

Attachment #4



Ron de Burger, Director
Healthy Environments

Dr. David McKeown
Medical Officer of Health

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Reply: Veronica Cruz
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April 11, 2008

Armando Barbini, Manager
Building, Plan Review
100 Queen Street West
1st Floor, West Tower
Toronto, Ontario
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Dear Mr. Barbini:

Re: Demolition Permit Application # 08-113775 – 134 Coxwell Avenue, Toronto, ON

Thank you for your request of April 4, 2008 to comment on the above referenced application. The applicant proposes to demolish a two-storey single family dwelling located at 134 Coxwell Avenue, Toronto, Ontario. The applicant submitted the following documents for review:

- Mould Assessment Report, 134 Coxwell Avenue, Toronto, Ontario, prepared by Safetech Environmental Limited, dated July 31, 2007, SEL Project Number 210107.
- Demolition and Excavation Dust Control, Re: 134 Coxwell Ave., Toronto, submitted by GarCon Building Group Ltd., received April 9, 2008.

Staff at Healthy Environments reviewed the above mentioned documents and offer the following comments.

COMMENTS:

Safetech Environmental Limited (SEL) conducted an assessment for water damage and mould growth at the property located at 134 Coxwell Ave., Toronto, Ontario, herein referred to as the subject property. The subject property consists of a two storey single family dwelling with basement. The property had previously been used for a marijuana grow operation.

Hazardous Materials

According to SEL, mould growth was observed throughout the subject property ranging from light to very heavy mould contamination; however, confirmatory sampling was not carried out. Water damage and humidity/moisture levels were also assessed and measured. Visible and/or suspect mould was observed on the following materials:

Second Floor

- window sill and trim around window in the centre bedroom
- wallboard in tub area from the removed section of wall
- grout surrounding ceramic wall tiles in washroom
- south wall of the corridor

Main Floor

- wood window sill
- portion of wood trim and wood paneling along the south wall
- drywall bulkhead along the south wall in the kitchen

Basement

- throughout basement, particularly on drywall

SEL reports that materials that sustained water damage include:

Second Floor

- ceiling surface in each room
- south wall of the corridor

Main Floor

- ceiling and east wall
- wood framing and exterior sheathing at the northeast corner of the porch

Basement

- throughout basement, particularly drywall

Asbestos

SEL advises that suspected asbestos containing pipe insulation associated with radiator heating lines was observed to be in poor condition.

Dust Control Plan

The dust control measures submitted by the applicant have been reviewed and are approved by the Medical Officer of Health.

Based on the information provided by the applicant, staff at Healthy Environments have no objection to the issuance of the demolition permit. However, it is recommended that the permit be issued contingent on strict adherence to the following recommendations.

RECOMMENDATIONS:

1. The owner shall ensure that the dust control measures approved by the Medical Officer of Health are implemented during demolition.

2. The removal, handling and disposal of all hazardous materials including but not limited to asbestos, are conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines
3. All mould contaminated material must be handled and disposed according to Ministry of Labour regulations and any applicable guidelines including the Canadian Construction Association and the Environmental Abatement Council of Ontario.

Should you have any questions, please contact me at 416-338-8057.

Yours truly,

Veronica Cruz, B.A.Sc, CPHI(C)
Environmental Health Officer
Healthy Environments – South Region

c.c. Keith Willson, MOE
Dorothy Holster, MOL
(Applicant) GarCon Building Group Ltd., Attention: Adam Gardin, 3944 Chesswood Dr.,
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