

May 16, 2019

Re: Wilson Walk Development Proposal

Dear Mayor and Council,

Our proposal for 'Wilson Walk' reflects the diversity, people, and housing in the Vic West neighborhood, while increasing the range of housing choices and meeting the growing need for ground-oriented housing. We started with a single bare lot in 2016. As the neighborhood plan evolved, including requirements for ground-oriented living, our team found ways to acquire additional property to meet land and policy requirements for townhomes within the May 2018 Vic West Neighborhood plan (VWNP) and the 2012 Official Community Plan (OCP). We are excited to have a proposal incorporating much needed housing (including below market housing), on a multi model transportation site location which promotes a reduction of car use and therefore sustainability, with diverse unit and sizes from bachelor to 3 bedrooms. Smaller units will sell at a very entry level price and offer attainable ground-oriented alternatives for apartment living and **3, 2 Bedroom 2.5 Bathroom Townhomes with a housing agreement to be sold at 15% below market value in Perpetuity. (Using Aryze S 219 housing agreement)**

Description of the proposal Summary

1. Change in land use from R2 to a spot rezone allowing for 2 rows of townhomes
2. Density request is .73 which is under the allowable .85 for 2 rows of townhomes in the neighborhood plan, and the 1.1 under the OCP, therefore we are not asking for bonus density.
3. Meeting height requirements in the VWNP
4. Ownership of 34 Strata Units
 - a. **3, 2 Bedroom 2.5 Bathroom Townhomes with a housing agreement to be sold at 15% below market value in Perpetuity. (Using Aryze S 219 housing agreement)**
 - b. 12 Bachelor units
 - c. 12, 2 Bedroom 2.5 Bathroom Townhomes
 - d. 3, 2 Bedroom 2.5 Bathroom Townhomes
 - e. 6, 3 bedroom 1.5 Bathroom Townhomes
 - f. 1, 3 Bedroom 2.5 Bathroom Townhomes
5. Voluntarily working towards step 4 of the new energy code

Need and Demand

As stated in both the VWNP and Victoria OCP, Victoria needs an additional 2000 new housing units a year to keep up with growing demand. The current zoning allows for duplexes which would only provide 8 units across the current site, and would need to be luxury to make the project viable based on purchase prices from former property owners. The requested density from .5 to .73 in this housing typology will assist in meeting a demand that the current density will not allow. R-2 allows for 8 units on 4 sites, to assembled 4 site lot, with two rows of townhomes and 34 total new units.

Amenity Contributions

1. The sidewalks and boulevards on both the Wilson and Alston frontages will be completely replaced. We will be replanting that boulevard with city approved tree's (we are hoping for something edible), along with meeting one of the key community concerns of safety by adding a sidewalk on Alston.
2. The City has captured a right of way on the Alston property allowing for future expansion.
3. **We are proposing to provide 3, 2 bedroom 2.5 bathroom units at 15% below market value in perpetuity with a covenanted housing agreement.**

Project Benefits

Our proposal reflects the deep appreciation of older residential areas with low scale housing, green spaces and character in the building type and style, while introducing additional density in an appropriate urban-to-single family home transition area. Most current development in Victoria is apartment style density. There are very few options for citizens who want ground-oriented homes but cannot afford single-family housing. (In a January 20, 2019 article in the Huffington Post says average family income required for a single-family home in Victoria is \$149,000 (see https://www.huffingtonpost.ca/2019/01/20/10-charts-canadian-housing_a_23647609/). We chose townhomes instead of a multiplex because of the livability, ground entry structures which provide exterior living space for each unit with a maximum of 2 shared side walls, instead of walls, floors, and ceilings. This type of development encourages community through walkways and public spaces between units. The interior courtyard space is possible because of the incorporation of underground parking. Adding a sidewalk on Alston is a much-needed safety requirement for the public walking to and from the westside village, local parks, and from downtown into Vic West. The Wilson boulevard upgrade helps meet the desire for urban forestry by pushing the tree locations and boulevard next to the street, buffering the sidewalk and development. The buildings are designed to look like duplexes from the staggered entry points with shared stairs and entry vestibules.

The site location boasts the most significant environmental impact on city sustainability objectives, as the walk score is 84, with Westside village only a 2 minutes away. The project is incorporating both a modo Car share with 34 lifetime memberships, and a bike share program through TAP bike which means owners do not need to own a bike. The proposal is meeting transportation requirements to provide **42 weatherproof long term spots plus 4 cargo spots, in addition to 20 short term biking spots**. There are two bus stops within a 4 minute walk. These multi model transportation options produce an environment that is not car-centric, therefore promoting sustainability by design. Underground parking will be EV ready and the development will be solar ready. As developers, we strive to design and build 100+ year homes. This means developing styles and finishes that are timeless. Our exterior finishes include full size brick, stucco, shingles and lap siding. An example of an interior sustainable finish choice includes locally quarried (Tahsis) marble countertops to avoid the carbon footprint of importing stone commonly used from off-shore. We build to last. 3 Bedroom units on the north side of the development will all have 7.5m rear, fully fenced back yards which provide privacy for play

space and gardening that homeowners desire, in addition to the 4-minute walk to waterfront pathways, local play, dog, and skate parks.

Neighborhood

Wilson Walk incorporates both flat roof style buildings reflected in the heritage of the area, with complimentary gable roof homes. Exterior finishes are reflective of the neighborhood that will be both timeless in design, and durable. The site sits adjacent to the West Side Urban Village within a 2-minute walk, and 4 minutes to local parks, playgrounds, and services. (See attached Walkability Map Appendix 3). There are two transit routes within a 4-minute walk, and cycling connection to the galloping goose trail within 2-minutes. Most of the properties around the proposed site are zoned duplex, with several illegal tri plexes and small apartment buildings. It is a highly desirable location to add medium density in a ground-oriented form, opposed to a multiplex or small apartment building.

Impacts

Wilson Walk will bring more people into the area responding to the need for two- & three-bedroom units for families. The current structures are tired, illegally split with no fire separation and some black Mould; they do not add aesthetically or functionally to the neighborhood. This development will bring vibrancy and a new standard for design and durability to the area, enhancing the feel and energy that make neighborhoods desired and highly livable.

Underground parking achieves more exterior living space, and moves cars off the street, which further promotes personal engagement as people journey from the public to the community, and then to private space. Areas for edible landscape provide opportunities for community engagement. Duplex structures could be sited within 10.3m from the rear property line vs 7.5m, and side setbacks meet R-2. The sun study shows minimal impact on rear, and the remaining side property, with more sun in summer than current impact of existing homes. We have considered window placements (we removed windows on the west side based on discussion with neighbors) and have been in communication with rear neighbors regarding trees and foliage that will provide further screening than what is in place currently to their rear properties, and for our units. A variance request is being made for fence height in the rear requested by the neighbors allowing for a 6' fence on top of the proposed retaining wall of 2'-3' on our site.

Government Policies

Our Proposal meets design, functional, affordable, and sustainable interests outlined in the Neighborhood and OCP along with:

Design and development permit guidelines

1. Achieve more open green space and community feel by adding underground parking
2. Neighborhood Plan Goals-Chapter 6/7
 - a. Encourage a mix of housing sizes, costs, tenures and types
 - b. Create more affordable housing

- c. Showcase new, innovative housing types
 - d. Urban Villages Support new housing within a 5-minute walk of urban villages- chapter 7
- 3. VWNP, Page 10, Vic West celebrates the diversity of people and housing in the neighbourhood. There is also a deep appreciation of the older residential areas, with their low-scale housing, green spaces and eclectic character. The community wants to see this character maintained, while increasing the range of housing choices and improving affordability.
- 4. VWNP, Page 10, There is an opportunity to add more housing along Vic West's transit routes.
- 5. VWNP, Page 52, 4.22.4. In Small and Large Urban Village areas and other new multi-unit developments, add new street trees where possible as part of public realm improvements.
- 6. VWNP, Page 60, 6.1.2. The location, siting and design of new development should consider the view corridor identified from Catherine Street at Edward Street, to maximize views of the Olympic Mountains.
- 7. VWNP, Page 61, 6.2.5. Ground-level units are encouraged to contain individual entries and semi-private open spaces (e.g. porches or patios) facing the street, especially along local and collector streets, to reinforce the sense of neighbourliness.
- 8. VWNP, Page 61, 6.2.6. Development adjacent to lower-density residential uses should sensitively transition through massing, design, setbacks and landscape that minimizes shading and overlook and provides for building separation and privacy.
- 9. Development within the Traditional Residential areas is intended to:
 - a. provide a range of ground-oriented forms of housing appropriate to lot size and context
 - b. support additional ownership and rental opportunities for different household sizes
 - c. support street trees and the urban forest with planting spaces on private lands and public boulevards
- 10. VWNP, Page 61, 6.2.3. Minimize the impacts of off-street parking on the quality of site designs and the pedestrian environment. Underground or enclosed parking is strongly encouraged.
- 11. VWNP, Page 61, 6.2.8. The siting and access of new development should provide opportunities to create sufficient boulevard planting space for at least medium-sized canopy trees.
- 12. VWNP, Page 61, 6.2.9. Include landscape and on-site open spaces that contribute to urban forest objectives, provide environmental benefits, and support sociability and livability. Where a pattern of landscaped yards adjacent to streets exists, this pattern should be continued
- 13. VWNP, Page 61, 6.2.6. Development adjacent to lower-density residential uses should sensitively transition through massing, design, setbacks and landscape that minimizes shading and overlook and provides for building separation and privacy.
- 14. VWNP, Page 66, Building Siting Intent 6.7.1. Support front setbacks consistent with the variety of modest front setbacks found in Vic West, with sufficient space for landscape

and respect for existing patterns along the street (generally 3.5 - 6 metres) rear yards compatible with Vic West.

15. VWNP, Page 66,-Considerations for Residential Infill: building height In sub-areas 6-9: For buildings fronting onto a public street, buildings of up to 2.5 storeys (up to approx. 7.6 - 8.2 metres) may be considered for infill housing (see Fig. 15).
16. VWNP, Page 68, 6.9. Form and Character Objectives for Traditional Residential Housing
17. Page 68 6.9.1. To achieve street-fronting buildings which present a friendly face to the street
18. VWNP, Page 68, 6.9.6. To encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units.
19. VWNP, Page 68, 6.9.7. To support livability and access to usable outdoor space for individual living units
20. VWNP, Page 68, 6.9.8. To encourage site planning which results in rear yards whose appearance is dominated by landscape, not by parking, and which accommodate tree planting space.
21. VWNP, Page 68, For townhouses in more than one row, a rear setback of at least 7.5 metres is desired.
22. VWNP, Page 68, 6.13.3. Density: Up to 0.85 FSR in all other sub-areas 6.13.4. Specific Guidance
23. VWNP, Page 68, 6.13.2. Site Requirements for two rows of townhomes: On lots with a minimum width of 30 metres (100 ft) and a minimum depth of 39.5 metres (130 feet).
24. VWNP, Page 69, 6.9.2. To support site design, location of infra- structure and drive aisle access which accommodates front yard landscape and boulevard planting of at least medium-sized canopy trees. Boulevards are one of the primary opportunities to maintain and enhance the urban forest in Vic West.
25. VWNP, Page 71, 6.13. Townhouses – More than one row Intent: To provide more ground-oriented housing with access to on-site open space, as an alternative to single detached homes. Support more than one row of townhouses on larger lots where the desired design qualities can be accommodated.

Functional

1. Meet the need for more housing:
 - a. VWNP, Page 26, Within 20-25 years 50% of the 20,000 people projected to move to Victoria will be housed in Victoria and Vic west, 40% within 5 min of large urban villages.
2. Support Affordable housing through:
 - a. Multiple kinds of units
 - i. **3, 2 Bedroom 2.5 Bathroom Townhomes with a housing agreement to be sold at 15% below market value in Perpetuity. (Using Aryze S 219 housing agreement)**
 - ii. 12, 2 Bedroom 2.5 Bathroom Townhomes
 - iii. 12 Bachelor units
 - iv. 6, 3 bedroom 1.5 Bathroom Townhomes
 - v. 1, 3 Bedroom 2.5 Bathroom Townhomes

- b. 2 Minute walking proximity to the west village
 - c. 2 Minute Bike to the Galloping Goose
 - d. 5 minute walk to 2 Transit stops
 - e. Higher density and therefore lower cost base
 - f. Meeting transportation requirements to provide 42 weatherproof long term spots plus 4 cargo spots, in addition to 20 short term biking spots
 - g. A Modo car share and 34 lifetime memberships for the strata
- 3. VWNP and OCP policy for two rows of townhomes
 - a. 7.5 meter rear setback, side setbacks, front building setback
 - b. 8.2 meter height requirement within 2.5 storeys
 - c. .73 for density where the NP allows for .85 and OCP allows bonus up to 1:1.
- 4. Only 5% of new buildings are ground oriented, proposal provides much needed “missing middle density”.
- 5. 3, 2 Bedroom townhomes sold at 15% below market in perpetuity with a housing agreement.
- 6. Transit Study identified the development parking requirements as 29 spots. 23 are provided underground with one surface car share spot and the remaining 4 requirements being made up through the TDM measures of additional bike parking, Bike share on site, and a Modo car share along with 34 Lifetime memberships.
- 7. Schedule c, and Page 38 of VWNP, Supporting the reduction of car dependency, utilize better bicycle parking opportunities, car sharing, and bike sharing.
- 8. VWNP, 6.7.2. Support side setbacks consistent with the rhythm of homes facing the street (generally 1.5 metres). For units that do not front onto a public street (e.g. a second row of townhouses), greater side setbacks are desired, depending on the height of the side elevation. For a second row of townhouses, where permitted, a minimum side setback of 4 metres is desired.

Safety Security

Notes from the landscape Architect in regards to CEPTED

- 1. There is a garden area planned on the North side of the driveway as well to add privacy and separation from the street. A mixture of lower evergreen and deciduous plant material is planned to be used here. Landscape maintenance staff will be able to access the gated rear yards here as well.
- 2. The main corridor in between the building is also lined with two types of paving indicating a distinction between public and private space.
- 3. The front patio areas along Wilson will be raised and will be separated from the main city sidewalk with landscaping material.
- 4. Each of the individual homes (blocks) will have soffit or sconce lighting that illuminates the front and side of the buildings.
- 5. We have indicated some locations for external seating (benches) in this project as well, for mini gathering space or resting areas.

Transportation

Neighbors have concerns of how the parking demand will be satisfied. They have suggested they would like larger units, more parking, and less traffic. As we asked further questions about traffic it seems that traffic issues are an existing item with shortcutting from the local hardware store visits, and backups from the Wilson/Bay intersection at peak hours. As you can see in the transit study, there will be minimal to no additional impact to any traffic flow on Alston, or Edward. We are proposing to meet the car parking demand in addition to offering an on-site car share and incentives for multi-modal transportation options, which translates into a reduced need for cars.

See attached report from Urban systems on parking demand for this proposal. As our proposal includes a new housing typology to help meet demand, it does not fit neatly into schedule C. Staff suggested we have a transit study completed to identify demand. The demand has been identified at 36 spots. 23 of the spots are captured in underground parking, three surface spots one of which is a confirmed MODO car share location (with 34 confirmed lifetime memberships), with the remainder of demand being covered by the TDM measures of 42 weatherproof long-term spots plus 4 cargo spots, in addition to 20 short-term biking spots.

Heritage

The building at **220 Wilson**, which the Heritage Society has suggested had some heritage value, has not been maintained over the years and is in poor condition. It does not meet current code.

Heritage has asked that we consider voluntarily moving and designating the building to heritage status. There are many barriers we have encountered in regards to this request.

First, there has not been interest from outside parties, despite marketing it through Nickel Bros. since January, see attached appendix.

We engaged an engineer to do an assessment of the structure and it was deemed in need of significant structural upgrades (as outlined in attached letter from RJC) to endure even a one-time move, adding a time pressure to finding an interested party and suitable lot to accommodate the home.

We have figured that considering current land cost, structural work, bringing the property to code, moving cost and fees the sell price for the home in a new location would be north of 1.98M as a break-even point. The numbers on this fall below requirements for acceptable CAP rates to anyone looking to take it on as a business venture. (figures attached)

A local neighbor who initially showed interest and walked down the path of working with planning to see if relaxations could be made to accommodate the home on a non-conforming lot, decided the project would be too large for him to undertake.

We contacted 5 local developers to offer it and there was no interest.

We, with our current proposal in the works, cannot undertake the financial requirements to moving/restoring this property and making it a viable development project.

The property at **240/242 Wilson** has been actively marketed through Nickel Bros for sale (\$1). The renovations, poorly done, have created issues of rot and the tenants have caused damage both inside and out. We would be willing to contribute to amount of proposed salvage/demo (25K) to any party interested in moving this building.

208/210 Wilson will be salvaged and then demolished. It was reviewed by Nickel Bros. and deemed to be of no value.

See Appendix for backup information.

Tenant Assistance Program

208/210 Wilson are currently owner occupied and therefore, do not come under the TAP.

220 Wilson is an illegal 5-plex with varying units. The TAP is attached. There is a unit that has not had hydro for 12yrs and is used as storage only. We have just received an environmental report which indicates the presence of Black Mould and air quality issues from the amount of rat feces. We are in the process of discuss with that tenant on next steps.

240/242 Wilson is a duplex. The former owners daughter is occupying one of the units and the sales agreement notes that they will vacate once demolition permits are issued. The other unit will be occupied by a family member.

Infrastructure

There is adequate public infrastructure and services to meet the proposal. As stated previously we will be upgrading sidewalks and boulevards on Wilson and Alston, in addition to any water, sewer and storm connection requirements.

Green building features

As developers and citizens we strive to move our city forward in what we build and how we build it. We are striving to achieve step 4 of the new energy code. We achieve this through being intentional about everything from site selection to what we build. Below are some examples of how this project achieves environmental goals of the municipality as well as ourselves:

1. Site- it is walkable, bike able, and within 4 minutes of 2 transit routes.
2. Walkability score of 84, which is the 4th highest in the city
3. Durable and timeless exterior treatments-full brick, stucco, shingle, and clapboard
4. Exterior massing and Design that has a timeless look and feel while protecting thermal bridging issues.
5. Diverse unit make up: Bachelor to 3 bedroom units

6. Local Marble Countertops (you can undo all sustainability choices just by installing imported granite) fsc certified lumber, fsc certified hardwood, domestic plywood for millwork.
7. Achieve step 4 of energy code and work towards step 5 (HRV in every unit, super insulated building assemblies, incredibly tight building envelopes, durable materials)
8. EV ready underground parking
9. Modo care share spot with EV
10. Edible landscape considerations for boulevard tree's and community space.
11. Bike Share with Tap Bike
12. Drought tolerant landscape, edible/productive aspects of landscape, shade trees
13. 22 larger units future proofed for solar PV installation

“Fully 18% of emissions will be reduced if we make half our trips by walking and cycling and a quarter of our trips by transit.” -Lisa Helps, Times Colonist

Neighborhood Consultation

We started talking to the neighbors in October. Since October we distributed 47 letters of invitation for more information, 33 meetings on doorsteps and in homes to hear the neighbors feedback, and wrote and responded to 41 emails from those neighbors (**See Appendix 1**). In addition, on November 20 we were set to have the informal meeting with the land use committee where accidentally a notification was sent to the community. This resulted in about 20 people showing up, many of whom I had guaranteed I would keep them informed of the process. As you can imagine this did not seem like I was being straightforward. After that meeting, Sean Dance and one other Land Use member commented that they thought we did a good job of fielding the initial negative energy and addressing all concerns. The upside was we heard an additional round of community feedback. From that meeting, we adjusted our plans, which allowed extra footage to incorporate and convert 7 of the units from 2 to 3 bedrooms, responding to the neighbors desires for more family sized offerings. We offered to work with Edward neighbors to incorporate real-time impact of their views by taking photos from their homes and siting them into our model. We commissioned a transit study to look at the actual traffic impact, including additional scope of parking demand for the development because of the introduction of a new housing typology of rental units within a strata townhome making the site not fit neatly within the schedule C parking bylaw. Between November 20 and January 22 we continued to visit households that were interested to provide updated design and impact tools, including images taken from rear decks and balconies on the 214, 222, 224, 228, and 230 Edward where we super imposed the proposed development to look at privacy and height questions. As communicated to the neighbors, we have a mutual interest in creating privacy between our project and their properties through design and use of mature landscape. Rear neighbor, Ross Harry asked if we could propose a height variance for the rear fence (their properties are at higher grade and they wanted a full 6ft fence at their property height) which we have included in our proposal. On January 22 we held the official CALUC meeting and presented the revised proposal and traffic study. Most of the questions revolved around parking for the development, and what the transportation department at the city would be

doing with parking on Alston and Wilson. The traffic and proposed parking demand is addressed in the attached study.

Affordability

This proposal is affordable by design of multi styles of units, and **3, 2 Bedroom Townhomes offered at 15% below market value in perpetuity with a housing agreement**. The variety of units provides diverse options, and also the smaller units will be on the market at a very attainable level. We believe in and are passionate about creating happier cities. As this is our first larger development and we did not want additional density because the housing typology that fits best here is ground oriented, we had not planned on this project including affordability as outlined in the previous density bonus program. This was also not a requirement until November 22. We are not asking for bonus density and had purchased the 4th property at a significant premium before the November 22 meeting which essentially changed the goal posts on us. The biggest issue for us as small developers is that the goal posts were moved without any grace period or consideration for the development process even with professional consultation from Corialas suggesting grace periods of 6-12 months because developers purchase property based on current policy (which we did).

The proposal was developed within the parameters outlined in the relevant material and consultation with staff. We had multiple meetings from May 2018-the end of October 2018 to confirm requirements. The fourth lot in our development was purchased based on the final meeting in October. At a premium, we purchased this lot in good faith on current policy. A month later we were informed by staff they needed to negotiate affordability into the project based on a draft policy. I understand that council are not experts in land economics and therefore rely on staff, who engage and rely on professional consultants. I have read the professional consultant report produced by Corialas which was the basis for the bonus density program. I have also had several in depth conversations with Blair Erb the consulting expert. Both he and the report note:

1. Developers purchase property based on current policy and therefore any changes to policy require a grace period 6 months to a year, not just for current applications, as land is purchased before application in most cases.
2. Density bonus should not be applied to traditional residential because the project becomes non financially viable. This is defined in two ways
 - a. Land Lift Analysis-see attached **Appendix 5** with construction rates, and sell price holding to a 13% profit there is no possible way to show a positive land lift.
 - b. Bank Lending-Banks will not lend to projects unless they show 15-20% profit. We have found a lender that will support this project in our proposed configuration.

Based on meetings with staff, Mayor and Councillors we have made adjustments to the current proposal to make the best use of the land within what council is trying to achieve. We have 34 total strata units made up of the following:

- 12 Bachelor Suites
- 12 2 Bedroom 2.5 bathrooms
- 3 2 Bedroom 2.5 bathrooms sold under the Aryze housing agreement at 15% below market**
- 6 3 Bedroom 1.5 bathrooms
- 1 3 Bedroom 2.5 Bathrooms

Requested Variances

We have 4 requested Variances to policy in our proposal

1. Fencing height to 6' above the rear retaining wall which will be between 2-3 feet high making the wall and fence height 8-9 feet from the development side. This was requested by the rear neighbors on Edward.
2. Projection of the front stairs into the front setback. The building face meets the front setback requirement, it is just the stairs that will project into it.
3. Side setback for the rear building set at the current building setback of 2.9m
4. Parking Variance from the 36 spots required per attached transit study, to 24 spots. The additional demand of 4 spots to be made up through the TDM measures of additional underground locked and secured bike parking with cargo bike stalls, Bike share on site through tap bike, and a Modo car share along with 34 Lifetime memberships.

Conclusion

We are a small town developer that is both passionate and convicted about the projects we undertake with the goal of creating happier cities through housing that we, the neighborhood, and the city are truly proud of. We strongly believe in this project and think it ideal for the Neighborhood of Vic West and look forward to the anticipated approval of this great project, "Wilson Walk".

Sincerely
Citizen Design Build Team

Appendix 1 Neighborhood Consultation

Dropped Letter to Neighbors within 100m of the proposed site. See Map for location drops

Dear Neighbor,

We are sorry we missed you today.

We are very excited to be implementing the May 2018 Adopted Victoria West Community plan. The design process has started for a multifamily site on Wilson street between Alston and Catherine.

As you may know in regards to land use, the Vic West Neighborhood plan outlines the desire to add housing that fits within the area. In specific the map on page 64 of that document shows areas open to high, medium, and lower density.

You can find the information on this area on page 65-74 of the Vic West neighborhood plan which is on the city of Victoria website, or just google search "Vic West Neighborhood plan".

Area 6 of the plan is where the lots between Alston and Catherine are located which is open to medium density of up to .85 floor space ratio, two rows of townhomes with lots wider than 30 meters, and 2.5 stories that do not exceed 7.6-8.2 meters. The design favors green-space instead of surface parking, buildings fronting the street instead of driveways, homes closer to transportation, homes within a 5 minute walk of urban villages, new and innovative housing types. Your community plan is also trying to move the area to a more walkable and less car dependant community.

You may be familiar with the conversion of the house at 222/224 Edward street. This was one of our projects as was the conversion of the small church at 1620 fernwood. We are passionate about relevant architectural design which betters the look and feel of the neighborhood along with adding homes according to municipal policy.

The development process involves consultation with the community, city staff, Vic Wet Land Use Committee, and City Council. This process takes several months to a year depending on feedback of each group.

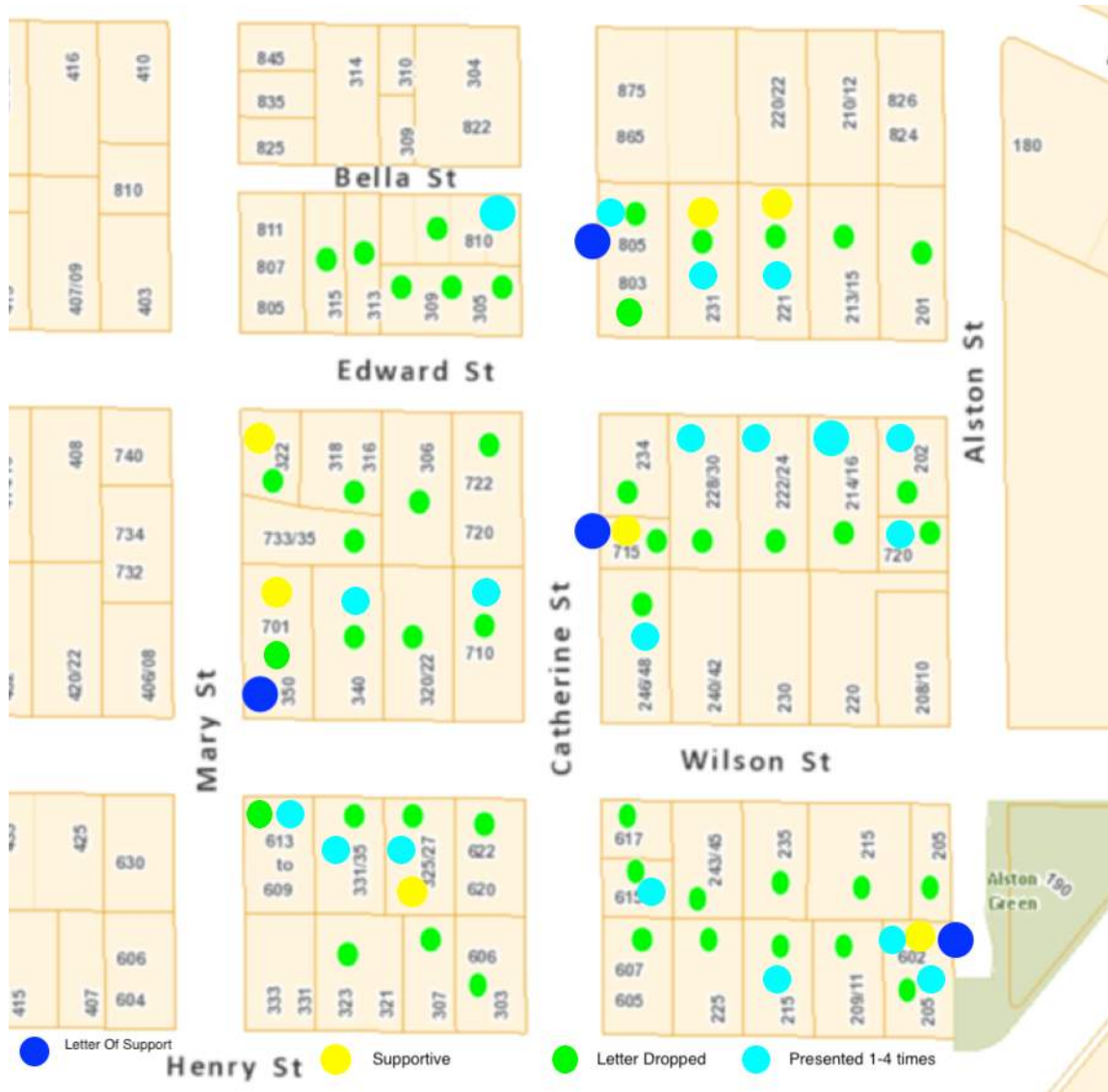
I would like the opportunity to share in detail the process we will be going through with the community and the city. It is important for us to understand the needs of the community and would therefore appreciate a few minutes to hear your thoughts.

Please give me a call, or send me an email at your earliest convenience.

I can be reached at 250-508-5303 Or jamiehubick@gmail.com

Sincerely Jamie Hubick

Neighborhood consultation Map



Neighborhood Consultation Records

Wilson Walk Neighborhood Consultation							Caluc Meetings		Letter of Support
Address	Name	Letter Drop	Meetings	Email	Sun Study	Perspectives	20-Nov	22-Jan	
248 Wilson Street	Reg and Cindy Janson	1	2	5	1	1	Yes	Yes	
228 Wilson Street	Jasper and Judith	1	2	5		1	Yes	No	
230 Wilson	Daniel Barton	1	2	2		1	Yes	No	
224 Edward	Eric and Laurel Regehr	1	3	4		1	Yes	Yes	
222 Edward	Ahmed and Ash Mumeni	1	1	6		1	Yes	Yes	
214 Edward	Ross and Megan Harrhy	1	1	3		1	Yes	Yes	
202 Edward	Giuseppe Martino	1	2	3			Yes	No	
201 Edward		1					No	No	
213 Edward	Mike	1					No	No	
305 Edward	Clemens and Shelia Rettich	1					No	Yes	Yes
309 Edward		1					No	No	
240/242 Edward		1					No	No	
617 Edward	Sam and Dave St. Claire	1	1				No	Yes	
228 Wilson Street	Kate	1	1	1			No	Yes	
230 Edward		1	1				No	No	
220 Edward		1					no	no	
202 Edward		2					no	no	
810 Catherine	Ocean market		1	1			no	no	
805 Catherine	Robin Levesque	1	1	1			No	No	Yes
803 Catherine		1					no	no	
234 Catherine	Fred		1				no	no	
715 Catherine	Daniel and Rebecca Murphy	1	1	2			no	Yes	Yes
617 Catherine	Alvon	1	1				no	no	
615 Catherine	Gwynn	1	1				no	no	
607 Catherine	John	1					no	no	
605 Catherine	David	1	1				no	no	
606 Catherine		1					no	no	
303 Henry	Linda and David	1					no	no	
225 Henry		1					no	no	
215 Henry	Solara and Taylor	1	2	2			Yes	No	
209/211 Henry		1					no	no	
205 Henry	Crystal	1	1				no	no	
602 Alston	Brian Ogilvie	1	1	2				Yes	Yes
202 Wilson		1	1				no	no	
215 Wilson		1					no	no	
235 Wilson	Matt	1					no	no	
243/245 Wilson		1					Yes	no	
710 Wilson		1	1				no	no	
320/322 Wilson		1					no	no	
340 Wilson	Nick	1					no	no	
350 Wilson	Andrew and Hether Gow	1	2	4			No	Yes	Yes
325/327 Wilson	Jim and Sandra	1	1	1			no	no	
331/335 Wilson	Louise	3	1				no	no	
613-609 Mary	Joanne	1	1				no	no	
715 Mary		1					no	no	
Total		46	34	41	1	6			

Letters of Support

As Of February 4, 2019 4 total letters will be sent to council from the community, Three are attached below.

602 Alston Street

Hello,

As a home owner in Vic West I would like to convey my support of the Wilson Walk project to you.

Having privately met with one of the developers and recently attended a local community meeting at the VWCA, I am hopeful you will approve the new development. I think it will contribute positively to the neighbourhood. Some of the reasons I support this development include:

1. 7 three bedroom units will be ready to accommodate young families
2. Bike parking goes above and beyond the requirement
3. The architectural design reflects the the area history in the shape and exterior finish of the buildings
4. The developer carefully reviewed the neighbourhood plan and kept the density, height and setbacks in line with requirements
5. The developer has been canvassing the neighborhood for over quite a few months to share the process, gather feedback and answer questions
6. I enjoyed hearing the results of the lengthy transit study that was commissioned

Thank you for your time!

Brian Ogilvie
602 Alston Street

805 Catherine Street

Hi Jamie. Thank you for dropping by my place to introduce yourself and the project you are working on in our neighbourhood. I really appreciate your effort to work with local residents to address any concerns they may have.

I think you have done a tremendous job with the design. I especially like the additional effort to conform with the neighbourhood plan and to introduce innovative concepts like a shared garden area.

Good luck, and I wish you all the best.

Robin Levesque
805 Catherine Street

... helping organizations co-create positive leadership at every level

403.458.6611

www.robinlevesque.com

From: Daniel Murphy
Sent: Thursday, January 31, 2019 12:14:13 PM
To: mayorandcouncil@victoria.ca
Cc: landuse@victoriawest.ca
Subject: 208-242 Wilson St

To Whom It May Concern,

After taking some time to consider the information presented at the Community Meeting regarding 208-242 Wilson St, on Jan 22, 2019, I feel compelled to voice my reflections.

The first revolves around the beneficial impact of increased density on local business. The commercial vacancy rate in Westside Village has long been a concern, and it seems logical that an increase in customer base would open opportunities for local businesses to succeed. It would also contribute to the ongoing success of local artisan storefronts, such as the Market Garden, Fry's, Spiral Café, Caffè Fantastico, Fol Epi, etc.

The second is that aesthetically, Vic West is in need of a major upgrade. The stretch of frontage that would be updated by the proposed development would go a long way to raising the bar for the 'look' of the community, boosting local pride and property value.

During the public meeting, I felt as though many potential positives were overshadowed by heavily-voiced concerns regarding traffic and parking considerations. I would hate to think that the personal motives of the few would shout down the quieter benefits for the community at large.

Thank you for taking the time to read, and I hope these points are conveyed to the council members during further review of this development application.

Daniel Murphy
Homeowner/Resident
Catherine St, Victoria West

From: Andrew Gow <agow@ualberta.ca>
Subject: Letter of support
Date: February 25, 2019 at 11:27:04 AM PST
To: Jamie Hubick <jamiehubick@gmail.com>

To whom it may concern:

I am writing in support of the residential redevelopment proposed for Wilson Street a block east of us (350 Wilson).

Residential densification improves retail density and encourages local diversity of services. This development will help further develop the “walking neighbourhood” (with all everyday services within five or ten minutes on foot) that Vic West is becoming by adding a substantial number of new customers for those services. Owners with a lot at stake in the health of a neighbourhood can often pay more attention to infrastructure issues around them than shorter-term tenants. That’s beneficial for everyone. But this development also has space for renters, almost as many as will be displaced by it.

While the development may propose fewer parking spaces than regulations otherwise stipulate, this is a densification project in a walking neighbourhood. Having previously lived in a building with limited parking in James Bay, I know from experience that people do in reality adjust to having one parking space or none, mainly by maintaining one car per family. This is not utopian in Vic West so close to a major shopping centre, bus lines, bike oaths, and downtown.

Sincerely,

Andrew Gow
350 Wilson St
Victoria, BC V9A 3G3

INTRODUCTION ABOUT US

CITIZEN

OUR APPROACH

Citizen is a design + build firm specializing in urban residential construction and commercial tenant improvements. Our mission is to offer excellence in client care, design + construction. We strive to be good citizens, always.

We love story. All people have a story; our land and buildings have a story too. Part of what we love to do is connect these narratives in meaningful ways with timeless + unique design. This could be done by re-purposing worn, beautiful timbers from an old barn or with an intuitive layout that reflects a user's lifestyle, current needs and future plans.

We value integrity. A solid relationship and reputation with our community is the lifeblood of our company. Working closely with our clients during every stage - design through completion - ensures we remain in step with variables, budget + time-frame.

PROJECT EXPERIENCE



Caledonia Street, Victoria

New build of a 6 unit residential building
Completed May 2017



Edward Street, Victoria

Conversion of Single Family Home into a Duplex
Completed June 2016

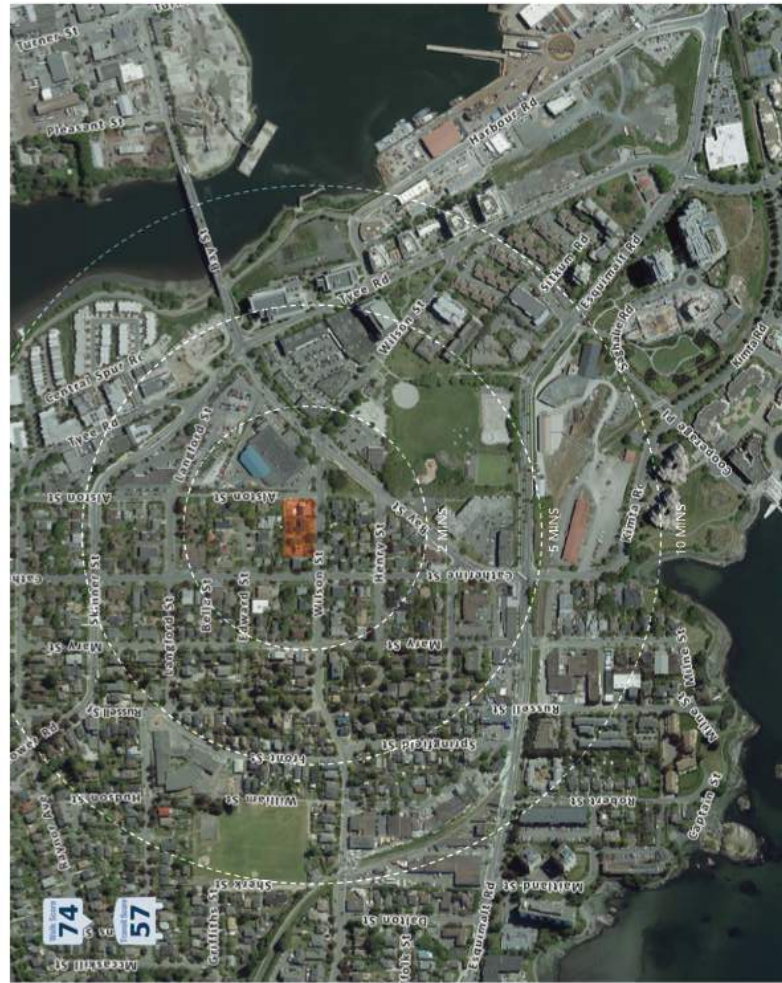


5th Street, Victoria

Single Family Home with Secondary Suite
Completed June 2017

WILSON WALK PROPOSAL

3



PROXIMITY TO LOCAL AMENITIES

2 Minute Walk

Local Market: coffee, organic groceries
Westside Village: grocery store, restaurants, coffeshops, amenities
Westside Park: dog park, skate park, playgrounds

5 Minute Walk

Galloping Goose trail access to Sooke, Sidney
Top Soil Urban Farming Market

10 Minute Walk

Vic West Community Centre
Spinakers Gastro Pub
Fry's Bakery
Barber Shop
Chicken on the Run
Lime Bay Park
Songhee's walkway-waterfront
Banfield Park

25 Minute Walk to Downtown Victoria



Appendix 4 1123461 LTD Signing Authority

RESOLUTIONS OF DIRECTORS OF

1123461 B.C. LTD.

(the "Company")

WHEREAS the Directors of the Company have appointed Jamie Hubick to act as an authorized signatory for the Company and to do on the Company's behalf what a Director can lawfully do and execute such documents as he may see fit.

BE IT RESOLVED that JAMIE HUBICK is hereby authorized and empowered on behalf of the Company to act as an authorized signatory for the Company.

BE IT FURTHER RESOLVED that JAMIE HUBICK shall not sign on behalf of the Company unless he has provided a copy of the document(s) to be signed to one of the Director's of the Company for review and has received their written approval to execute the same.

NOTICE OF MEETING WAIVED and Resolutions consented to.

DATED as of this 7th day of September, 2018.


Dale Johannesen


Geoff Reed

Appendix 5 Land Lift

Wilson Walk Land Lift Analysis-With 3, 2 Bedroom units @ 15% below market					
	<u>208/210</u>	<u>220</u>	<u>230</u>	<u>240/242</u>	<u>Totals</u>
Take assessed value and add about 25% as an "assembly cost".					
Assessed Values	\$ 860,000.00	\$ 743,000.00	\$550,000.00	\$ 660,000.00	\$ 2,813,000.00
Assembly Cost (25% of Assessed)	\$ 215,000.00	\$ 185,750.00	\$137,500.00	\$ 165,000.00	\$ 703,250.00
Value under Existing Zoning	\$1,075,000.00	\$ 928,750.00	\$687,500.00	\$ 825,000.00	\$ 3,516,250.00
Rezoned Value					<u>Assessed</u>
Sale of Strata Units (34)	Square Feet	29,716	Price/sqft	\$ 650.00	\$19,315,400.00
Total Gross Proceeds					\$19,315,400.00
	Selling Commission				\$ (500,000.00)
	GST of Sale (5%)				\$ (919,780.95)
Net Proceeds from Sale					\$17,895,619.05
Project Costs					
Hard Build Costs - Strata	Square Feet	29,716	Price/sqft	\$ 250.00	\$ 7,429,000.00
Total Cost for 34 units					\$ 7,429,000.00
Parking					\$ 1,000,000.00
Total Hard Costs					\$ 8,429,000.00
Soft Costs (27% of Hard Costs)	27%				\$ 2,275,830.00
DCCs					\$ 150,000.00
Financing Cost - Land	2 years	6%			\$ 1,259,000.00
Financing Cost - Construction	1 year	6%			\$ 743,000.00
Total Project Costs					\$12,856,830.00
Rezoned Value before Profit Allowance					\$ 5,038,789.05
Profit Allowance (13% of Gross Proceeds)					\$ 2,897,310.00
Rezoned Value - Land Residual					\$ 2,141,479.05
Value under Existing Zoning					\$ 3,516,250.00
Land Lift					\$ (1,374,770.95)

Appendix 6 Heritage Backup

220 Wilson Move and Designate			
Date March 8, 2019	Option 1	Option 2	Comments
Months Carried	12	12	
Land Cost	\$ 900,000	\$ 1,032,000	
Build Cost	\$ 311,663	\$ 352,350	Insulation, structure, drywall, electrical/mechanical
Less Framing and Materials	\$ 60,680	\$ 45,988	Framing at 12 a square foot, and 25K in Materials
Build Cost Per Square	\$ 125	\$ 150	From basic to Heritage restoration
Move Cost	\$ 105,000	\$ 155,000	Move within a few Blocks
Total Cost-Land/Build/Carry	\$ 1,625,733	\$ 1,888,921	Includes carry Costs, realtor Fee's and GST
Sale Price	\$ 1,980,000	\$ 2,300,000	This is sale price for required Bank return of 20%
Regular Home Owner	\$ 1,813,138	\$ 2,117,138	If an individual was to take on the project no realtor/GST
Assumptions			
Moved within a few blocks			
25K from developer for move cost			
Basic renovation			
Heritage designation = less code requirements			

220/240 Wilson Voluntary Heritage Consideration	
Date	Comments
October 24, 2019	Spoke to Fred about possibly taking 220 Wilson, he said he might be interested (owner of 234 Catherine street)
January 10, 2019	Met Nickel Brothers on Site to review structures
January 15, 2019	Nickel Brothers started marketing the buildings
March 4, 2019	Met John Dam on site, he said no heritage value to 240 Wilson, perhaps some value for 220 Wilson
March 8, 2019	Met with Ray Berkley at the city and he suggested moving a house in 2020 will require Step 3 of code
March 9, 2019	John Dam sent clarification to head building inspector Calvin Gray asking if Heritage designation moots that condition
March 12, 2019	Allyn Dosen responded that heritage is special circumstance and and with no change of use, or additions step code does not apply
March 14, 2019	Meeting with Jim and Merinda regarding voluntary heritage considerations
	Followed up with Fred, owner of 234 Edward, he is not interested in selling, or taking 220 Wilson
	Made 3 other calls to other developers to ask if they had interest, all of whom had no interest
	Asked Nickel Brothers for move costs to 1468 Finlyasen, 3003 Shakespeare, and 945 Pembroke
March 15, 2019	Received leads of a non profit and one developer that might be interested in the homes

	Follow up with Aryze as they purchased the concert properties heritage homes
	Structural Review of the project by RJC, letter to follow
	Developer for Pembroke is not interested as they are pursuing other design
	Asked Neighbouring property to 220 Wilson if they were interested in the building, they said no
March 17, 2019	Sent House spec to Aryze on their request for consideration
March 18, 2019	Aryze Luke Mari said the house is too large for their purposes
March 19, 2019	Asked Garde Collins if he would be interested as he has some properties, but he is not interested, he suggested talking to the NRG, but the home cannot be moved over the bridge so that option is out
March 20, 2019	Meet with City of Victoria Calvin Grey, Roy and Allyn from City, they outlined the Building inspectors requirements for upgrade for a move within Victoria for a heritage designated building
	Interior suite separation upgraded to meet current fire and safety standards
	Exterior walls where exposed brought closer to code, in 2X4 wall use wool insulation and bring r-15
	Windows and doors not required to be changed, unless heritage required replacement, replacement would need to be wood windows
	Electrical and Plumbing to safety Standards
	Meet with Developer Cam Brown, and pitched the building, he was not interested and did not know of anyone who would want used, or heritage buildings
	Talked to Jim Connely from Nickel Brothers, He confirmed home could not be moved over the bridge and really would need to stay within Vic west, or barged to a water accessible site

April 18, 2019	Received Environmental report from EHS identifying some issues with black Mould in the property, we are currently investigating further
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Limited Hazardous Materials Investigation

220 Wilson Street, Victoria, BC



Prepared for

Citizen Design Build Inc.
jamiehubick@gmail.com

Island EHS Project #18969

April 2019



201 – 990 Hillside Avenue
Victoria, B.C. V8T 2A1
778-406-0933
www.islandehs.ca

Executive Summary

Island EHS was engaged by Citizen Design Build Inc. to carry out a non-destructive limited hazardous materials investigation at 220 Wilson Street, Victoria. This investigation was conducted prior to demolition or potential relocation of the building. The building was occupied at the time of the investigation. This investigation was carried out on March 27, 2019. This investigation is intended to identify the locations and types of hazardous materials that are present in the building.

The building is a two-storey wood framed residential structure with five suites and a basement. All accessible areas of the building were inspected. Invasive sampling was not carried out.

The following hazardous materials were reviewed:

Material	Description	Recommendation
Asbestos	Sheet vinyl flooring Duct tape and fibreboard	High risk work procedures Moderate risk work procedures
Lead	Lead containing paints are present on interior and exterior surfaces of the building	Personal protective equipment during demolition Lead exposure control plan Lead in air monitoring Recycle flashings
Silica	Assumed to be present in concrete, plaster, stucco, cement, brick and mortar	Personal protective equipment during demolition Silica exposure control plan
Mercury	Fluorescent light tubes and thermostats not observed	No action necessary
Hantavirus - Rodent Droppings	Rodent feces observed in Unit 3 and in the attic	Personal protective equipment Hantavirus exposure control program
Arsenic	Pressure treated wood not observed	No action necessary
Radioactive Materials	Smoke detectors observed	Remove for proper disposal
Mould	Mould identified on building materials in Unit 3 and Unit 1	Personal protective equipment during restoration and/or demolition
PCBs	Fluorescent light fixtures not observed	No action necessary
Ozone Depleting Substances	Older refrigerators present	Remove for recovery & disposal
Urea Formaldehyde Foam Insulation	None observed	No action necessary
Above Ground Storage Tanks (AGST)	None observed	No action necessary
Leachable Lead	Interior and exterior painted surface lead concentrations exceed the 100ppm threshold	Consult with waste disposal facility. Leachate testing may be required
Other Hazardous Materials	Fibreglass insulation	Personal protective equipment during demolition

Note: Renovation or demolition activities will require protective measures. Materials may be encountered during work activities that are not identified in this report. If this happens, work must stop in those areas until the materials are properly identified.

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1.0 Introduction

Island EHS was engaged by Citizen Design Build Inc. to carry out a non-destructive limited hazardous materials investigation at 220 Wilson Street, Victoria. This investigation was conducted prior to demolition or potential relocation of the building. The building was occupied at the time of the investigation. This investigation was carried out on March 27, 2019. This investigation is intended to identify the locations and types of hazardous materials that are present in the building.

The building is a two-storey wood framed residential structure with five suites and a basement. The interior walls and ceilings are finished with plaster, drywall, ceiling tiles and textured ceiling. The flooring is a combination of hardwood, sheet vinyl flooring, vinyl floor tile and carpet. Heat is provided by a forced air furnace. The attic is insulated with paper-backed fibreglass and cellulose. The exterior is finished with stucco siding and a tar shingle roof.

Visual identification of hazardous materials was carried out. Representative samples of building materials were collected for asbestos testing. Paint samples were collected for determination of lead content. Bulk samples of building materials were collected for the identification of fungal contamination.

2.0 Hazardous Materials

Hazardous materials are present in a large number of common building materials. These materials must be managed effectively to prevent exposure to workers and other persons, or they must be removed. In situations where work activities such as renovations and demolition will affect hazardous materials they must be removed prior to the start of work or appropriate control measures need to be implemented to ensure that workers are not exposed and contamination is not spread throughout the work and adjacent areas.

WorkSafeBC has established regulations regarding the handling and management of a number of hazardous materials along with guidelines for other hazardous materials. Other materials are regulated by environmental laws.

Materials that must comply with WorkSafeBC regulations include:

- | | |
|-------------|--------------------------|
| 1. Asbestos | 5. Hantavirus |
| 2. Lead | 6. Arsenic |
| 3. Silica | 7. Radioactive materials |
| 4. Mercury | |

Materials that WorkSafeBC has established guidelines for include:

1. Mould

Materials that must comply with environmental regulations:

- | | |
|-------------------------------|--------------------------------------|
| 1. Polychlorinated biphenyls | 4. Urea formaldehyde foam insulation |
| 2. Ozone depleting substances | 5. Fuel oil storage tanks |
| 3. Leachable metals | |

2.1 Materials Subject to WorkSafeBC Regulations

2.1.1 Asbestos

Asbestos is a very common component of building materials. Most asbestos containing materials went out of use in the early 1980s. However, WorkSafeBC has determined that buildings constructed up to 1990 may contain asbestos and must be inspected prior to the start of renovation or demolition activities.

Asbestos becomes a hazard when it is disturbed and airborne dust is created. Caution must be taken to ensure that asbestos containing materials are not disturbed. Asbestos exposure is known to have a number of health effects including asbestosis, lung cancer and mesothelioma.

Asbestos has been used in approximately 3000 manufactured products and is commonly found in residential structures in:

- Floor products (sheet flooring and floor tiles)
- Drywall filler compounds
- Plasters (usually in buildings constructed prior to 1930)
- Textured ceiling applications
- Duct tape (on heating system ducting and around forced air registers)
- Vermiculite

- Caulking and putties (on windows and doors and in levelling compounds)
- Cement products (siding and shingles as well as underground drainage pipes)
- Roofing felts and papers
- Pipe insulation (on piping, boilers and hot water tanks)

WorkSafeBC defines an asbestos containing material as one containing 0.5% or more asbestos by weight. Vermiculite is considered to be asbestos containing if any asbestos is present. WorkSafeBC has designated asbestos as an ALARA substance. This means that exposures to this material must be kept “as low as reasonably achievable”. Section 5.54 of the Occupational Health and Safety Regulation states that employers are required to develop and implement an exposure control plan when workers may be exposed to airborne concentrations of asbestos greater than 50% of the exposure limit.

All asbestos waste must be handled, transported and disposed of in accordance with current Ministry of Environment regulations.

2.1.2 Lead

Lead has been commonly used in paints and coatings. Coatings manufactured prior to 1970 are likely to contain high concentrations of lead. In the late 1970s, Canada restricted the concentration of lead in consumer paints to 5000 ppm. These restrictions did not apply to exterior paints. The acceptable level of lead in consumer paints was last reduced by the Federal government in 2010 to a concentration of 90 ppm. Lead can still be added to certain classes of paint, if the display panel carries a warning. Lead in paint concentration is not regulated when used in commercial or industrial worksites.

Lead becomes a hazard when painted surfaces are disturbed and airborne dust is created. Caution must be taken to ensure that lead containing materials are not disturbed. Lead exposure is known to have a number of health effects including damage to the central and peripheral nervous systems. It also affects the uptake of oxygen in the blood and can accumulate in bones. Lead is toxic to both male and female reproductive system and can have damaging effects to a developing fetus. Lead exposures can also occur when lead products are touched and lead contamination is ingested (eaten).

Lead is used in plumbing fixtures. Flashings and other products found on roofs may be made of pure lead. Lead has also been used in solders. This may be found on plumbing lines as well as on electrical equipment.

WorkSafeBC has designated lead as an ALARA substance. This means that exposures to this material must be kept “as low as reasonably achievable”. An employer must not permit workers to engage in a work activity or lead process that may expose workers to lead dust, fumes or mist unless a risk assessment has first been completed by a qualified person. If the risk assessment indicates potential for lead exposure, an exposure control plan meeting the requirements of Section 5.54 of the Occupational Health and Safety Regulation must be developed.

Waste materials with lead based paint on them may have special disposal requirements (See Section 2.3.5). Lead paint that has been removed from building materials requires leachate testing to determine the appropriate method of disposal.

2.1.3 Silica

Silica is the second most common mineral on earth. It is found almost everywhere. It appears in two (2) main forms - amorphous and crystalline. Amorphous silica is not generally considered to be a significant hazard. Crystalline silica is known to have a number of health effects including silicosis. The definition of respirable crystalline silica (RCS) includes the quartz, crystalline silica and cristobalite.

RCS becomes a hazard when it is disturbed and airborne dust is created. Caution must be taken to ensure that silica containing materials are not disturbed.

Crystalline silica is present in a number of common building materials. These include:

- | | |
|---------------|--------------------------|
| • Plasters | Stucco |
| • Cement | Drywall Filler Compounds |
| • Sand/gravel | Granite |

As with lead, WorkSafeBC has designated crystalline silica as an ALARA substance which means that exposures to this material must be kept "as low as reasonably achievable". Likewise, an employer must not permit workers to engage in a work activity or silica process that may expose workers to respirable crystalline silica dust unless a risk assessment has first been completed by a qualified person. If the risk assessment indicates potential for RCS exposure, an exposure control plan meeting the requirements of Section 5.54 of the Occupational Health and Safety Regulation must be developed.

2.1.4 Mercury

Mercury is a metal that is liquid at room temperatures and vaporizes at low temperatures. Mercury has a number of industrial uses. It is also found in thermostats, thermometers and inside fluorescent light tubes.

Mercury has a significant toxic effect on the central nervous system and can cause disease and even death. Mercury becomes a hazard when it is released into the environment. Significant concentrations of mercury can be present at room temperature because it vaporizes at low temperatures. This can occur when mercury thermometers or thermostat bulbs are broken or when fluorescent light tubes are broken.

WorkSafeBC has designated mercury as an ALARA substance. This means that exposures to this material must be kept "as low as reasonably achievable". Section 5.54 of the Occupational Health and Safety Regulation states that employers are required to develop and implement an exposure control plan when workers may be exposed to airborne concentrations of mercury greater than 50% of the exposure limit.

All mercury waste requires disposal in accordance with current Ministry of Environment requirements.

2.1.5 Hantavirus

Hantavirus is associated with Hantavirus Pulmonary Syndrome. This disease is contracted by coming into contact with the droppings or urine of infected rodents. It can also be contracted by being bitten or scratched by infected rodents.

WorkSafeBC states that employers are required to develop and implement an exposure control plan when workers may be exposed to potentially contaminated rodent droppings.

It should be noted that diseases are associated from contact with other animal droppings, most notably Histoplasmosis, from contact with infected bird droppings.

There are no special disposal requirements for uninfected animal droppings.

2.1.6 Arsenic

Arsenic is a metal that is sometimes used in pesticides. It is also found in pressure treated wood products.

Exposures can occur when arsenic containing materials are disturbed and dust becomes airborne. Sawdust from cutting pressure treated wood or burning these materials can result in significant airborne arsenic concentrations.

Disposal of arsenic waste must be in accordance with current Ministry of Environment requirements.

2.1.7 Radioactive Materials

Radioactive materials are commonly found in smoke detectors. A small amount of radioactive materials (²⁴¹Americium) is sealed in a metal case inside smoke detectors. This metal case must remain undisturbed to prevent exposure to radioactive materials.

Some ceramic tiles and forms of granite have also been found to contain radioactive materials. Radon is a naturally occurring gas created during the decay of other radioactive materials. It is not considered a significant concern on Lower Vancouver Island.

Waste smoke detectors must be disposed of in accordance with Canadian Nuclear Safety Commission requirements.

2.2 Materials Subject to WorkSafeBC Guidelines

2.2.1 Mould

Mould is prevalent throughout our environment. It occurs naturally with mould spores being present everywhere. Mould is nature's way of breaking down and recycling materials. Mould spores require moisture and a food source to begin growing. Water leaks (even very minor leaks) and moisture accumulation are usually sufficient for mould to begin growing.

Exposure to mould spores most often results in allergy type responses in susceptible individuals. These are similar in nature to "hayfever" and can include runny eyes and noses and throat irritation. In more extreme cases, exposure to mould spores can result in "pneumonia-like" responses.

WorkSafeBC has not established exposure levels for airborne mould spores. WorkSafeBC does provide guidelines for dealing with mould contamination. These guidelines are included in the Indoor Air Quality regulation guidelines.

There are no special disposal requirements for mould waste.

2.3 Materials Controlled by Environmental Regulations

2.3.1 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are regulated by both Provincial and Federal regulations. Fluorescent light ballasts containing PCBs must be treated as PCB waste and stored and disposed of in accordance with current regulations. Fluorescent light fixtures removed during demolition, construction or maintenance activities must be inspected for the presence of PCBs.

Each ballast identified as containing PCBs must be sent to a licenced facility in accordance with current regulatory requirements.

2.3.2 Ozone Depleting Substances

Ozone depleting substances (ODS) and chlorofluorocarbons are commonly found in older refrigerators and air conditioning units. They are sometimes found in fire suppression systems. Environmental regulations restrict the release of these compounds into the environment.

When systems or equipment contains ODS are set for disposal all the ODS must be collected for recycling or disposal by a licenced contractor.

2.3.3 Urea Formaldehyde Foam Insulation

Urea formaldehyde foam insulation (UFFI) was used as a retrofit insulation in older buildings. The expanding foam would be sprayed into wall and ceiling cavities to provide additional insulation in older buildings. It was most commonly used in residential settings.

Over time, in the presence of moisture, the insulation can break down and release formaldehyde gas. This insulating material was banned in 1978. Many older buildings contain UFFI.

There are no special disposal requirements for UFFI waste.

2.3.4 Fuel Oil Storage Tanks

Fuel oil storage tanks (above and below ground) are found in many houses and commercial buildings. The tanks can corrode and leak as they age. Spills often occur during tank filling and create contamination.

Tanks in use must be monitored to ensure that spillage and contamination does not occur. Tanks no longer in use must be removed for disposal and the surrounding soil checked for contamination.

2.3.5 Leachable Metals

The BC Ministry of Environment regulates the disposal of some waste materials based on the leachability of metals and other compounds from the waste. Testing may have to be carried out

on materials removed from the building before they can be sent for disposal. This will depend on where the waste is being sent.

Within the Capital Regional District, disposal of painted waste materials at the Hartland landfill requires toxicity characteristic leaching procedure (TCLP) to determine leachable lead concentrations prior to acceptance as construction waste.

2.3.6 Other Materials

A number of hazardous materials may be present in a building that will be affected by renovations or demolition. These can include:

- Propane or butane cylinders
- Paint
- Solvents
- Toxic or corrosive products
- Other flammable materials

3.0 Results and Recommendations

The house was inspected for the presence of a variety of hazardous materials. WorkSafeBC requirements specify that precautions are necessary when handling these materials. The necessary precautions will depend on the disposition of each hazardous material.

Trained qualified contractors need to be hired to carry out remedial work on hazardous materials. All general demolition work should be carried out by workers wearing respirators and disposable coveralls.

Copies of this report must be provided to contractors engaged to work in the building.

Notices of Project must be submitted in accordance to WorkSafeBC requirements.

Materials may be encountered during work activities that are not identified in this report. If this happens, work must stop in those areas until the materials are properly identified.

3.1 Asbestos

A total of fifty-four (54) representative bulk samples of such materials as plaster, duct tape, sheet vinyl flooring, textured ceiling, mortar, insulation, drywall joint compound, window putty, tar paper, vinyl floor tile, stucco and parging were collected from the house. The following asbestos containing materials were identified:

Table 1: Summary of Asbestos Containing Materials

Location	Description	Asbestos Type & Percentage	Approximate Quantity	Removal Requirements
Throughout building – on and around forced air ducting	Duct tape and fibreboard	80% Chrysotile	Throughout heating system	Moderate risk work procedures
Unit 4 – Living room closet	Sheet vinyl flooring	70% Chrysotile	~40ft ²	High risk work procedures
Unit 3 – Bathroom & Kitchen	Sheet vinyl flooring	70% Chrysotile	~140ft ²	High risk work procedures
Unit 1 – Kitchen – Lower layer	Sheet vinyl flooring	70% Chrysotile	~150ft ²	High risk work procedures

**Quantities of identified asbestos containing materials are an estimate of observable asbestos-containing materials. Concealed or inaccessible materials may not have been included in this estimate. It is the responsibility of the abatement contractor to ensure accurate measurements.*

Results of asbestos sample analysis and sample identification and locations are attached in Appendix 2.

All efforts were made to determine all potential layers of flooring material; however, due to the non-destructive nature of this survey additional layers of flooring may still exist. If discovered the material should be tested for the presence of asbestos. A visual inspection of accessible areas within the attic space was conducted and no vermiculite

insulation was observed. This material may still exist in areas not inspected beneath insulation or within false ceilings, it may also exist within wall cavities and around chimneys. If discovered the material should be tested for the presence of asbestos.

The Capital Regional District requires Hazardous Materials Survey and Bulk Analysis Reports to be less than a year old from the time of analysis for asbestos containing material. Any questions please contact the CRD's information line info@crd.bc.ca or 250-360-3030. At their discretion, they will accept data older than one-year dependent on applicable circumstances.

Prior to the performance of any work that may disturb asbestos containing materials it is a regulatory requirement that a qualified person perform a Risk Assessment. This requirement is in compliance with the WorkSafeBC Occupational Health & Safety Regulation *Part 6 "Substance Specific Requirements"*; specifically, Section 6.6 subsections (1), (2), (3), & (4).

The removal of **asbestos backed sheet vinyl flooring** should be conducted using **High Risk** asbestos abatement procedures. These procedures must be utilized by a qualified contractor and include as a minimum requirement:

- HEPA-equipped Powered air purifying respiratory (PAPR) protection and disposable Tyvek coveralls;
- Application of water to the asbestos debris materials being disturbed;
- Isolation of the work area;
- HEPA equipped negative air unit for dust suppression purposes;
- Shower;
- Air monitoring as per WorkSafeBC requirements.

The removal of **asbestos containing duct tape and fibreboard** should be conducted using **Moderate Risk** asbestos abatement procedures. These procedures must be utilized by a qualified contractor and include as a minimum requirement:

- HEPA filtered half face respiratory protection and disposable Tyvek coveralls;
- Application of water to the asbestos debris materials being disturbed;
- Isolation of the work area;
- Air monitoring as per WorkSafeBC requirements.

Asbestos cement piping was sometimes used for perimeter drains, storm drains and sewer lines. Bell & spigot gasket piping may contain asbestos gaskets. Knob and tube wiring insulation may also contain asbestos. These products may be encountered on the site.

3.2 Lead

The currently allowable level of lead in paint is set by Health Canada under the Canada Consumer Protection Act, Surface Coating Materials Regulation (SOR 2005-09). Under this regulation the maximum allowable concentration of lead in paint sold to consumers is 0.009% (90 µg/g). WorkSafeBC considers paint which contains lead at concentrations greater than 0.009% to present a potential health hazard, if it is removed incorrectly. Lead testing was carried out on seven (7) paint samples collected from plaster, wood trim and exterior stucco siding. Six out of the seven paint sample results were determined to be lead-containing paint, with concentrations greater than 90 µg/g found. All samples determined to be lead-containing are bolded in Table 2, below.

Table 2: Summary of Lead in Paint

Location	Description	Lead Content (µg/g)	Health Canada Definition for Lead-Containing Paint (µg/g)
Exterior trim	Red and beige paint	93,000	90
Exterior stucco	Mint green	69*	
Exterior wood siding	Mint green/grey paint	160,000	
Unit 3 – Interior trim	White paint	310	
Unit 3 – Plaster above ceiling tiles	Yellow paint	8,100	
Unit 4 – Plaster	White paint	6,600	
Unit 5 – Ceiling cavity plaster	Beige paint	6,300	

µg/g = micro grams per gram.

*substrate/matrix interference possible

Any untested painted surfaces are presumed lead-containing unless sampled and found to be non-lead containing. Lead may be present as solder on any remaining plumbing systems and may be present on other fixtures such as flashings or roof vents.

WorkSafeBC regulation requires that an employer not permit workers to engage in a work activity that may expose workers to lead dust, fumes or mist unless a risk assessment has first been completed by a qualified person. If the risk assessment indicates potential for lead exposure, an exposure control plan meeting the requirements of Section 5.54 of the Occupational Health and Safety Regulation must be in place and implemented prior to commencing work. The Regulation also requires that lead in air samples be collected at the beginning of work tasks to ensure proper control methods are employed to control lead dust exposures.

In order to control worker exposure to lead paint particulate, any demolition, cutting, burning, grinding, sanding or other disturbance of identified lead painted surfaces should be conducted following appropriate safe work procedures. Procedures will vary depending on the nature of the work but should consider, as a minimum, the following:

- Use of Half face respirators equipped with P100 class filters, disposable Tyvek™ or equivalent coveralls and work gloves;
- Segregation of the work area by the use of barrier tape and warning placards;
- Use of drop sheets and tarps to prevent spread of lead-containing dust;
- Use of HEPA filter equipped vacuum cleaner(s);
- Thorough washing before eating, drinking or smoking;
- Application of water to the materials being disturbed;
- Filing of a "Notice of Project" with WorkSafeBC prior to significant disturbance of lead-containing paint; and,
- Air monitoring during disturbance of lead-containing paint

Under the BC Hazardous Waste Regulation materials with identified lead-based paint destined for disposal at a licensed landfill facility must be tested for leachability to determine if they should be handled as a hazardous waste.

3.3 Leachable Metals

The BC Ministry of Environment regulates the disposal of some waste materials based on the leachability of metals and other compounds from the waste.

Under the BC Hazardous Waste Regulation materials with lead paint concentrations over 0.01 wt% (100ppm) destined for disposal at a licensed landfill facility must be tested for leachability to determine if they should be handled as a hazardous waste.

The interior and exterior painted surface lead concentrations exceed the 100ppm threshold.

Consult the waste disposal facility for disposal requirements prior to disposal. Prior to demolition it is the responsibility of the client or the contractor to have samples collected by a qualified person and analyzed using the toxicity characteristic leachate procedure (TCLP).

3.4 Silica

Silica testing was not carried out, but this material will be present in concrete, cement, plaster, stucco, brick and mortar.

Precautions must be put in place during demolition and renovation activities to ensure that workers are not exposed to silica containing dust and debris. **WorkSafeBC regulation requires that contractors working with silica-based containing materials have a Silica Exposure Control Plan in place including site specific work procedures prior to work commencing.**

In order to control worker exposure to silica dust, any abrasive blasting, jackhammering, chipping, drilling, cutting, sawing or other disturbance of identified concrete, plaster or drywall walls or cementitious products should be conducted following appropriate safe work procedures. Procedures will vary depending on the nature of the work but should consider, as a minimum, the following:

- Use of Half-face respirators equipped with P100 class filters, disposable Tyvek™ or equivalent coveralls and work gloves;
- Continuous application of water spraying to materials being disturbed;
- Use of drop sheets and tarps to prevent spread of silica-containing dust;
- Use of HEPA filter equipped vacuum(s);
- HEPA equipped negative air unit for dust suppression purposes (recommended); and
- Air monitoring as per WorkSafeBC requirements.

3.5 Mercury

Fluorescent lights and mercury containing thermostats were not observed in the building.

3.6 Hantavirus (and other Animal Droppings)

Rodent faeces were observed in the attic and throughout Unit 3. It is recommended that all personnel conducting work in this area wear, at a minimum, half face respirator fitted with HEPA filtered P100 cartridges, disposable suits and impermeable gloves and eye protection and that use of HEPA filtered negative air cabinets and HEPA filtered vacuums be employed.

WorkSafeBC regulation requires that contractors handling/cleaning animal and rodent feces have a Hantavirus Exposure Control Plan in place including site specific work procedures prior to work commencing.

3.7 Arsenic

Pressure treated wood was not observed on the site.

3.8 Radioactive Materials

Smoke detectors were observed in the building. Smoke detectors must be sent for disposal in accordance with Canadian Nuclear Safety Commission requirements when they are taken out of service.

3.9 Mould

Mould was identified on the plaster and wallpaper above the ceiling tiles in the bathroom of Unit 3 and on the plaster and wallpaper above the ceiling tiles in the kitchen of Unit 1, Table 3. Results of fungal bulk sample analysis are attached in Appendix 2.

Table 3: Fungal – Bulk Sampling Results

Sample ID	Material Sampled	Fungi Identified (Relative Amount) ¹
18969 - M1	Unit 3 - Wall paper above ceiling tiles in bathroom	High levels of Stachybotrys and moderate level of unidentified brown fungi
18969 - M2	Unit 1 - Wall paper above ceiling tiles in kitchen	High levels of Aspergillus/Penicillium

1. Refers to the relative quantity observed on the tape sample by the analyst. Quantity rating should only be used qualitatively. Trace<Few<Many<Massive

Fungal contamination was identified in Unit 3 and Unit 1. Additional unidentified fungal contamination may be present within other inaccessible/concealed areas throughout the building. It is recommended that a number of steps are followed to prevent workers and occupants from exposure to elevated concentrations of fungal spores and to remediate the identified fungal contamination in Units 3 and 1 at the above referenced site:

- 1) To ensure that adjacent areas are not adversely affected by fungal contamination, the work areas should be isolated from adjacent areas through the construction of polyethylene (plastic) critical barriers and a one-chamber decontamination facility equipped with overlapping polyethylene doors. To control airborne contaminants, the work area should be maintained under a negative pressure with HEPA filter equipped negative air units. All/any fixtures and contents not removed from the work area should be sealed with polyethylene sheeting and tape. Heat vents should be sealed along with any other penetrations;
- 2) Remove and dispose of all fungal stained plaster, wallpaper, and insulation;

- 3) Wood framing or sheathing that is rotten or in poor condition should be removed and disposed of. Any fungal stained wood framing or sheathing that is still in good condition can be scrubbed with an abrasive pad or sanded in conjunction with HEPA vacuuming;
- 4) following the completion of remediation work, all exposed surfaces within the work area should be thoroughly cleaned with a diluted hydrogen peroxide and cleaned with a HEPA filter equipped vacuum;
- 5) The above remediation work should be conducted by an experienced and reputable remediation contractor following appropriate work procedures. These procedures should include worker use of personal protective equipment such as PAPR respirators equipped with P100/chemical cartridges, disposable coveralls with integral head and foot coverings, and work gloves.

3.10 Polychlorinated Biphenyls

Fluorescent light ballasts were not observed in the building. If PCBs are present the ballasts must be transported to an acceptable waste storage facility.

3.11 Ozone Depleting Substances

Older refrigerators were observed. These may contain chlorofluorocarbons. This material must be removed for recycling or disposal when the units are taken out of service.

3.12 Urea Formaldehyde Foam Insulation

Urea Formaldehyde Foam Insulation was not observed in the building. This material is not suspected of being present.

3.13 Fuel Oil Storage Tanks

Fuel oil storage tanks (above ground) were not observed during the investigation.

3.14 Other Materials

The following miscellaneous hazardous materials were identified on the property. These must be removed for disposal, or recycling, in accordance with current regulations.

Synthetic fibre insulation exists throughout the attic, crawl spaces and wall cavities. Removal of this material should be conducted wearing proper respiratory protection and protective clothing including impermeable gloves, eye protection and half-face respiratory protection equipped with P-100 particulate filters.

Owner's contents were not assessed.

3.15 Abatement Clearance Documentation

In order to comply with BC Workers Compensation Board Occupational Health & Safety Regulation Part 20.112(8) a qualified person (Island EHS) must conduct a final inspection after

all of the hazardous materials identified in this report have been safely contained or removed. Once all of the hazardous materials have been removed and the final inspection has been completed a written clearance letter can be provided.

Should asbestos abatement be undertaken by unqualified persons (i.e. homeowners), the work area will require aggressive air clearance sampling. This air sampling will extend to any adjacent areas that have not been isolated from the hazard and potential contamination. Clearance letters, required to document removal of asbestos for issuance of building permits and contractors hired to work in the space, will not be granted subject to failure of this testing. The owner/client is responsible for the additional fees incurred for these services.

4.0 Closure

This document was prepared for the exclusive use of our client. All conclusions and recommendations are based upon conditions at the site at the time of this investigation. All conclusions and recommendations are based upon professional opinions. These opinions are in accordance with accepted industrial hygiene assessment standards and practices and comply with current WorkSafeBC requirements.

All conclusions and recommendations made in this report are based on conditions at the time of inspection. Changes may occur over time that will require a re-evaluation of the site.

All work was carried out based on the Scope of Work that was agreed upon with the client prior to the start of work, constraints imposed by the client and availability of access to the site. A Stage 1 Preliminary Site Investigation was not part of the scope of work.

No warranty or guarantee, whether expressed or implied, are made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon site conditions at the time of the investigation.

This report may not be used, relied upon, copied, published, or quoted by any party without the written consent of Island EHS. Other parties reading this report must independently verify the completeness and accuracy of this report and its contents.

This report is not intended as a Scope of Work for tender or bidding purposes. Any use of this report in that fashion is at the sole discretion and liability of the Owner.








Rachelle Smith, B.Sc.
Occupational Hygiene Technician
Field Investigation & Report









Heidi Dunn
Principal
Field Investigation & Report Review

Appendix 1







Photographs




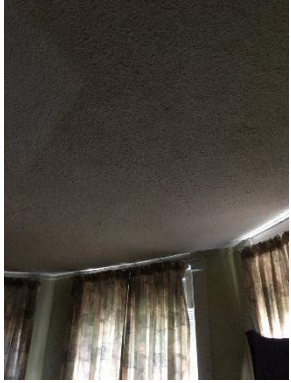

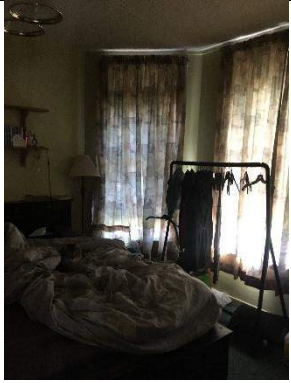
	
<p>Sample: 18969- 1 Location: Unit 4 - Hall closet - Smooth Description: Plaster Asbestos: None detected</p>	<p>Sample: 18969 – 2 Location: Unit 4 - Hall closet - Duct Description: Duct tape Asbestos: 80% Chrysotile</p>
	
<p>Sample: 18969 - 3 Location: Unit 4 - Hall closet - Top layer Description: Sheet vinyl flooring Asbestos: None detected</p>	<p>Sample: 18969 - 4 Location: Unit 4 - Hall closet - Lower layer Description: Sheet vinyl flooring Asbestos: None detected</p>
	
<p>Sample: 18969 - 5 Unit/Location: Unit 4 - Living room closet- 2 layers Description: Sheet vinyl flooring Asbestos: 70% Chrysotile</p>	<p>Sample: 18969 – 6 Unit/Location: Unit 4- Living room closet Description: Plaster Asbestos: None detected</p>







	
<p>Sample: 18969 - 7 Unit/Location: Unit 4 - Kitchen 2 layers Description: Sheet vinyl flooring Asbestos: None detected</p>	<p>Sample: 18969 – 8 Unit/Location: Unit 4 - Bedroom closet - Smooth Description: Plaster Asbestos: None detected</p>
	
<p>Sample: 18969 - 9 Unit/Location: Unit 4 - Hall ceiling and partition wall Description: Textured ceiling Asbestos: None detected</p>	<p>Sample: 18969 – 10 Unit/Location: Attic - Centre chimney Description: Mortar Asbestos: None detected</p>
	
<p>Sample: 18969 - 11 Unit/Location: Attic - South chimney Description: Mortar Asbestos: None detected</p>	<p>Sample: 18969 – 12 Unit/Location: Unit 3 - Bathroom Description: Sheet vinyl flooring Asbestos: 70% Chrysotile</p>



	
<p>Sample: 18969 - 13 Unit/Location: Unit 3 - Kitchen Description: Sheet vinyl flooring Asbestos: 70% Chrysotile</p>	<p>Sample: 18969 - 14 Unit/Location: Unit 3 - Attic off kitchen Description: Sheet vinyl flooring Asbestos: None detected</p>
	
<p>Sample: 18969 - 15 Unit/Location: Unit 3 - Attic wall paper-backed fibreglass Description: Insulation Asbestos: None detected</p>	<p>Sample: 18969 - 16 Unit/Location: Unit 3 - Bedroom/living room wall Description: Drywall joint compound Asbestos: None detected</p>
	
<p>Sample: 18969 - 17 Unit/Location: Unit 3 - Kitchen ceiling Description: Drywall joint compound Asbestos: None detected</p>	<p>Sample: 18969 - 18 Unit/Location: Unit 3 - Bathroom ceiling Description: Ceiling tile Asbestos: None detected</p>







					
Sample: 18969 - 19 Unit/Location: Unit 3 - Bathroom above ceiling tile Description: Plaster Asbestos: None detected			Sample: 18969 – 20 Unit/Location: Unit 3 - Kitchen window Description: Window putty Asbestos: None detected		
					
Sample: 18969 - 21 Unit/Location: Common corridor ceiling - Textured Description: Plaster Asbestos: None detected			Sample: 18969 – 22 Unit/Location: Common corridor ceiling - Textured Description: Plaster Asbestos: None detected		
					
Sample: 18969 - 23 Unit/Location: Unit 2 - Bathroom Description: Sheet vinyl flooring Asbestos: None detected			Sample: 18969 – 24 Unit/Location: Unit 2 - Bathroom Description: Plaster Asbestos: None detected		



	
<p>Sample: 18969 - 25 Unit/Location: Unit 2 - Entry under carpet Description: Sheet vinyl flooring Asbestos: None detected</p>	<p>Sample: 18969 – 26 Unit/Location: Unit 2 - Bedroom under carpet Description: Tar paper Asbestos: None detected</p>
	
<p>Sample: 18969 - 27 Unit/Location: Unit 2 - Kitchen Description: Sheet vinyl flooring Asbestos: None detected</p>	<p>Sample: 18969 – 28 Unit/Location: Unit 2 - Bedroom wall Description: Plaster Asbestos: None detected</p>
	
<p>Sample: 18969 - 29 Unit/Location: Unit 2 - Kitchen wall Description: Plaster Asbestos: None detected</p>	<p>Sample: 18969 – 30 Unit/Location: Unit 2 - Bedroom/kitchen ceiling Description: Ceiling tile Asbestos: None detected</p>

	
<p>Sample: 18969 - 31 Unit/Location: Unit 1 - Kitchen Description: Ceiling tile Asbestos: None detected</p>	<p>Sample: 18969 - 32 Unit/Location: Unit 1 - Kitchen ceiling above ceiling tile Description: Plaster Asbestos: None detected</p>
	
<p>Sample: 18969 - 33 Unit/Location: Unit 1 - Kitchen multiple layers Description: Sheet vinyl flooring Asbestos: 70% Chrysotile</p>	<p>Sample: 18969 - 34 Unit/Location: Unit 1 - Bedroom ceiling Description: Textured ceiling Asbestos: None detected</p>
	
<p>Sample: 18969 - 35 Unit/Location: Unit 1 - Bedroom ceiling Description: Textured ceiling Asbestos: None detected</p>	<p>Sample: 18969 - 36 Unit/Location: Unit 1 - Bedroom wall Description: Plaster Asbestos: None detected</p>

	
<p>Sample: 18969 - 37 Unit/Location: Unit 1 - Bedroom wall Description: Drywall joint compound Asbestos: None detected</p>	<p>Sample: 18969 – 38 Unit/Location: Exterior - Dormer Unit 3 Description: Stucco Asbestos: None detected</p>
	
<p>Sample: 18969 - 39 Unit/Location: Roof flashing - Brown Description: Mastic Asbestos: None detected</p>	<p>Sample: 18969 – 40 Unit/Location: Covered front entry Description: Stucco Asbestos: None detected</p>
	
<p>Sample: 18969 - 41 Unit/Location: Unit 5 - Ceiling cavity in closet Description: Plaster Asbestos: None detected</p>	<p>Sample: 18969 – 42 Unit/Location: Unit 5 - Entry Description: Sheet vinyl flooring Asbestos: None detected</p>

	
<p>Sample: 18969 - 43 Unit/Location: Hall outside bathroom under carpet Description: Vinyl floor tile Asbestos: None detected</p>	<p>Sample: 18969 - 44 Unit/Location: Living room under carpet Description: Vinyl floor tile Asbestos: None detected</p>
	
<p>Sample: 18969 - 45 Unit/Location: Living room walls - Textured Description: Plaster Asbestos: None detected</p>	<p>Sample: 18969 - 46 Unit/Location: Living room walls - Textured Description: Plaster Asbestos: None detected</p>
	
<p>Sample: 18969 - 47 Unit/Location: Living room walls - Textured Description: Plaster Asbestos: None detected</p>	<p>Sample: 18969 - 48 Unit/Location: Living room closet ceiling Description: Drywall joint compound Asbestos: None detected</p>

	
<p>Sample: 18969 - 49 Unit/Location: Crawl space - Chimney Description: Mortar Asbestos: None detected</p>	<p>Sample: 18969 – 50 Unit/Location: Crawl space - Ducting Description: Duct tape Asbestos: 80% Chrysotile</p>
	
<p>Sample: 18969 - 51 Unit/Location: Exterior - Back Description: Stucco Asbestos: None detected</p>	<p>Sample: 18969 – 52 Unit/Location: Exterior - NE side Description: Stucco Asbestos: None detected</p>
	
<p>Sample: 18969 - 53 Unit/Location: Exterior - SW side Description: Stucco Asbestos: None detected</p>	<p>Sample: 18969 – 54 Unit/Location: Exterior - Lower entry over stucco Description: Parging Asbestos: None detected</p>

	
<p>Sample: 18969 – M1</p> <p>Unit/Location: Unit 3 – Bathroom above ceiling tiles</p> <p>Description: Fungal growth on plaster and wallpaper</p> <p>Fungal: High levels of <i>Stachybotrys</i> and moderate levels of unidentified brown fungi</p>	<p>Sample: 18969 – M2</p> <p>Unit/Location: Unit 1 – Kitchen above ceiling tiles</p> <p>Description: Fungal growth on plaster and wallpaper</p> <p>Fungal: High levels of <i>Aspergillus</i>/<i>Penicillium</i> growth</p>

Appendix 2

Laboratory Results

Asbestos Bulk Sample Report

201 - 990 Hillside Avenue
Victoria, B.C. V8T 2A1
Tel: 778-406-0933
E-Mail: admin@islandehs.ca

Job: 18969
Project: 220 Wilson St
Client: Citizen Design Build Inc
Client PO#:

Submitted By: HD
Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
1	Unit 4 - Hall closet - Smooth	Plaster	12/04/2019	1	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	15.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
				3	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				4	White cement	20.0	None Detected	0.0	Non fibrous	100.0
				5	Grey cement	50.0	None Detected	0.0	Straw	1.0
									Non fibrous	99.0
2	Unit 4 - Hall closet - Duct	Duct tape	12/04/2019	1	Off white fibrous	100.0	Chrysotile	80.0	Cellulose	10.0
									Non fibrous	10.0
3	Unit 4 - Hall closet - Top layer	Sheet vinyl flooring	12/04/2019	1	Off white vinyl	50.0	None Detected	0.0	Non fibrous	100.0
				2	Off white fibrous	50.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0
4	Unit 4 - Hall closet - Lower layer	Sheet vinyl flooring	12/04/2019	1	Beige flooring	80.0	None Detected	0.0	Wood/Cellulose	60.0

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#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
									Non fibrous	40.0
				2	Jute backing	20.0	None Detected	0.0	Jute	90.0
									Non fibrous	10.0
5	Unit 4 - Living room closet - 2 layers	Sheet vinyl flooring	12/04/2019	1	Off white/Beige vinyl	25.0	None Detected	0.0	Non fibrous	100.0
				2	Grey fibrous	25.0	Chrysotile	70.0	Cellulose	20.0
									Non fibrous	10.0
				3	Grey fibrous	10.0	None Detected	0.0	Cellulose/Cotton/Hair	95.0
									Non fibrous	5.0
				4	Brown flooring	30.0	None Detected	0.0	Wood/Cellulose	60.0
									Non fibrous	40.0
				5	Jute backing	10.0	None Detected	0.0	Jute	95.0
									Non fibrous	5.0
6	Unit 4- Living room closet - Smooth	Plaster	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0

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#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
7	Unit 4 - Kitchen 2 layers	Sheet vinyl flooring	12/04/2019	2	White cement	20.0	None Detected	0.0	Non fibrous	100.0
				3	Grey cement	50.0	None Detected	0.0	Non fibrous	100.0
				1	Off white vinyl	25.0	None Detected	0.0	Non fibrous	100.0
				2	Off white fibrous	20.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0
				3	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				4	Brown flooring	30.0	None Detected	0.0	Wood/Cellulose	60.0
8	Unit 4 - Bedroom closet - Smooth	Plaster	12/04/2019						Non fibrous	40.0
				5	Jute backing	20.0	None Detected	0.0	Jute	95.0
									Non fibrous	5.0
				1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	20.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
				3	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				4	White cement	20.0	None Detected	0.0	Non fibrous	100.0
				5	Grey cement	45.0	None Detected	0.0	Straw	1.0

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#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
9	Unit 4 - Hall ceiling and partition wall	Textured ceiling	12/04/2019	1	Paint	60.0	None Detected	0.0	Non fibrous	99.0
				4	Brown paper	40.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
10	Attic - Centre chimney	Mortar	12/04/2019	1	Grey cement	100.0	None Detected	0.0	Non fibrous	100.0
11	Attic - South chimney	Mortar	12/04/2019	1	Grey cement	100.0	None Detected	0.0	Non fibrous	100.0
12	Unit 3 - Bathroom	Sheet vinyl flooring	12/04/2019	1	Beige vinyl	50.0	None Detected	0.0	Non fibrous	100.0
				2	Off white fibrous	50.0	Chrysotile	70.0	Cellulose	20.0
									Non fibrous	10.0
13	Unit 3 - Kitchen	Sheet vinyl flooring	12/04/2019	1	Gold/Brown vinyl	50.0	None Detected	0.0	Non fibrous	100.0
				2	Grey fibrous	50.0	Chrysotile	70.0	Cellulose	20.0
									Non fibrous	10.0
14	Unit 3 - Attic off kitchen	Sheet vinyl flooring	12/04/2019	1	Off white vinyl	20.0	None Detected	0.0	Non fibrous	100.0
				2	Black fibrous	80.0	None Detected	0.0	Cellulose	90.0

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Submitted By: HD
Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
15	Unit 3 - Attic wall paper-backed fibreglass	Insulation	12/04/2019	1	Tar paper	95.0	None Detected	0.0	Non fibrous	10.0
									Cellulose	90.0
16	Unit 3 - Bedroom/living room wall	Drywall joint compound	12/04/2019	2	Pink fibres	5.0	None Detected	0.0	Non fibrous	10.0
				1	Paint	40.0	None Detected	0.0	Glass	100.0
17	Unit 3 - Kitchen ceiling	Drywall joint compound	12/04/2019	2	White chalky	60.0	None Detected	0.0	Non fibrous	100.0
				1	Paint	50.0	None Detected	0.0	Non fibrous	100.0
18	Unit 3 - Bathroom ceiling	Ceiling tile	12/04/2019	2	White chalky	50.0	None Detected	0.0	Non fibrous	100.0
				1	Drywall	100.0	None Detected	0.0	Cellulose	50.0
19	Unit 3 - Bathroom above ceiling tile	Plaster	12/04/2019						Non fibrous	50.0
				1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	Wall cover	20.0	None Detected	0.0	Cellulose	90.0
									Non fibrous	10.0

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Victoria, B.C. V8T 2A1
Tel: 778-406-0933
E-Mail: admin@islandehs.ca

Job: 18969
Project: 220 Wilson St
Client: Citizen Design Build Inc
Client PO#:

Submitted By: HD
Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
				3	White cement	10.0	None Detected	0.0	Non fibrous	100.0
				4	Grey cement	50.0	None Detected	0.0	Straw	1.0
									Non fibrous	99.0
20	Unit 3 - Kitchen window	Window putty	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	White putty	80.0	None Detected	0.0	Non fibrous	100.0
21	Common corridor ceiling - Textured	Plaster	12/04/2019	1	Paint	25.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	30.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
				3	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				4	White cement	10.0	None Detected	0.0	Non fibrous	100.0
				5	Grey cement	30.0	None Detected	0.0	Non fibrous	100.0
22	Common corridor ceiling - Textured	Plaster	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	40.0	None Detected	0.0	Non fibrous	100.0
				3	Brown paper	40.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0

Asbestos Bulk Sample Report

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Submitted By: HD
Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
				4	Grey cement	10.0	None Detected	0.0	Non fibrous	100.0
23	Unit 2 - Bathroom	Sheet vinyl flooring	12/04/2019	1	Light grey vinyl	50.0	None Detected	0.0	Non fibrous	100.0
				2	Light grey fibrous	50.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0
24	Unit 2 - Bathroom	Plaster	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	70.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
				3	White/Grey cement	20.0	None Detected	0.0	Non fibrous	100.0
25	Unit 2 - Entry under carpet	Sheet vinyl flooring	12/04/2019	1	Green/Yellow vinyl	20.0	None Detected	0.0	Non fibrous	100.0
				2	Black fibrous	80.0	None Detected	0.0	Cellulose	90.0
									Non fibrous	10.0
26	Unit 2 - Bedroom under carpet	Tar paper	12/04/2019	1	Tar paper	100.0	None Detected	0.0	Cellulose	90.0
									Non fibrous	10.0
27	Unit 2 - Kitchen	Sheet vinyl flooring	12/04/2019	1	Off white vinyl	50.0	None Detected	0.0	Non fibrous	100.0
				2	Off white fibrous	50.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0

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Submitted By: HD
Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
28	Unit 2 - Bedroom wall	Plaster	12/04/2019	1	Paint	30.0	None Detected	0.0	Non fibrous	100.0
				2	White cement	30.0	None Detected	0.0	Non fibrous	100.0
				3	Grey cement	40.0	None Detected	0.0	Straw	1.0
									Non fibrous	99.0
29	Unit 2 - Kitchen wall	Plaster	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	Cream cement	30.0	None Detected	0.0	Non fibrous	100.0
				3	Grey cement	50.0	None Detected	0.0	Non fibrous	100.0
30	Unit 2 - Bedroom/kitchen ceiling	Ceiling tile	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	Brown board	80.0	None Detected	0.0	Wood fibre	95.0
									Non fibrous	5.0
31	Unit 1 - Kitchen	Ceiling tile	12/04/2019	1	Brown board	100.0	None Detected	0.0	Wood fibre	95.0
									Non fibrous	5.0
32	Unit 1 - Kitchen ceiling above ceiling tile	Plaster	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	30.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0

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#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
				3	White cement	10.0	None Detected	0.0	Non fibrous	100.0
				4	Grey cement	50.0	None Detected	0.0	Non fibrous	100.0
33	Unit 1 - Kitchen multiple layers	Sheet vinyl flooring	12/04/2019	1	White vinyl	20.0	None Detected	0.0	Non fibrous	100.0
				2	Off white fibrous	20.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0
				3	White vinyl	15.0	None Detected	0.0	Non fibrous	100.0
				4	Off white fibrous	15.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0
				5	Gold vinyl	15.0	None Detected	0.0	Non fibrous	100.0
				6	Grey fibrous	15.0	Chrysotile	70.0	Cellulose	20.0
									Non fibrous	10.0
34	Unit 1 - Bedroom ceiling	Textured ceiling	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	30.0	None Detected	0.0	Non fibrous	100.0

Asbestos Bulk Sample Report

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Client: Citizen Design Build Inc
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Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
				3	Brown paper/Board	60.0	None Detected	0.0	Cellulose/Wood	95.0
									Non fibrous	5.0
35	Unit 1 - Bedroom ceiling	Textured ceiling	12/04/2019	1	Paint	30.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	70.0	None Detected	0.0	Non fibrous	100.0
36	Unit 1 - Bedroom wall	Plaster	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	20.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
				3	White/Grey cement	60.0	None Detected	0.0	Non fibrous	100.0
37	Unit 1 - Bedroom wall	Drywall joint compound	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	80.0	None Detected	0.0	Non fibrous	100.0
38	Exterior - Dormer Unit 3	Stucco	12/04/2019	1	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				2	Pebble/Grey cement	95.0	None Detected	0.0	Non fibrous	100.0
39	Roof flashing - Brown	Mastic	12/04/2019	1	Brown caulking	100.0	None Detected	0.0	Non fibrous	100.0
40	Covered front entry	Stucco	12/04/2019	1	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				2	Pebble/Grey cement	95.0	None Detected	0.0	Non fibrous	100.0

Asbestos Bulk Sample Report

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Client: Citizen Design Build Inc
Client PO#:

Submitted By: HD
Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
41	Unit 5 - Ceiling cavity in closet	Plaster	12/04/2019	1	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				2	Grey cement	95.0	None Detected	0.0	Hair	1.0
									Non fibrous	99.0
42	Unit 5 - Entry	Sheet vinyl flooring	12/04/2019	1	Brown vinyl	50.0	None Detected	0.0	Non fibrous	100.0
				2	Light grey fibrous	50.0	None Detected	0.0	Cellulose/Glass	80.0
									Non fibrous	20.0
43	Hall outside bathroom under carpet	Vinyl floor tile	12/04/2019	1	Beige flooring	100.0	None Detected	0.0	Wood/Cellulose	60.0
									Non fibrous	40.0
44	Living room under carpet	Vinyl floor tile	12/04/2019	1	Black flooring	95.0	None Detected	0.0	Non fibrous	100.0
				2	Jute backing	5.0	None Detected	0.0	Jute	95.0
									Non fibrous	5.0
45	Living room walls - Textured	Plaster	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	Brown paper	30.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0

Asbestos Bulk Sample Report

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Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
				3	White cement	30.0	None Detected	0.0	Non fibrous	100.0
				4	Grey cement	30.0	None Detected	0.0	Non fibrous	100.0
46	Living room walls - Textured	Plaster	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	40.0	None Detected	0.0	Non fibrous	100.0
				3	Brown paper	40.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
47	Living room walls - Textured	Plaster	12/04/2019	1	Paint	20.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	40.0	None Detected	0.0	Non fibrous	100.0
				3	Brown paper	40.0	None Detected	0.0	Cellulose	98.0
									Non fibrous	2.0
48	Living room closet ceiling	Drywall joint compound	12/04/2019	1	Paint	50.0	None Detected	0.0	Non fibrous	100.0
				2	White chalky	50.0	None Detected	0.0	Non fibrous	100.0
49	Crawl space - Chimney	Mortar	12/04/2019	1	Grey cement	100.0	None Detected	0.0	Non fibrous	100.0
50	Crawl space - Ducting	Duct tape	12/04/2019	1	Grey textile	100.0	Chrysotile	80.0	Cellulose	10.0

Asbestos Bulk Sample Report

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Date Received: 2019-03-27
Analyst: SD/IH

#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
									Non fibrous	10.0
51	Exterior - Back	Stucco	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	Grey cement	90.0	None Detected	0.0	Non fibrous	100.0
52	Exterior - NE side	Stucco	12/04/2019	1	Paint	10.0	None Detected	0.0	Non fibrous	100.0
				2	Grey cement	90.0	None Detected	0.0	Non fibrous	100.0
53	Exterior - SW side	Stucco	12/04/2019	1	Pebble/Grey cement	100.0	None Detected	0.0	Non fibrous	100.0
54	Exterior - Lower entry over stucco	Parging	12/04/2019	1	Grey cement	100.0	None Detected	0.0	Non fibrous	100.0

CERTIFICATE OF ANALYSIS

Client: Island EHS
201-990 Hillside Avenue
Victoria BC V8T 2A1

Report Date: 4/2/2019
Report No.: 586852 - Lead Paint
Project: 220 Wilson St.
Project No.: 18969

Client: ISL758

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 6754606	Description: Red And Beige Paint	Result (% by Weight): 9.3
Client No.: 18969-Pb1	Location: Exterior Trim	Result (ppm): 93000
		Comments:

Lab No.: 6754607	Description: Mint Green Paint	Result (% by Weight): 0.0069
Client No.: 18969-Pb2	Location: Exterior Stucco	Result (ppm): 69
		Comments: ***

Lab No.: 6754608	Description: Mint Green/Grey Paint	Result (% by Weight): 16
Client No.: 18969-Pb3	Location: Exterior Wood Siding	Result (ppm): 160000
		Comments:


Lab No.: 6754609	Description: White Paint	Result (% by Weight): 0.031
Client No.: 18969-Pb4	Location: Unit 3-Interior Trim	Result (ppm): 310
		Comments:

Lab No.: 6754610	Description: Yellow Paint	Result (% by Weight): 0.81
Client No.: 18969-Pb5	Location: Unit 3-Plaster Above Ceiling Tiles	Result (ppm): 8100
		Comments:


Lab No.: 6754611	Description: White Paint	Result (% by Weight): 0.66
Client No.: 18969-Pb6	Location: Unit 4-Plaster	Result (ppm): 6600
		Comments:

Lab No.: 6754612	Description: Beige Paint	Result (% by Weight): 0.63
Client No.: 18969-Pb7	Location: Unit 5-Ceiling Cavity Plaster	Result (ppm): 6300
		Comments:

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 4/1/2019
Date Analyzed: 04/02/2019
Signature: 
Analyst: Chad Shaffer

Approved By:


Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: Island EHS
201-990 Hillside Avenue
Victoria BC V8T 2A1

Client: ISL758

Report Date: 4/2/2019
Report No.: 586852 - Lead Paint
Project: 220 Wilson St.
Project No.: 18969

Appendix to Analytical Report:

Customer Contact:

Method: ASTM D3335-85a, US EPA SW846 3050B:7000B

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

iATL Customer Service: customerservice@iatl.com

iATL Office Manager: wchampion@iatl.com

iATL Account Representative: Kelly Klippel

Sample Login Notes: See Batch Sheet Attached

Sample Matrix: Paint

Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at www.iATL.com and in our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

Information Pertinent to this Report:

Analysis by ASTM D3335-85a by AAS

Certification:

- National Lead Laboratory Program (NLLAP): AIHA-LAP, LLC No. 100188

- NYSDOH-ELAP No. 11021

Regulatory limit is 0.5% lead by weight (EPA/HUD guidelines). Recommend multiple sampling for all samples less than regulatory limit for confirmation.

All results are based on the samples as received at the lab. iATL assumes that appropriate sampling methods have been used and that the data upon which these results are based have been accurately supplied by the client.

Method Detection Limit (MDL) per EPA Method 40CFR Part 136 Appendix B.

Reporting Limit (RL) based upon Lowest Standard Determined (LSD) in accordance with AIHA-ELLAP policies.

LSD=0.2 ppm MDL=0.005% by weight. RL= 0.010% by weight (based upon 100 mg sampled).

Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a complete list with highlighted disclaimers pertinent to this project. For a full explanation of these and other disclaimers, please inquire at customerservice@iatl.com.

- * Insufficient sample provided to perform QC reanalysis (<200 mg)
- ** Not enough sample provided to analyze (<50 mg)
- *** Matrix / substrate interference possible.

QUALITATIVE SURFACE MOLD ANALYSIS

page 1 of 1

(end of data report)



Bulk Surface Sample Analysis

Client Name: Island EHS
 Client Project Number : 18969
 EAA Project# : 19-0360
 Project Description : 220 Wilson St

EAA Method # : MOLD-B01
 Sample collected : 3/27/19
 Sample received : 4/1/19
 Requested by : Heidi Dunn

Sample #	Sample Description	Conclusions	Background Debris/dust	Mold Genera Present	Relative Amount	Mycelia Growth
18969-M1	Unit 3-Wall paper above ceiling tile in bath	High mold growth	Moderate	Stachybotrys Unidentified brown fungi	High	High
					Moderate	Moderate
18969-M2	Unit 1-Wall paper above ceiling tile in kitchen	High mold growth	Moderate	Aspergillus/Penicillium	High	High

Note: Sample results are only applicable to the items or locations tested. Sample descriptions and volumetric data are provided by the client.

doc.rev.2019-10 3/18/19

Authorized / data review by : Jackie L. Jolin

Date: 4/1/19

Analyst : JRH

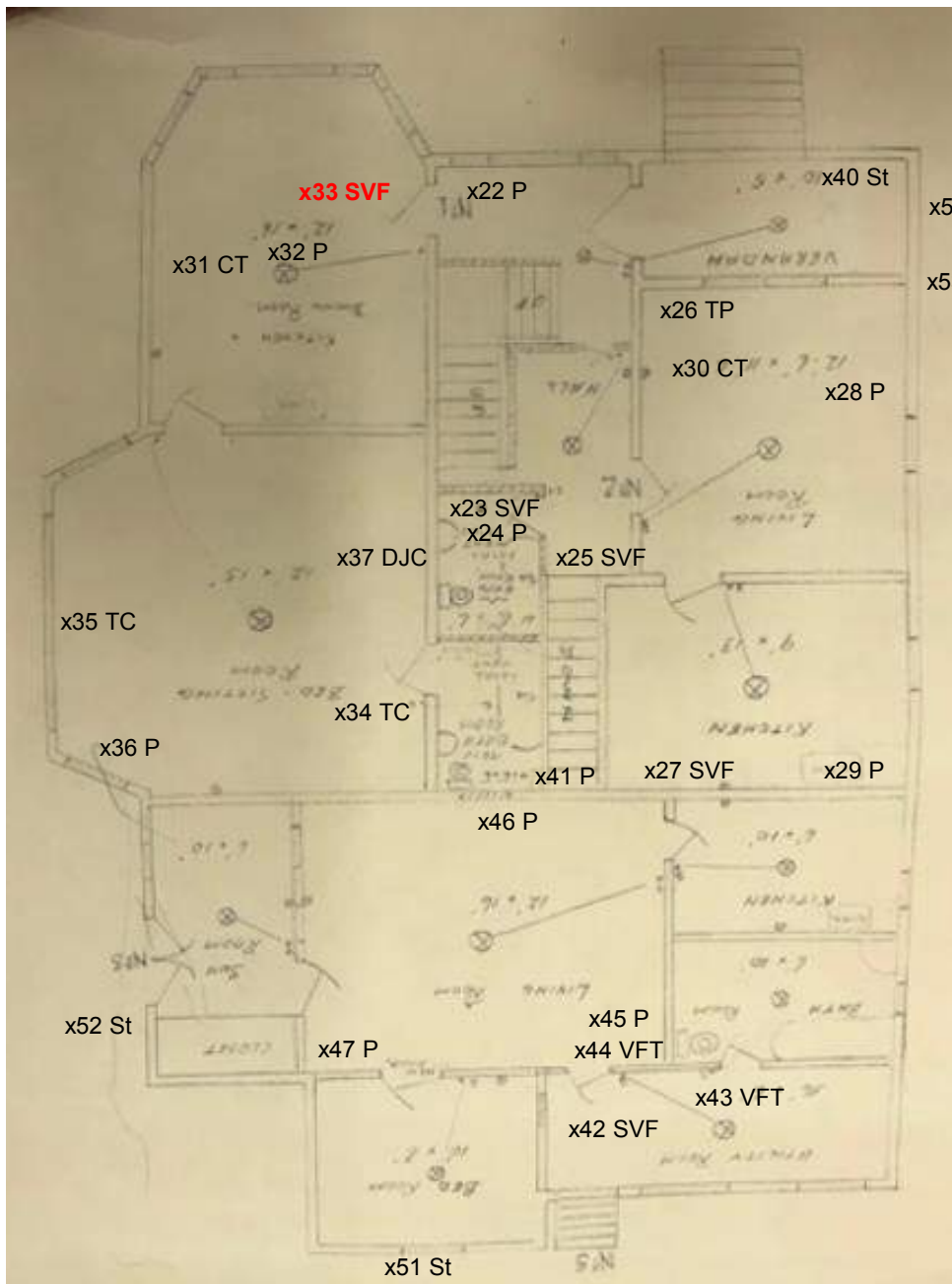
Analysis Date: 4/1/19

Approximate number of spores and/or hyphae structures per field of view (~200x) --- Low = < 1, Moderate = 1-50, High = > 50
 Microscope field area occupied by debris particles --- Low = <10% Moderate = 10-30%, High = >30%

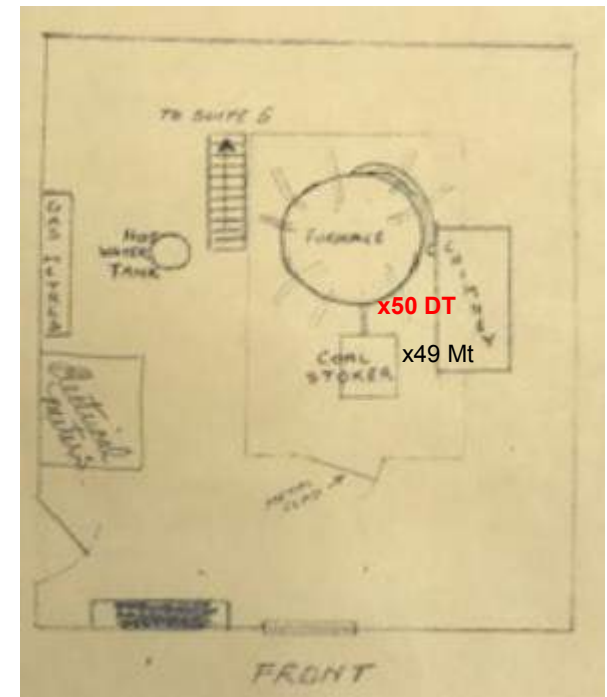
High	
Moderate	
Low	

Appendix 3

Sample Locations



First Floor



Basement

KEY

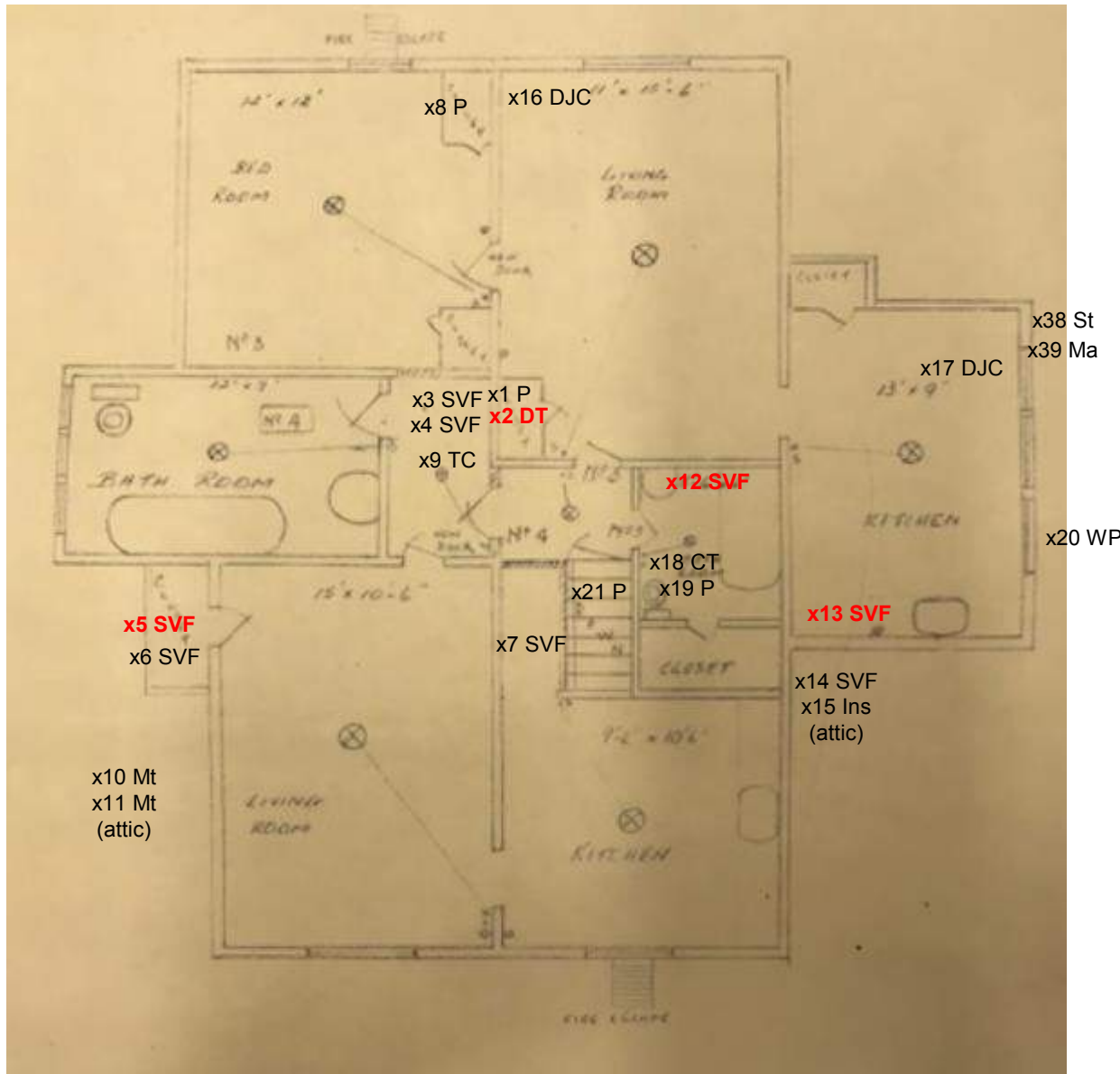
x# Asbestos containing sample location

x# Non-asbestos containing sample location

DJC	Drywall Joint Compound	P	Plaster
Mt	Mortar	DT	Duct Tape
SVF	Sheet Vinyl Flooring	St	Stucco
Ins	Insulation	TC	Textured Ceiling
WP	Window Putty	CT	Ceiling Tile
TP	Tar Paper	Ma	Mastic
VFT	Vinyl Floor Tile	Pg	Parging

*Not to scale

Project: 18969
220 Wilson St
Asbestos Sample Locations
April 2019



Second Floor

From: Jamie Hubick jamiehubick@gmail.com
Subject:
Date: May 10, 2019 at 11:34 AM
To:



On Apr 12, 2019, at 9:50 AM, Jim Connelly <Jim@nickelbros.com> wrote:

To whom it may concern,

I have been contacted in regards to the buildings located at 220\240 Wilson St in Victoria some months back, and have been reviewing the possibilities for their relocation. In terms of condition, 220 has more possibility than 240, but they are both expensive to remove given their relative heights. While 240 is in better condition, 220 has better curb. Unfortunately though, 220 has been heavily carved up inside and has no historical elements within. This building would most likely have to be gutted out to refit and restore any value here. In addition, this building is in excess of 40 wide and would load out at 38 feet high to move, and would thus limit the possibilities and the economics of relocation in many cases. 220, although better inside, particularly upstairs, would also present difficulties given the height.

Obviously, lots within the City of Victoria would be both hard to find and expensive; so should any alternative property become available, it would have to have proximity given the ability to move, and the significant costs in terms of wire costs to relocate. Often, these costs can exceed the cost of the moving itself, as all wires have to be disconnected or lowered to the ground to allow for the move.

We have located a waterfront location whereby these buildings could be removed by barge and relocated where property is more affordable, but again, this is an expensive removal and would include having a party willing to take on relocation and restoration. At present, the locations considered by the present owners to relocate are either impossible or highly expensive to undertake, especially when one considers the expense to refit.

Most of the work around this project until now has been to access the cost and possibility of marketing the buildings and finding a potential buyer to take these houses on through our website. The difficulty, of course, is the condition. Going forward, all I can say is that we will continue to work with Jamie Hubick, who has incidentally been helpful as well as persistent, in encouraging us to continue to find alternatives to machine demolition. We intend to do whatever we can to keep buildings out of our landfills. Thank you for your attention. Should you have any questions, please feel free to contact me via email or cell.

Kind Regards,

Jim Connelly
South Island Sales Manager
Estimator
Heavy Lifting & Transportation Since 1956

Nickel Bros Vancouver Island
1990 Balsam Road, Nanaimo, BC, V9X 1T5
Phone: 250-753-2268 or 250-656-2237
Toll-Free: 1.866.320.2268
jim@nickelbros.com www.nickelbros.com

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March 19, 2019

Ryan Macleod
Citizen Design Build Inc.
2785 Murray Dr.
Victoria, BC V9A 2S4

Dear Ryan,

RE: 220 Wilson Street - Townhomes

RJC No. VIC.123453.0001

As requested, RJC visited the above address on March 15 in order to visually review the structure and comment on the feasibility of relocation and upgrading the building. The scope of our review was a 'walk-through' visual review to identify areas of significant structural deterioration or obvious structural capacity and safety items. No calculations were performed to confirm the adequacy of structural elements.

The existing building is a two storey, wood-framed house, over a crawlspace. The building currently houses several rental units. The building is in generally good condition, with only a few minor cracks, evidence of moisture, or noticeable plumb/levelness concerns.

If the building were moved, re-purposed, or significantly renovated, we would anticipate a full seismic upgrade would be required. This work would include, but may not be limited to, restraint (or removal) of the existing masonry chimneys, strengthening roof and floor diaphragms with sheathing and/or additional nailing (re-roofing would likely be required), installing plywood shear-walls and hold-downs, and anchorage of the hold-downs and shear-wall to new (or existing) foundations. The existing foundations are likely adequate as they are founded on rock but, if the building were moved, the foundations should be designed for current seismic forces.

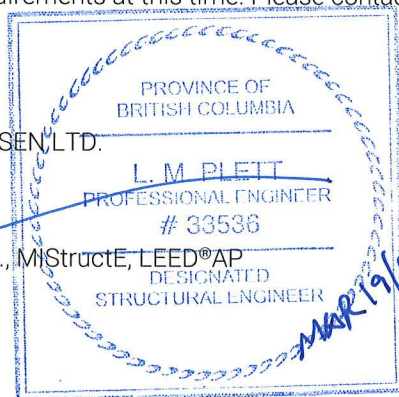
We have not reviewed non-structural elements such as the building enclosure, or electrical and mechanical components.

We trust this meets your requirements at this time. Please contact the undersigned if you have any questions.

Yours truly,

READ JONES CHRISTOFFERSEN, LTD.

Leon Plett, P.Eng., Struct.Eng., M. Struct. E., LEED® AP
Managing Principal



LP/dd