Muise, Project Manager

Email: LMuise@maxxam.ca

Phone# (902)420-0203 Ext:236

=====

This report has been generated and distributed using a secure automated process.

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

ELEMENTS BY ATOMIC SPECTROSCOPY (PAINT)

Maxxam ID		BRC834	BRC835	BRC835	BRC836	BRC837		
Sampling Date		2016/01/15 10:30	2016/01/15 10:30	2016/01/15 10:30	2016/01/15 10:30	2016/01/15 10:30		
COC Number		B 144644	B 144644	B 144644	B 144644	B 144644		
	UNITS	L001-GREEN PAINT WORKSHOP	L002-WHITE PAINT WORKSHOP	L002-WHITE PAINT WORKSHOP Lab-Dup	L003-BLACK PAINT QUONSET HUT	L004-TAN PAINT STORAGE SHED	RDL	QC Batch
Metals								
Acid Extractable Lead (Pb)	mg/kg	430	2200	2500	460	13000	5.0	4348394
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate								

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	19.1°C
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Results relate only to the items tested.

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
4348394	BAN	Matrix Spike [BRC835-01]	Acid Extractable Lead (Pb)	2016/01/18		NC	%	75 - 125
4348394	BAN	Spiked Blank	Acid Extractable Lead (Pb)	2016/01/18		98	%	75 - 125
4348394	BAN	Method Blank	Acid Extractable Lead (Pb)	2016/01/18	ND, RDL=5.0		mg/kg	
4348394	BAN	RPD [BRC835-01]	Acid Extractable Lead (Pb)	2016/01/18	14		%	35

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

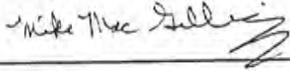
Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spiked amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than 2x that of the native sample concentration).

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



Mike MacGillivray, Scientific Specialist (Inorganics)

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Your Project #: 02-02-01628 PH3
Site Location: 154 NEW COVE RD.
Your C.O.C. #: B 144567

Attention: Curtis Snelgrove

Pinchin LeBlanc Environmental
St. John's - Standing Offer
27 Austin St
2nd Floor
St. John's, NL
A1B 4C3

Report Date: 2016/02/05
Report #: R3880748
Version: 1 - Final

CERTIFICATE OF ANALYSIS

MAXXAM JOB #: B617715

Received: 2016/01/28, 10:02

Sample Matrix: Soil
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Reference
Metals Leach TCLP/CGSB extraction (1)	1	2016/02/04	2016/02/05	ATL SOP 00058	EPA 6020A R1 m
TCLP Inorganic extraction - pH (1)	1	N/A	2016/02/04	ATL SOP 00035	EPA 1311 m
TCLP Inorganic extraction - Weight (1)	1	N/A	2016/02/04	ATL SOP 00035	EPA 1311 m

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) This test was performed by Maxxam Bedford

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Leonard Muise, Project Manager

Email: LMuise@maxxam.ca

Phone# (902)420-0203 Ext:236

=====

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ATLANTIC TCLP LEACHATE + LEAD (SOIL)

Maxxam ID		BSU928		
Sampling Date		2016/01/27 09:00		
COC Number		B 144567		
	UNITS	L001 TAN PAINT	RDL	QC Batch
Inorganics				
Sample Weight (as received)	g	93	N/A	4368193
Initial pH	N/A	5.0		4368197
Final pH	N/A	5.1		4368197
Metals				
Leachable Lead (Pb)	mg/L	19	0.0050	4369605
RDL = Reportable Detection Limit QC Batch = Quality Control Batch N/A = Not Applicable				

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	18.0°C
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Results relate only to the items tested.

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
4368193	AD8	Method Blank	Sample Weight (as received)	2016/02/04	NA		g	
4368193	AD8	RPD	Sample Weight (as received)	2016/02/04	0.19		%	N/A
4369605	BAN	Matrix Spike	Leachable Lead (Pb)	2016/02/05		93	%	75 - 125
4369605	BAN	Spiked Blank	Leachable Lead (Pb)	2016/02/05		96	%	80 - 120
4369605	BAN	Method Blank	Leachable Lead (Pb)	2016/02/05	ND, RDL=0.0050		mg/L	

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Maxxam Job #: B617715
Report Date: 2016/02/05

Pinchin LeBlanc Environmental
Client Project #: 02-02-01628 PH3
Site Location: 154 NEW COVE RD.
Sampler Initials: AP

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



Eric Dearman, Scientific Specialist

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

APPENDIX II
Methodology

1.0 GENERAL

Pinchin conducts a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined by the scope.

Information regarding the approximate quantity, location, and condition of hazardous building materials encountered and visually estimated quantities are recorded. The locations of any samples collected are recorded on small-scale plans.

As-built drawings and previous reports are referenced where provided.

1.1 Limitations on Scope

The assessment excludes the following:

- Owner or occupant articles (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

In occupied facilities, Pinchin only undertakes non-intrusive testing. Concealed spaces such as those above solid ceilings and within shafts and pipe chases are accessed via existing access panels only. Pinchin does not conduct demolition of walls, solid ceilings, structural items, interior finishes or exterior building finishes, to determine the presence of concealed materials.

1.2 Asbestos

Pinchin conducts an inspection for the presence of friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

A separate set of samples is collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA¹ as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials are determined by visual examination, available information on the phases of the construction and prior renovations.

Pinchin collects samples at a rate that is in compliance with the requirements of local regulations and guidelines. Samples collected are identified on drawings in Appendix I.

The sampling strategy is also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start/finish date of construction and associated usage of ACM.

In some cases, manufactured products such as asbestos cement pipe are visually identified without sample confirmation.

Pinchin undertakes sampling of roofing felts at the client's request. A temporary repair is made with asphalt-based mastic and fibreglass mesh. A more permanent repair is required if the roofing or the building is to remain in use for any extended period of time. Pinchin is not responsible or liable for leaks or water damage caused by sampling and or repair.

Flooring mastic/adhesive and leveling compounds are only sampled and analyzed if present on the underside of flooring samples (vinyl floor tile and vinyl sheet flooring).

Pinchin submits the bulk samples to a NVLAP² accredited laboratory for analysis. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. This includes friability, condition and efficiency and practicality of the work.

1.3 Lead

Pinchin collects samples of distinctive paint finishes and surface coatings present in more than a limited application, where removal of the paint is possible. Pinchin collects samples by scraping the painted finish to include base and covering applications. Drawings included in Appendix I show sample locations.

¹ Environmental Protection Agency

² National Voluntary Laboratory Accreditation Program

Analysis for lead in paints or surface coatings is performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption at an accredited laboratory.

For this report, all paints containing lead at a concentration of 0.06% or greater are discussed. Paint and surface coatings are evaluated for condition.

Lead building products (e.g. batteries, lead sheeting, flashing) are identified by visual observation only.

1.4 Silica

Pinchin identifies building materials suspected of containing crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) by knowledge of current and historic applications and visual inspection only.

Pinchin does not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.5 Mercury

Building materials/products/equipment (e.g. thermostats, barometers, pressure gauges, light tubes), suspected to contain mercury were identified by visually inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

Mercury spills or damaged mercury-containing equipment was recorded where observed.

1.6 Polychlorinated Biphenyls

Pinchin determines the potential for light ballast and wet transformers to contain PCBs based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information is compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers are presumed to be free of dielectric fluids and hence non-PCB.

Pinchin records spills or leakage of suspect PCB-containing fluids where observed or identified in historical documents.

Fluids (mineral oil, hydraulic or Askaral) in transformers or other equipment are not sampled for PCB content.

Pinchin decides to sample exterior caulking or sealants for PCBs based on the date of construction or installation. Caulking installed after 1985 is presumed to be free of PCBs and hence not sampled. If

sampled, analysis for PCBs is performed using an ASTM³ test method appropriate to the sample matrix at an accredited laboratory.

1.7 Ozone Depleting Substances (ODS)

Pinchin determines the potential presence of ODS (chlorofluorocarbon, hydrochlorofluorocarbon, hydrofluorocarbon, halon, etc.) in air conditioning units, chillers, commercial coolers and fire suppression systems by visual inspection of manufactures' labels or plates, maintenance records, or log books, etc.

Domestic type equipment such as window mounted and small central air conditioners, refrigerators, and freezers are not evaluated for the presence of ODS.

1.8 Visible Mould

Pinchin identifies the presence of mould if visibly present in a significant quantity on exposed building surfaces. If any mould growth is concealed within wall cavities it is not addressed in this assessment.

³ American Society for Testing and Materials

COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2016/04/11 12:00:00 AM

CD# R2016-04-11/14

To: Jason Sinyard
Position: Deputy City Manager, Planning, Development & Engineering
RE: Notice of Motion re: 154 New Cove Road
DECISION: Councillor O'Leary gave the attached Notice of Motion for which the notice period was exempted pursuant to Rule 52 of the Rules of Procedure to allow debate on the Notice of Motion tonight. Council then approved the following motion:

To send formal written notice to the owners of 154 New Cove Road, St. John's, NL, that Council may designate the building located at the property as a heritage building pursuant to Section 355 of the City of St. John's Act.

Dated at St. John's, NL this 11th day of April, 2016.

Action: As required.
Date: 2016/04/11
Signed by: Elaine Henley
City Clerk
Directive Status: Active

Status Comments:

kc

cc:

Councillor Sheilagh O'Leary/Councillor - Ward 4; Ken O'Brien/Chief Municipal Planner/Planning; Development & Engineering; Cheryl Mullett/City Solicitor/Legal

Arthur MacDonald/CSJ

Response Required: YES
Response deadline: 2016/05/11
Response Received:

Attachments:



Notice of Motion given by Councillor O'Leary for April 11, 2016.pdf



[To:](#) Govern PDE Multi Media Mail/CSJ@CSJ,
[Cc:](#)
[Bcc:](#)
[Subject:](#) 154 New Cove Road Demolition
[From:](#) Arthur MacDonald/CSJ - Friday 2016/04/01 01:20 PM

[From:](#) [REDACTED]
[To:](#) amacdonald@stjohns.ca
[Cc:](#) [REDACTED]
[Date:](#) 2016/04/01 11:33 AM
[Subject:](#) property at New Cove Road

Hi Arthur:

Thanks for your email. As Andrea mentioned, I am new to the executive director job this week. I have come from the provincial government where I was Director of Heritage.

In practice, the Historic Resources Act provides little protection for designated Registered Heritage Structures, particularly if they have not received a grant and there is no easement on the property. While the minister can, under the act, put a stop work order on activities that would negatively impact a heritage property, this has never, to my knowledge, been used in the instance of buildings.

I have had some preliminary discussions here in the office on this. I think that we need to get out ahead of the issue of the development of larger heritage properties. Right now everyone is in a reactionary mode which generally does not yield success. I would like to meet with stakeholders (e.g., Newfoundland Historic Trust, the City, and others) to explore options for working with owners/developers of historic properties to develop historic structures. There are lots of successful case studies and models for undertaking this kind of work.

We're going to try to set up a meeting asap to explore this. Any suggestions for who should be at this meeting would be much appreciated.

In the mean time, I would love to get together with you to discuss heritage issues more generally and how we can work together. We could meet in one of our offices or for lunch.

Cheers,

Jerry

Jerry Dick
Executive Director
Heritage Foundation Newfoundland & Labrador



MINUTES
BUILT HERITAGE EXPERTS PANEL MEETING
March 23, 2016 – 12:00 p.m. – Conference Room A

Present Glenn Barnes NLAA, MRAIC, Chair
Councilor Sandy Hickman (retired at 12:15pm)
Arthur MacDonald, Co-Lead Staff Member
Ken O'Brien, Co-Lead Staff Member
Mark Whalen, Architecture Intern
Bruce Blackwood, Contractor
Michael Philpott, Heritage Foundation of NL
Matthew Mills, Provincial Association of Landscape Architects
Garnet Kindervater, Canadian Homebuilders NL
Lydia Lewycky, Atlantic Planners Institute (retired at 12:25pm)
Peter Mercer, Dept. of Planning, Development and Engineering
Sylvester Crocker, Dept. of Planning, Development and Engineering
Karen Chafe, Supervisor, Legislative Services (retired at 12:23pm)
Victoria Etchegary, Office of Strategy & Engagement (retired at 12:23pm)
Kenessa Cutler, Legislative Assistant

NEW BUSINESS

154 New Cove Road – Application to demolish

The above listed property, 154 New Cove Road, is a Queen Anne style cottage dating back to the early 1900s. It was designated as a Registered Heritage Structure by the Heritage Foundation of NL in September 1993, but never designated as such by the City. Presently, there is an application to demolish. As there is an application for demolition, Council has 90 days to designate it as a heritage property. If designated, it cannot be demolished without Council's consent. The Provincial designation does not save the property from demolition. No development applications have been submitted.

As per the Heritage Foundation of NL's Statement of Significance, the Experts Panel recommends that Council designate the house as a "Heritage Building" and include the building within the City's Registry of Heritage Buildings.

ADJOURNMENT

There being no further business, the meeting adjourned at 2:03 p.m.

Glenn Barnes, NLAA, MRAIC
Chairperson



154 New Cove Road - BHEP Agenda March 23, 2016 📎

Ken O'Brien to: Kenessa Cutler

Cc: Jason Sinyard, Arthur MacDonald, Sylvester Crocker, Randy Carew

2016/03/21 09:46 AM

For the BHEP agenda:

- Proposed demolition of Bryn Mawr (house) at 154 New Cove Road.

The house was built in 1907. It sits on approximately 13,901 square metres (3.4 acres) of property. The house is not designated by the City as a Heritage Building. It was designated by the Heritage Foundation of NL as a Registered Heritage Structure in 2004: see <http://heritagefoundation.ca/property-search/property-details-page.aspx?id=1417>
The provincial designation does not legally preclude demolition.

The house appears on a list of buildings that merit consideration for heritage designation prepared in 1977.

Once an application to demolish a building is submitted to the City, there is a provision in the City of St. John's Act (section 355(7) and section 355(8) - see below) that the City has 90 days to decide on whether to designate the building as a Heritage Building, which would thus be a decision not to issue a permit for demolition.

The question to be referred to the Panel is whether to recommend to Council that Council designate the house as a Heritage Building.

Ken

.....
Ken O'Brien, MCIP | *Chief Municipal Planner*
City of St. John's - Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
** MCIP - Member of the Canadian Institute of Planners*

ST. JOHN'S

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City of St. John's Act - excerpt

355 (7) The council may withhold a permit respecting the application for demolition of a building for a period not exceeding 90 days pending the enactment of a by-law under this section, and where a by-law is enacted within that period, the application shall stand refused; and compensation shall not be payable with respect to a loss or damage suffered by the refusal.

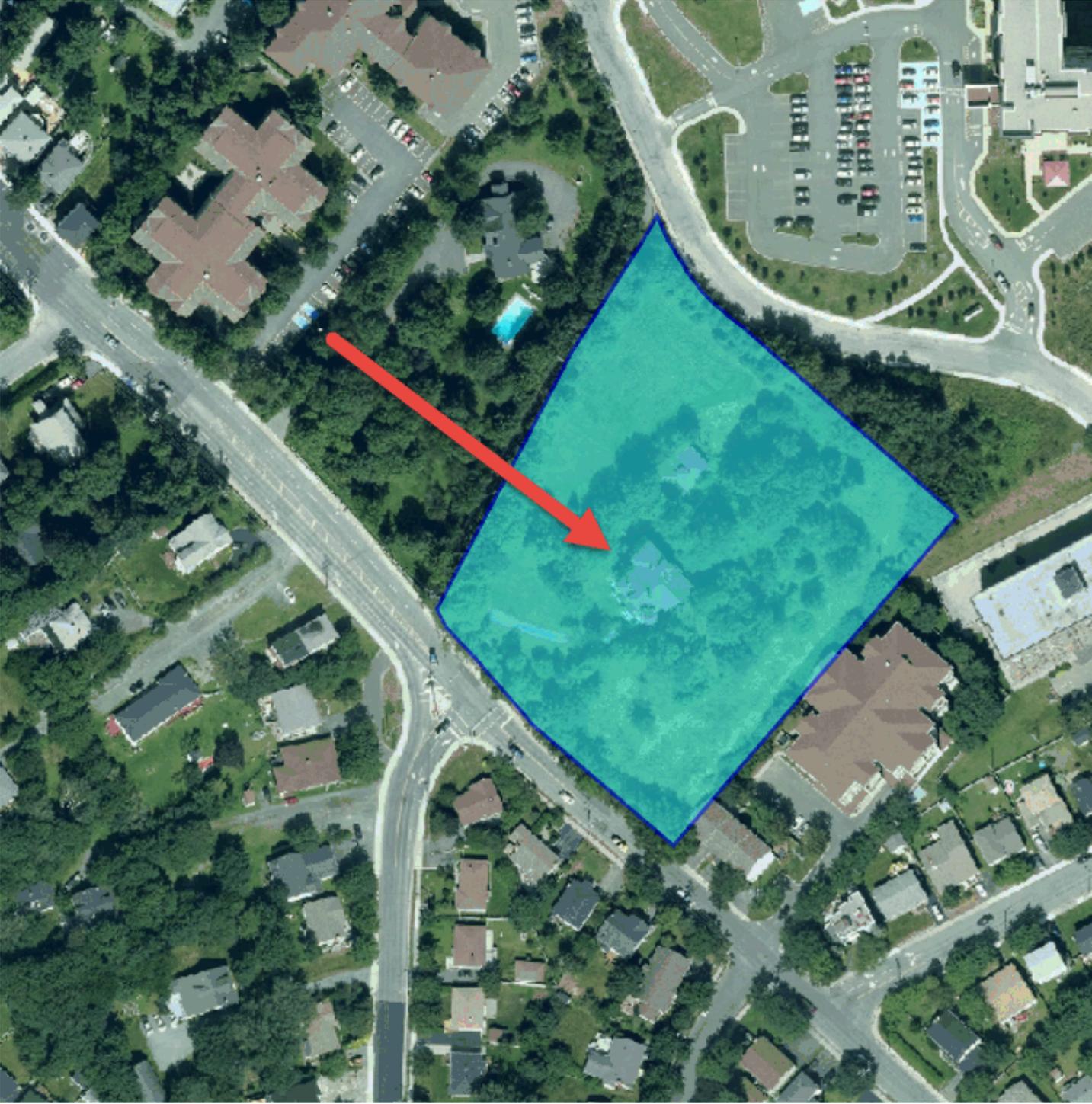
355 (8) Where a by-law referred to in subsection (7) is not enacted within the period of 90 days, then the permit may be issued subject to compliance with the relevant provisions of this Act and by-laws.



Bryn Mawr (154 New Cove Road, St. John's)

Exterior view of side and front facade

2004 Heritage Foundation of Newfoundland and Labrador



BRYN MAWR REGISTERED HERITAGE STRUCTURE



Bryn Mawr (154 New Cove Road, St. John's)

Exterior view of side and front facade

2004 Heritage Foundation of Newfoundland and Labrador



Statement of Significance

Formal Recognition Type

Registered Heritage Structure

Description of Historic Place

Bryn Mawr is a two and half storey wooden Queen Anne style house built in 1907. Located at 154 New Cove Road in St. John's, the designation is confined to the footprint of the building.

Heritage Value

Bryn Mawr has been designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador because of its aesthetic and historical value.

Bryn Mawr has aesthetic value as it is a fine example of a Queen Anne country house. Its asymmetrical facade results from a seemingly random placement of towers, gables, dormers, bays and window openings, all elements typical of Queen Anne design. Features such as the richly decorated eaves and porch and the use of various types of exterior sheathing and windows also conform to Queen Anne style. The harmonious use of these elements bear witness to the superior craftsmanship of architect William F. Butler. He is most well known for his elaborate residential designs commissioned by the elite of St. John's. As a country home, Bryn Mawr may not be as eclectic as city houses designed by Butler but is nonetheless a unique expression of his creative impulses.

Bryn Mawr has historical value because of its association with successful St. John's businessman James Baird. Born in Scotland in 1828, Baird came to Newfoundland in 1844 and about ten years later started an importing business which grew into one of the largest mercantile and fish exporting operations in the colony. That the elegant Bryn Mawr was built as a summer home for Baird and his family speaks to the affluence of the merchant class in early twentieth century Newfoundland.

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's - Bryn Mawr - FPT 1468"

Character Defining Elements

- mid pitch roof;
- number of storeys;
- exterior wall sheathing including fish scale, horizontal narrow clapboard, clapboard on bias and flat board inset wooden panels;
- corner boards;
- original form, scale, massing and placement of polygonal tower;
- crenellation on tower;
- original form, scale, massing and placement of wrap-around porch;
- columns on porch;
- pediment over front door;
- brackets on eaves and porch;
- size, style, trim and placement of windows and associated transoms, and sidelights;
- size, style, trim and placement of exterior doors and associated transoms, and sidelights;
- size, style, trim and placement of bay windows;
- dormer size, style and placement;
- dormer window size, style and placement;
- chimney style and placement;
- dimension, location and orientation of building;
- association with James Baird.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	154 New Cove Road
Construction	1907 - 1907
Architect	William F. Butler
Builder	Butler and MacDonald
Style	Queen Anne
Building Plan	Square

Bryn Mawr (154 New Cove Road, St. John's)

Bryn Mawr in Welsh means "big hill," and is the name of the house located on top of a hill off New Cove Road. It has a spectacular view of the surrounding area, especially of Signal Hill to the southeast.



© 2004 Heritage Foundation of Newfoundland and Labrador

Bryn Mawr, also known as Baird's Cottage, was built in 1907 by prominent local businessman James C. Baird. Born in Scotland in 1828, Baird came to Newfoundland in 1844 to work as a draper's assistant. In 1853 he started his own business with his brother, focussing on imports and draperies. Through a series of partnerships, Baird was also involved in a number of different businesses, including groceries, wines, spirits and supplies for the fisheries. James Baird Limited eventually grew into one of the largest mercantile and fish exporting operations in the colony.

In 1907 Baird purchased a 7.5 acre plot of land along what is now New Cove Road. He tore down an existing house, and built the present structure, a fine example of a Queen Anne country house. Its asymmetrical facade results from a seemingly random placement of towers, gables, dormers, bays and window openings, all elements typical of Queen Anne design. Features such as the richly decorated eaves and porch, and the use of various types of exterior sheathing and windows, also conform to Queen Anne style. The glasswork is also impressive, with leaded cut glass in the vestibule, along with stained-glass in other parts of the house.

The harmonious use of these elements bears witness to the superior craftsmanship of architect William F. Butler. He is best known for his elaborate residential designs commissioned by the elite of St. John's. As a country home, Bryn Mawr may not be as eclectic as city houses designed by Butler but is nonetheless a unique expression of his creative impulses.

The house existed as a summer home and residence for the Baird family for decades. Around 1970 the property was sold to local businessman Jim Steinhauer. The amount of land surrounding the house has diminished over time to 4.5 acres,

as the city expanded around the property. While no longer on the outskirts of St. John's, the property nonetheless evokes the spirit of a country retreat. The house is still owned by the Steinhauer family and remains a private residence.

Bryn Mawr was recognised as a Registered Heritage Structure in September 1993.

Registered Heritage Structures (rhs-table-of-contents.php)

Image and article updated July, 2004

Registered Heritage Structures Bibliography (bibliography-rhs.php)

Related Subjects

Registered Heritage Structures	Architecture
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