

APPENDIX A3

Designated Substances Survey

1300 Sheppard Avenue West, Toronto Animal Services
Issued April 2021, by Fisher Environmental Ltd.



ENGINEERING



LABORATORY



DESIGNATED SUBSTANCES SURVEY FOR ACCESSIBILITY UPGRADES (IBI GROUP)

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1.0. EXECUTIVE SUMMARY

Fisher Environmental Ltd. ('Fisher') was retained by IBI Group to carry out a survey for the Designated Substances and other potential hazardous materials within specified work area(s) for Toronto Animal Services located at 1300 Sheppard Avenue West, Toronto, Ontario, herein after referred to as the "Site". The site inspection and sampling works were conducted on March 18, 2021.

IBI Group has been commissioned by the City of Toronto to design and implement accessibility upgrades. The scope of the Designated Substances Survey (DSS) was to identify locations and types of designated substances within the building that may be impacted by the planned renovation work, and to provide recommendations for the safe handling or abatement of these materials, if any, prior to demolition.

The purpose of the project is to do the necessary construction and renovation at the locations are outlined on drawings provided by the IBI Group on March 16, 2021.

The survey was conducted in compliance with the Ontario Ministry of Labour (MOL) regulations for designated substances; O. Reg. 490/09 - *Designated Substances* and O. Reg. 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations* made under the Occupational Health and Safety Act (OHSA), R.S.O. 1990.

Asbestos

Fisher was provided with the report of a previous DSS, which was conducted by Pinchin Ltd. on June 2, 2014. This report has indicated the only assumed or confirmed ACM was exterior caulking and Transite Pipe.

During the current survey, fifteen (15) bulk samples of building materials found within the specified work area(s) and that could potentially contain asbestos, were collected and submitted to Fisher Environmental Laboratories for Polarised Light Microscopy (PLM) analysis, as outlined in NIOSH Method 9002.

Based on the current results of laboratory analysis, the grey caulking around the entrance door to the Vestibule (approximately 65 LF) was found to contain asbestos.

Based on the findings of the survey, Fisher recommendations are as follows:

- Provide a copy of this report to contractors bidding on or performing work within the subject work areas;
- Remove the asbestos-containing grey caulking following Type 1 abatement procedures, as outlined in O. Reg. 278/05.



Note: Fire doors, present within the specific work areas, may contain asbestos-containing thermal insulation inside the door panel. Removal of any asbestos containing fire doors, in intake condition, will require Type 1 to abatement procedures, as outlined in O. Reg. 278/05 and dispose of as asbestos waste.

Lead

Based on the age of the building, it is possible that lead-based paint and lead plumbing are present within the building. Lead can also be present in various ceramic tiles. During the current investigation, no samples were collected for lead analysis.

Fisher recommends that, prior to the planned renovation work, the removal of lead containing materials found within the specified work area(s), must be conducted using the appropriate lead abatement procedures. Lead abatement procedures to be used are determined by the method(s) of disturbance employed. Refer to *MOL Guideline: Lead on Construction Projects*, for details

Mercury

Mercury is presumed to be present in fluorescent light tubes and thermostatic controls. With the exception of fluorescent light bulbs and building thermostats, no other evidence of mercury was noted during the current survey. Prior to the planned renovation work, Fisher recommends that any presumed mercury-containing fluorescent light tubes and thermostats that will be impacted are to be removed and disposed of in accordance with O. Reg. 558/00.

Silica

No sampling for silica was conducted. However, as the building is constructed of concrete, brick and/or block walls with concrete floors, silica is expected to be found within these components of the buildings. If these materials will be disturbed during the planned renovation work, appropriate precautions should be taken to protect workers from inhaling silica dusts and debris. Refer to *MOL Guideline: Silica on Construction Projects* for details.

Other Designated Substances

The other Designated Substances would not be expected to be present at the Site. No immediate actions were recommended with regard to acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride.

Mould

During the current survey, no visible mould or favourable conditions for mould growth were observed in the specified work area(s). No action is recommended with regard to mould.



2.0. INTRODUCTION

Fisher Environmental Ltd. ('Fisher') was retained by IBI Group to carry out a survey for the Designated Substances and other potential hazardous materials within specified work area(s) for Toronto Animal Services located at 1300 Sheppard Avenue West, Toronto, Ontario, herein after referred to as the "Site". The site inspection and sampling works were conducted on March 18, 2021.

IBI Group has been commissioned by the City of Toronto to design and implement accessibility upgrades. The scope of the Designated Substances Survey (DSS) was to identify locations and types of designated substances within the building that may be impacted by the planned renovation work, and to provide recommendations for the safe handling or abatement of these materials, if any, prior to demolition.

The purpose of the project is to do the necessary construction and renovation at the locations are outlined on drawings provided by the IBI Group on March 16, 2021.

3.0. REGULATIONS

The survey was conducted in compliance with the Ontario Ministry of Labour (MOL) regulations for designated substances; O. Reg. 490/09 - *Designated Substances* and O. Reg. 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations* made under the Occupational Health and Safety Act (OHSA), R.S.O. 1990.

The OHSA, R.S.O. 1990, under the Ontario MOL, defines a toxic substance as a biological, chemical or physical agent (or a combination of such agents) whose presence in the workplace may endanger the health and safety of a worker. Sections of the Act that deals with toxic substances are intended to:

1. ensure that worker exposure to toxic substances is controlled;
2. ensure that toxic substances in the workplace are clearly identified and that workers are provided with enough information to be capable of handling them safely; and,
3. provide the general public with access to information about toxic substances used by industry in their communities.

The Act makes provision for a toxic substance to be "designated", where its use in the workplace is prohibited, regulated, restricted, limited or controlled. Designation is reserved for eleven substances that are particularly hazardous, covered under O. Reg 490/09 – *Designated Substances* that was implemented on July 1, 2010, and include Acrylonitrile, Arsenic, Asbestos, Benzene, Coke Oven Emissions, Ethylene Oxides, Isocyanates, Lead, Mercury, Silica, and Vinyl



Chloride. Formerly, regulations for these substances were passed separately and each outlined exposure limits where workers were likely to inhale, ingest and / or absorb the substance.

O. Reg. 490/09 provides a consistent approach to dealing with existing requirements and provisions, and outlines steps required to control worker exposure to these substances, including by inhalation, ingestion, skin absorption or skin contact. Each designated substance has an allowable level of exposure based on a time-weighted average (TWA) limit, and may also have a short-term exposure limit (STEL) and / or ceiling limit (C) assigned to it. TWA refers to the time-weighted average airborne concentration of a biological or chemical agent to which a worker may be exposed in a work day or work week, STEL refers to the maximum airborne concentration of a biological or chemical agent to which a worker may be exposed in any 15 minute period, and C refers to the maximum airborne concentration of a biological or chemical agent to which a worker may be exposed at any time. Refer to O. Reg. 490/09 – *Designated Substances*.

A supplementary regulation regarding control of asbestos exposures in the construction industry has evolved into O. Reg. 278/05 – *Asbestos on Construction Projects and in Buildings and Repair Operations*. The regulation includes a definition of asbestos-containing materials (ACM), requirements for additional training and clearance air testing, procedures for determining materials that meet the definition of ACM and for the use of glove bags, and provisions for varying from measure and procedures set out in the regulation.

In addition to the OHSA and regulations regarding designated substances, the following regulations, guidelines and standards were also taken into account or referenced:

- O. Reg. 213/91 - *Construction Projects* regulated under the OHSA and last amended by O. Reg. 443/09;
- O. Reg. 558/00 made under the Ministry of Environment (MOE) Environmental Protection Act, amending O. Reg. 347 - *General Waste Management*;
- The Transport of Dangerous Goods Act (TDGA) provides regulations for the transport of asbestos-containing materials and wastes;
- MOL *Guideline: Lead on Construction Projects*, 2011; and,
- MOL *Guideline: Silica on Construction Projects*, 2011.

4.0. METHODOLOGY

Fisher followed the protocols outlined in O. Reg. 278/05 for collecting and analyzing bulk samples of materials suspected to contain asbestos. Visual assessment of the material was the primary method of identification with occasional physical contact for the purpose of collecting bulk samples or examining for underlying layers.

Where applicable, samples of suspect materials were collected in order to establish asbestos or lead content. Samples were grouped according to similarity of appearance (“homogeneous”



materials). The frequency at which the samples were collected was sufficient to obtain a general representation of the presence of these materials at the Site. Samples collected are presumed to be representative of respective building materials in-place at the Site. However, due to potential past renovations, alterations, repairs, or phases of construction, it is possible that individual materials may not be representative of samples collected.

Sampling of roofing materials was not part of the current scope of work. Further, sampling of materials found within operating equipment, portable building articles, or generally non-accessible components such as insulation within electrical switch gears, wiring, motors, light fixtures, elevator brakes, fire door cores, etc. was not performed as part of the current survey.

Samples collected during the survey were placed in plastic zip-lock bags which were labeled and submitted for laboratory analysis. Fisher Environmental Laboratories analysed bulk samples for asbestos type and approximate percent content by performing polarized light microscopy (PLM), as outlined in NIOSH Method 9002. Fisher Environmental Laboratories analysed samples for lead content in paint by performing acid digestion followed by Inductively Coupled Plasma (ICP) analysis.

Site Plan(s), indicating specific work area(s), bulk sample locations and any area(s) of asbestos, are included in Appendix A. The laboratory certificate(s) of analysis are included in Appendix B. Representative photos of Site conditions encountered at the time of the current survey are included in Appendix C.

5.0. REVIEW OF PREVIOUS REPORTS

Fisher was provided with the report of a previous DSS, which was conducted by Pinchin Ltd. on June 2, 2014, attached in Appendix D. This report has indicated the only assumed or confirmed ACM was exterior caulking and Transite Pipe.

6.0. FINDINGS AND RECOMMENDATIONS

6.1. *Acrylonitrile*

Acrylonitrile would not be expected to be present at the Site and was not observed during the current survey. No recommendations for Acrylonitrile are warranted at this time.

6.2. *Arsenic*

Arsenic would not be expected to be present at the Site and was not observed during the current survey. No recommendations for Arsenic are warranted at this time.



6.3. Asbestos

6.3.1. General Information

Asbestos is the name given to a group of six different fibrous minerals (amosite, chrysotile, crocidolite, and the fibrous varieties of tremolite, actinolite and anthophyllite) that occur naturally in the environment. Asbestos minerals have separable long fibres that are strong and flexible enough to be spun and woven and are heat resistant.

Because of these characteristics, asbestos has been used for a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products), friction products (automobile clutch, brake, and transmission parts), heat-resistant fabrics, packaging, gaskets, and coatings. Some vermiculite or talc products may also contain asbestos.

Asbestos fibres may be released into the air by the disturbance of ACM during product use, renovation or demolition work, building or home maintenance, repair and remodeling. In general, exposure may occur only when the ACM is disturbed in some way to release particles and fibres into the air.

6.3.2. Friable vs. Non-Friable ACM

Based on the requirements of O. Reg. 278/05 and due diligence, an asbestos survey and report must be available at any workplace where asbestos exists identifying locations and types of ACM in the building. The survey must include both friable and non-friable materials confirmed to contain asbestos, as well as any other materials which were not sampled but are suspected (presumed) ACM. The term friable refers to material(s) that could be readily reduced to dust or powder when crushed by hand or moderate pressure. Friable materials have a much greater chance of releasing airborne asbestos fibres when disturbed.

In the past, the most commonly used friable asbestos-containing building materials were surfacing materials (e.g. sprayed on fireproofing, texture, decorative or acoustic plaster) as well as thermal insulation. Examples of manufactured asbestos-containing materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement (transite) pipes or boards, and asbestos textiles. Depending on the above noted formulation, these materials range from non-friable to friable. Although some products are considered non-friable when in Good condition, severe damage or deterioration may cause non-friable materials to generate airborne dust more readily. Severely damaged non-friable materials, or those to be worked on with powered tools, may be considered as friable ACM for abatement purposes.

Examples of common types of ACM by friability include:

- Friable ACM



- Sprayed Materials (or materials installed by roller or trowel), such as fireproofing, thermal insulation, texture finishes, etc.
 - Mechanical Insulation such as boiler and breeching, ductwork, piping, tanks and associated equipment.
 - Plaster
- Potentially Friable ACM
 - Acoustic Ceiling Tiles
 - Vinyl Sheet Flooring
- Non-Friable ACM
 - Vinyl Floor Tiles
 - Asbestos cement (“transite”) piping or paneling
 - Window Caulking

6.3.3. Regulations

Exposure to asbestos is controlled by two Regulations passed under Ontario’s Occupational Health and Safety Act (OHSA), R.R.O. 1990.

- O. Reg. 490/09 – *Designated Substances* regarding asbestos applies to:
 - every employer operating a mine for the purpose of mining, crushing, grinding or sifting asbestos;
 - every employer processing, adapting or using asbestos in connection with manufacturing or assembling of goods or products;
 - every employer engaged in the repair, alteration or maintenance of machinery, equipment, aircraft, ships, locomotives, railway cars and vehicles;
 - every employer engaged in work on a building that is necessarily incidental to the repair, alteration or maintenance of machinery or equipment; and,
 - to those workers of such employers who are likely to be exposed to asbestos.

Exposure limits for this substance are set at 0.1 f/cc (TWA) for all types of asbestos.

- O. Reg. 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations* applies to buildings that contain friable and non-friable ACM and to the repair, alteration and/or maintenance of these buildings.

In addition to regulations for controlling work around asbestos-containing building materials there are regulations for packaging, transportation and disposal of asbestos-containing waste:

- O. Reg. 558/00 made under the Ministry of Environment (MOE) Environmental Protection Act, amending O. Reg. 347 - *General Waste Management*; and,



- The Transport of Dangerous Goods Act (TDGA) provides regulations for the transport of asbestos-containing materials and wastes.

6.3.4. Findings

Samples of homogenous materials suspected to contain asbestos were collected and submitted for analysis. Fisher collected fifteen (15) bulk samples of building materials found within the specified work area(s) and that could potentially contain asbestos. Findings of all building materials identified within the specified work area(s) are outlined in further detail below.

6.3.4.1. Sprayed or Troweled Fireproofing and Thermal Insulation

No indication of sprayed or troweled fireproofing and / or thermal insulation was noted in any of the specified work area(s) during the current survey.

6.3.4.2. Texture Finish

No texture finish was noted in any of the specified work area(s) during the current survey.

6.3.4.3. Mechanical Insulation

The majority of mechanical insulation observed throughout the building are either not insulated or are insulated with fibreglass which is not suspected to contain asbestos.

6.3.4.4. Acoustic Ceiling Tile

The previous report confirmed that two (2) visually distinct styles of ceiling tiles were sampled for analysis. The results of analysis revealed both styles of ceiling tile do not contain asbestos.

6.3.4.5. Plaster / Drywall Joint Compound

Plaster was not observed within the specified work areas. Drywall Joint Compound (DJC) was observed in the building. The previous report indicated that three (3) drywall joint compound (DJC) samples were collected for analysis. The results of analysis revealed that the DJC does not contain asbestos.

6.3.4.6. Asbestos Cement Products

The previous report confirmed asbestos cement products, such as Transite Pipes, are present at the Site, but not observed within the specified work areas.

6.3.4.7. Vinyl Sheet Flooring

Vinyl Sheet Flooring (Grey and Green with Long Stripes) was observed in the Vestibule and in the Reception area. During the current survey, three (3) samples of the Vinyl Sheet Flooring were collected for analysis. The results of analysis revealed that the Vinyl Sheet Flooring does not contain asbestos.



6.3.4.8. Vinyl Floor Tile

During the current survey vinyl floor tile (12"x12" grey and white checkered pattern) was observed within the specified work area(s). The previous report indicated that three (3) samples of the vinyl floor tile were collected for analysis. The results of analysis revealed that the vinyl floor tile does not contain asbestos

6.3.4.9. Other ACM

Grey Caulking

Grey caulking was observed along the joints of the block wall and the door frame of the northwest vestibule exit door. Three (3) samples of the grey caulking was collected for analysis. **The results of analysis revealed that the grey caulking contains 0.5-5% Chrysotile asbestos.**

Brown Mastic

Brown mastic was observed behind the baseboards within the specified work area(s). Three (3) samples of the brown mastic were collected for analysis. The results of analysis revealed that the brown mastic does not contain asbestos.

Mortar

Three (3) samples of mortar were collected for analysis. The results of analysis revealed that the mortar does not contain asbestos.

Asphalt

Three (3) samples of asphalt from the parking lot were collected for analysis. The results of analysis revealed that two (2) samples of asphalt contained trace (<0.5%) Chrysotile asbestos. O. Reg. 278/05 defines an "asbestos-containing" material as that with an asbestos content equal to or greater than 0.5% by weight. Therefore, this material is not considered asbestos containing.

6.3.5. Recommendations

Prior to demolition or any renovation activities, all asbestos-containing materials must be removed from the specified work area(s) in accordance with O. Reg. 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations*, and be disposed of at a MOE licensed landfill in accordance with O. Reg. 558/00 (amending O. Reg. 347, *General – Waste Management*).

Refer to attached Site Plans in Appendix A, which illustrate where the ACM is located within the specified work area(s). Specifically, Fisher recommends the following:

- Provide a copy of this report to contractors bidding on or performing work within the subject work areas;
- Remove the asbestos-containing grey caulking following Type 1 abatement procedures, as outlined in O. Reg. 278/05.



Note: Fire doors, present within the specific work areas, may contain asbestos-containing thermal insulation inside the door panel. Removal of any asbestos containing fire doors, in intake condition, will require Type 1 to abatement procedures, as outlined in O. Reg. 278/05 and dispose of as asbestos waste.

The presence of ACM should be presumed in locations not accessed during this survey. It is possible that ACM is present at the Site that is not identified in this report. Should additional suspected ACM be discovered, it should be presumed as ACM until sample analysis determines asbestos content.

Due to the limited nature of the current scope of work and the presence of solid building finishes (i.e. plaster or drywall walls and ceilings etc.) in many locations, the full extent of ACM may not be confirmed. Precautions should be taken when dismantling solid wall or ceiling finishes, or any other building surfaces which may conceal potential ACM. Such precautions include, but are not limited to, isolation measures and appropriate personal protective equipment.

6.4. Benzene

Benzene would not be expected to be present at the Site and was not observed during the current survey. No recommendations for Benzene are warranted at this time.

6.5. Coke Oven Emissions

Coke oven emissions would not be expected to be present at the Site and were not observed during the current survey. No recommendations for coke oven emissions are warranted at this time.

6.6. Ethylene Oxides

Ethylene oxides would not be expected to be present at the Site and were not observed during the current survey. No recommendations for ethylene oxides are warranted at this time.

6.7. Isocyanates

Isocyanates would not be expected to be present at the Site and were not observed during the current survey. No recommendations for isocyanates are warranted at this time.

6.8. Lead

6.8.1. General Information

Lead is a naturally occurring bluish-gray metal found in small amounts in the earth's crust. Most lead in the environment comes from human activities such as burning fossil fuels, mining and manufacturing. Lead is used in the production of batteries, ammunition, metal products (solder and pipes) and X-ray devices.



Lead does not break down but lead compounds are changed by sunlight, air and water. Exposure occurs when eating food or drinking water that contains lead. Deteriorated lead paint can contribute to lead dust. The main target for lead toxicity is the nervous system.

6.8.2. Regulations and Guidelines

The Ontario MOL has not prescribed criteria defining an analyzed sample of bulk material as “lead-containing”. Further, the MOL has not established a lower limit for concentrations of lead in paint, below which precautions do not need to be considered during construction projects. However, except for very aggressive disturbance of painted finishes, (e.g., abrasive blasting, torch cutting, or grinding), Fisher believes that a lead content below 0.1% by weight (1,000 ug/g or 1000 ppm) represents a concentration in which the lead content is not the limiting hazard for construction hygiene purposes. Regular construction dust suppression techniques and worker hygiene practices are sufficient for disturbance of paint finishes determined to contain less than 0.1% lead by weight, provided that work is limited to non-aggressive operations.

The regulation for the designated substance lead applies to every employer and worker at a workplace where lead is present, produced, processed, used, handled or stored and at which a worker is likely to be exposed to lead. Exposure limits for this substance are set at 0.05 – 0.10 mg/m³ (TWA) depending on the type of lead, and for tetraethyl lead 0.30 mg/m³ (STEL).

Additionally, in 2011 the MOL revised *Guideline: Lead on Construction Projects* outlining practices that should be followed during construction projects to protect workers’ from exposure to lead. This includes the methods and equipment employed in the removal of lead-containing coatings that reduce the creation of dust, providing appropriate facilities for workers to wash after each shift, and providing protective clothing and respirators where necessary.

6.8.3. Findings

Based on the age of the building, it is possible that lead-based paint and lead plumbing are present within the building. Lead can also be present in various ceramic tiles. During the current investigation, no samples were collected for lead analysis.

6.8.4. Recommendations

Where any lead-containing materials may be disturbed or removed, Fisher recommends that appropriate lead abatement procedures be used. The lead abatement procedures to be used are determined by the method(s) of disturbance employed. Regular construction dust suppression techniques and worker hygiene practices are sufficient for disturbance of paint finishes determined to contain less than 0.1% lead by weight, provided that work is limited to non-aggressive operations. The table below outlines lead abatement operations and associated respirator required, as outlined in Ontario MOL guidelines.



Classifications of Lead-Containing Operations and Required Respirator

Type 1 Operations (where concentrations of airborne lead would be expected to be < 0.05 mg/m ³)	
Activities that include; <ul style="list-style-type: none"> • Removal of lead containing coatings with chemical gel or paste and fibrous laminated cloth wrap • Removal of lead containing coatings / materials using power tool that has an effective dust collection system equipped with HEPA filter • Removal of lead containing coatings / materials using non-powered hand tools other than manual scraping or sanding 	Respirators should not be necessary if general procedures are followed and level of air is less than 0.05 mg/m ³ . However, if worker wishes to use a respirator, a half-mask particulate respirator with N-, R- or P-series filter, and 95, 99 or 100% efficiency should be provided.
Type 2a Operations (where concentrations of airborne lead would be expected to be > 0.05 to 0.50 mg/m ³)	
Activities that include; <ul style="list-style-type: none"> • Removal of lead containing coatings / materials by scraping or sanding using non-powered hand tools • Manual demolition of lead painted plaster walls / building components by striking with a sledgehammer or similar tool 	NIOSH APF = 10 Half-mask particulate respirator with N-, R- or P- series filter, and 95, 99 or 100% efficiency.
Type 2b Operations (where concentrations of airborne lead would be expected to be > 0.50 to 1.25 mg/m ³)	
Not applicable to potential renovation activities.	
Type 3a Operations (where concentrations of airborne lead would be expected to be > 1.25 to 2.50 mg/m ³)	
Activities that include; <ul style="list-style-type: none"> • Welding or high temperature cutting of lead-containing coatings or materials indoors or in a confined space. • Dry removal of lead-containing mortar using an electronic or pneumatic cutting device. • Burning of a surface containing lead • Removal of lead containing coatings / materials using power tools without an effective dust collection system equipped with HEPA filter 	NIOSH APF = 50 Full-face piece air-purifying respirator with N-, R- or P- series filter and 100% efficiency. Tight-fitting powered air-purifying respirator with high efficiency filter. Full-face piece supplied-air respirator operated in demand mode. Half-mask or full-face piece supplied air respirator operated in continuous-flow mode.
Type 3b Operations (where concentrations of airborne lead would be expected to be > 2.50 mg/m ³)	
Abrasive blasting of lead-containing coatings or materials.	NIOSH APF ≥ 1000 Type CE abrasive-blast supplied respirator operated in a positive pressure mode with a tight-fitting half-mask face piece.

Refer to MOL *Guideline: Lead on Construction Projects, 2011*, for details of the Ministry's health and safety guidelines regarding lead.

6.9. Mercury

6.9.1. General Information

Mercury is a naturally occurring metal. It is a shiny, silver-white and odourless liquid. It combines with other elements to form inorganic compounds or salts. Metallic mercury is used to produce chlorine gas and caustic soda, and is used in thermostats and thermometers, fluorescent light bulbs, dental fillings and batteries. Exposure occurs when eating fish or shellfish contaminated with methyl mercury, breathing vapors from spills, incinerators, etc.



The nervous system is very sensitive to all forms of mercury. Exposure to high levels of metallic inorganic or organic mercury can permanently damage the brain, kidneys and developing fetus. Short-term exposure may cause lung damage, nausea, vomiting and diarrhea as well as skin and eye irritation.

6.9.2. Regulations

The regulation for mercury applies to every employer and worker at a workplace where mercury is present, produced, processed, used, handled or stored and at which a worker is likely to be exposed to mercury. Exposure limits for this substance are set at 0.025 – 0.01 mg/m³ (TWA) for all forms of mercury excluding alkyl, and for alkyl compounds of mercury 0.03 mg/m³ (STEL).

6.9.3. Findings

Mercury is presumed to be present in fluorescent light tubes and thermostatic controls. With the exception of fluorescent light bulbs and building thermostats, no other evidence of mercury was noted during the current survey.

6.9.4. Recommendations

Prior to the planned renovation work, Fisher recommends that any presumed mercury-containing fluorescent light tubes and thermostats that will be impacted are to be removed and disposed of in accordance with O. Reg. 558/00.

6.10. Silica

6.10.1. General Information

Silica is a crystalline compound occurring abundantly as quartz, sand, and many other minerals, and used to manufacture a variety of materials, especially glass and concrete. When mining this substance, silica can be deadly when it becomes airborne. If inhaled, silica dust can cause silicosis which can be fatal.

Some of the following industries have a high potential for risk to workers: construction (sandblasting, rock drilling, masonry work, jack hammering, tunneling), mining (cutting or drilling through sandstone or granite), foundry work (grinding, mouldings, shakeout, core room), stone cutting (sawing, abrasive blasting, chipping, grinding), manufacturing and use of abrasives, etc.

6.10.2. Regulations

The regulation for silica applies to every employer and worker at a workplace where silica is present, produced, processed, used, handled or stored and at which a worker is likely to be exposed to silica. Exposure limits for this substance are set at 0.05 - 0.10 mg/m³ (TWA), depending on the type of silica.

Additionally, in 2011 the MOL revised *Guideline: Silica on Construction Projects* outlining practices that should be followed during construction projects to protect workers' from exposure



to silica. This includes the methods and equipment employed in the removal of silica-containing materials that reduce the creation of dust, providing appropriate facilities for workers to wash after each shift, and providing protective clothing and respirators where necessary.

6.10.3. Findings

No sampling for silica was conducted. However, as the building is constructed of concrete, brick and/or block walls with concrete floors, silica is expected to be found within these components of the buildings.

6.10.4. Recommendations

If these materials will be disturbed during the planned renovation work, appropriate precautions should be taken to protect workers from inhaling silica dusts and debris. Refer to MOL *Guideline: Silica on Construction Projects* for details.

6.11. Vinyl Chloride

Vinyl chloride would not be expected to be present at the Site and was not observed during the current survey. No recommendations for vinyl chloride are warranted at this time.

6.12. Mould

During the current survey, no visible mould or favourable conditions for mould growth were observed in the specified work area(s). No action is recommended with regard to mould.



7.0. LIMITATIONS

Fisher Environmental Ltd. accepts responsibility for the competent performance of its duties in executing this assignment within the normal standards of the profession, but disclaims responsibility for consequential damages, if any.

The scope of the survey is based on prior agreement with the client, and the rationale given in this report. The survey findings rely on professional interpretation of selective sampling and analysis. Sample analysis results have been applied to homogenous materials in unsampled locations; it was not within the scope of work to carry out an exhaustive sampling and analysis program. For non-accessible building spaces, the likelihood of the presence or absence of asbestos and other designated substances has been described, but such assessment is not a definitive statement of presence or absence.

This report was prepared for the IBI Group. The scope of services performed may not be appropriate for the purposes of other users, and any use or reuse of this document or its findings or recommendations represented herein is at the sole risk of any other user.

We trust that the information provided in the report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,



Renata Stec, M.Sc.
Project Manager

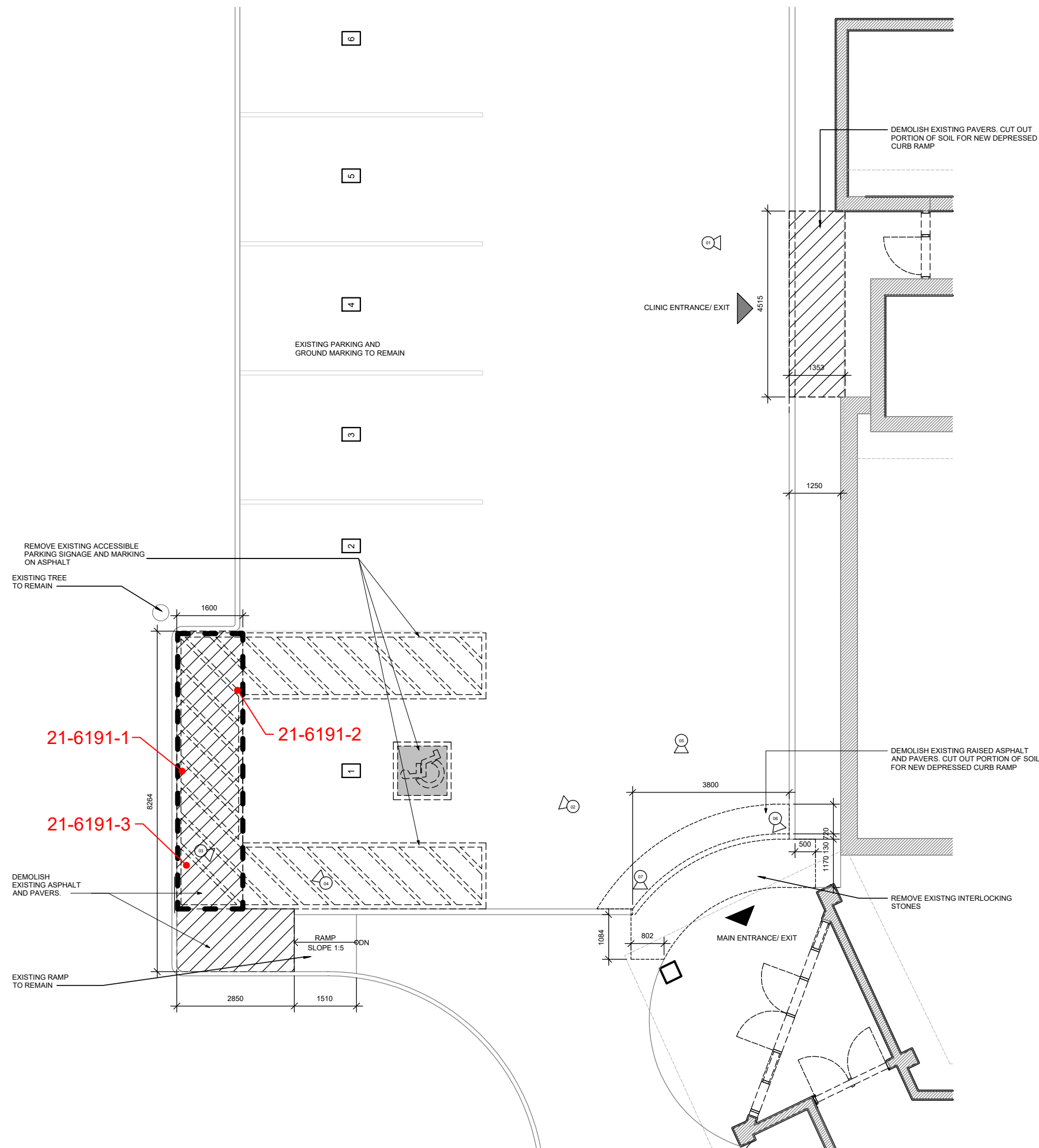


David Fisher, P. Eng., C. Chem.
Principal



APPENDIX A – SITE PLAN(S)





Legend



Area of Work



Asbestos Sample Location

Figure 1

LOCATION:
1300 Sheppard Avenue West
Toronto, Ontario

BUILDING NAME:
Toronto Animal Services

Site Plan
Asbestos Sample Locations

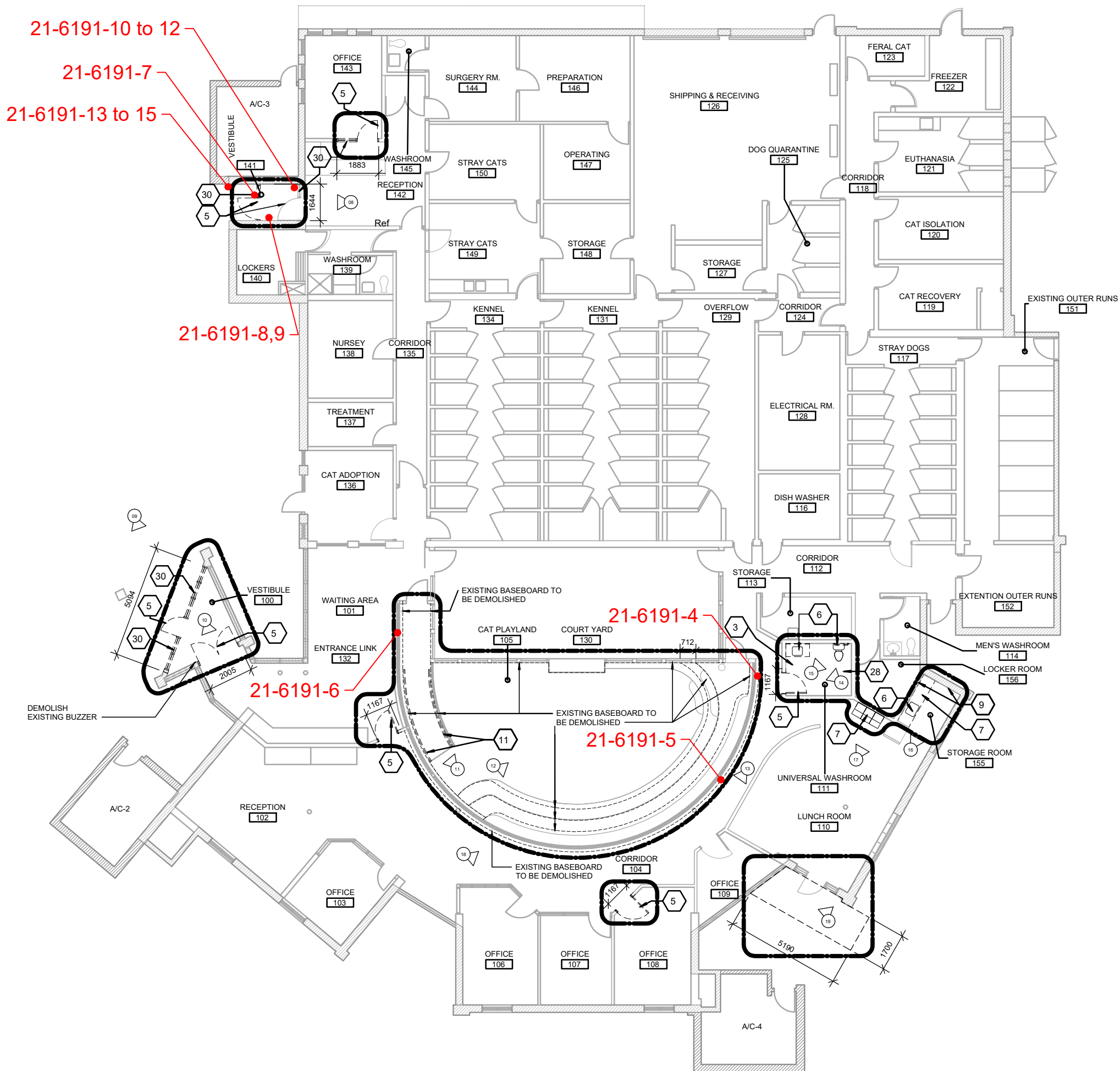
CLIENT: IBI Group

PROJECT NUMBER: FE-P 21-11073	DATE: March 2021	DRW BY: ZA
CAD FILE: FIG1	SCALE: Not to Scale	CHK BY: RS



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718



Legend



Asbestos Sample Location



Area of Work

Figure 2

LOCATION:
1300 Sheppard Avenue West
Toronto, Ontario

BUILDING NAME:
Toronto Animal Services

First Floor Plan
Asbestos Sample Locations

CLIENT:
IBI Group

PROJECT NUMBER:	FE-P 21-11073	DATE:	March 2021	DRW BY:	ZA
CAD FILE:	FIG2	SCALE:	Not to Scale	CHK BY:	RS



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

APPENDIX B – CERTIFICATE(S) OF ANALYSIS





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Client: IBI Group
Address: 100-175 Galaxy Blvd.
Toronto, ON
M9W 0C9
Tel.: 416-679-1930
E-mail:
Attn: Luisa Sosa

F.E. Job #: 21-6191
Project Name: DSS (IBI8)
Project ID: FE-P 21-11073
Date Sampled: 18-Mar-2021
Date Received: 22-Mar-2021
Date Reported: 26-Mar-2021
Location: 1300 Sheppard Avenue West
Toronto, ON

Certificate of Analysis

Analysis Requested:	Asbestos by PLM
Sample Description:	15 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
1A - Asphalt, Parking Lot	21-6191-1	Asphalt	Chrysotile	Trace (<0.5%)
1B - Asphalt, Parking Lot	21-6191-2	Asphalt	Chrysotile	Trace (<0.5%)
1C - Asphalt, Parking Lot	21-6191-3	Asphalt		Not Detected
2A - Brown Mastic behind Baseboards	21-6191-4	Mastic		Not Detected
2B - Brown Mastic behind Baseboards	21-6191-5	Mastic		Not Detected
2C - Brown Mastic behind Baseboards	21-6191-6	Mastic		Not Detected
3A - Grey Caulking around Exterior Door	21-6191-7	Caulking	Chrysotile	0.5-5%
3B - Grey Caulking around the Door, Painted Brown, Vestibule	21-6191-8	Caulking	Chrysotile	0.5-5%
3C - Grey Caulking around the Door, Painted Brown, Vestibule	21-6191-9	Caulking	Chrysotile	0.5-5%
4A - Vinyl Sheet Flooring, Grey and Green with Long Stripes, Vestibule	21-6191-10	Vinyl Sheet Flooring		Not Detected
4B - Vinyl Sheet Flooring, Grey and Green with Long Stripes, Vestibule	21-6191-11	Vinyl Sheet Flooring		Not Detected
4C - Vinyl Sheet Flooring, Grey and Green with Long Strips, Vestibule	21-6191-12	Vinyl Sheet Flooring		Not Detected

Certificate of Analysis

Analysis Requested:	Asbestos by PLM
Sample Description:	15 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
5A - Mortar on Brick Wall	21-6191-13	Mortar		Not Detected
5B - Mortar on Brick Wall	21-6191-14	Mortar		Not Detected
5C - Mortar on Brick Wall	21-6191-15	Mortar		Not Detected

Fisher Environmental Laboratories (Lab ID #: 2745) is accredited by CALA (Canadian Association for Laboratory Accreditation Inc.) for asbestos analysis by PLM.

ANALYTICAL METHOD:

Asbestos has been done in accordance with normal professional standard using the following Fisher Environmental Lab Method: Asbestos by PLM (Polarized Light Microscope) F-26, Rev.2.2.

Authorized by: 
Roger Lin, Ph. D., C. Chem.
Laboratory Manager



APPENDIX C – SITE PHOTOS



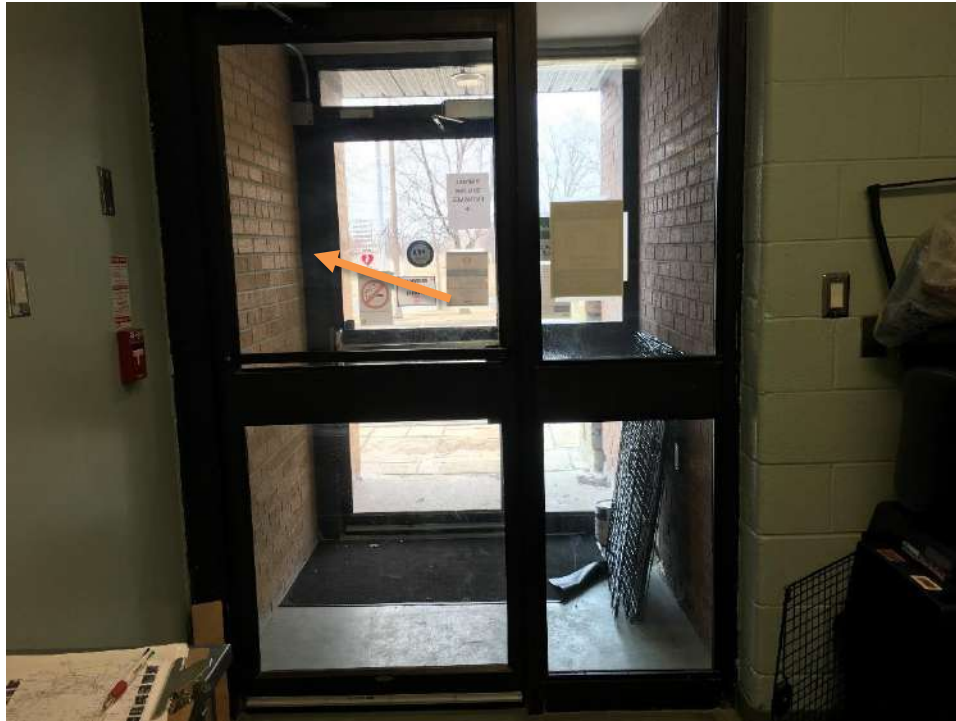
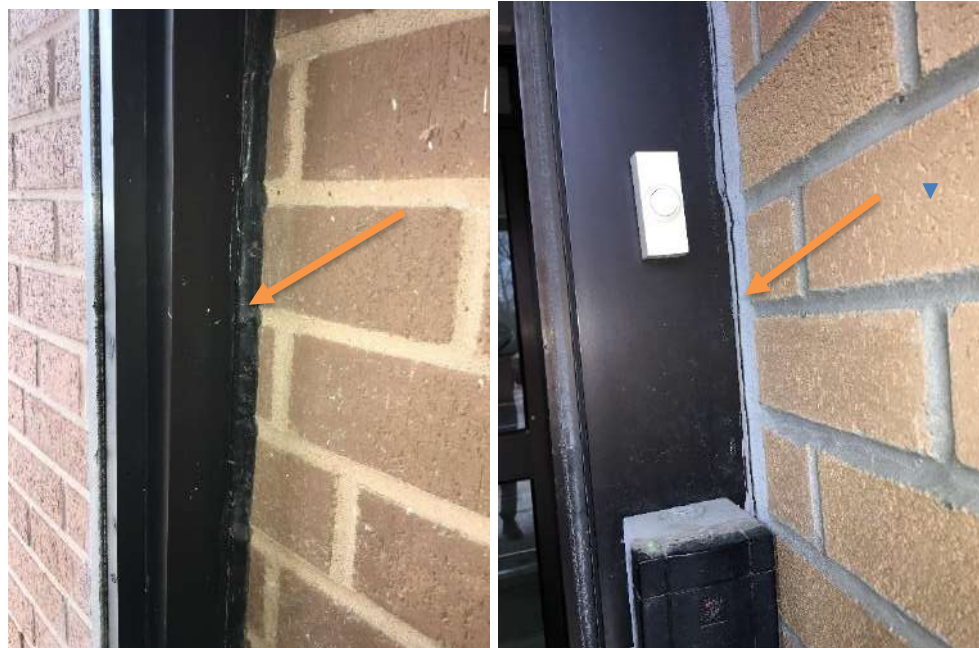


Photo 1 – Asbestos-containing grey caulking around the exit door in the Vestibule.



Photos 2, 3 – Asbestos-containing grey caulking - painted dark grey inside the Vestibule, and asbestos-containing grey caulking on the exterior part of the door.



APPENDIX D – PREVIOUS DSS REPORT





FINAL
Reassessment of Asbestos-Containing
Building Materials
Animal Services Centre – North Region
1300 Sheppard Avenue West
Toronto, ON



Prepared for:
The City of Toronto
Corporate Services, Facilities Management
55 John Street, 2nd Floor, Toronto, ON

Attention: Meaghan Aldcroft

November 13, 2014

Pinchin File: 91828.031
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Report: Reassessment of Asbestos-Containing Building Materials
Animal Services Centre – North Region, 1300 Sheppard Avenue West
Toronto, ON

Issued to: The City of Toronto

Contact: Meaghan Aldcroft

Issued on: November 13, 2014

Pinchin File: 91828.031



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APPENDICES

APPENDIX I	Asbestos Reassessment Survey Form
APPENDIX II	Results of Bulk Sample Analysis for Asbestos
APPENDIX III	Corrective Actions Inspection Reports
APPENDIX IV	Survey Drawings

1.0 INTRODUCTION AND REGULATORY REQUIREMENTS

1.1 Introduction and Scope

Pinchin Ltd. (Pinchin) was retained by The City of Toronto, Facilities Management (Client) to conduct a reassessment survey of previously identified asbestos-containing building materials in the Animal Services Centre – North Region located at 1300 Sheppard Avenue West, Toronto, ON.

The objective of the survey was to determine the condition of previously identified asbestos-containing materials (ACM) and, if necessary, provide recommendations to fulfil requirements set forth under the Ontario Occupational Health and Safety Act to meet regulatory compliance. This document should be filed as an addendum to the original survey, which was conducted by ECOH Management Inc. in September of 2007.

The asbestos reassessment survey report is for management purposes only. It is not intended to be used to establish the asbestos content of building materials prior to demolition or renovation activities. Prior to any work activities that may disturb building materials; a pre-renovation audit of the work area for hazardous materials should be conducted.

Hilary Steele of Pinchin performed the fieldwork on June 2, 2014.

2.0 SURVEY METHODOLOGY

2.1 General Approach

To ensure familiarity with the building, the surveyor(s) made reference to the previous assessment and reassessment reports provided by the City of Toronto prior to commencing the asbestos reassessment survey. The surveyor also made reference to facility floor plans included in the previous assessment reports, or provided independently by the City of Toronto. Facility drawings with locations of known asbestos-containing materials, if present, are included in Appendix IV.

2.2 Asbestos Survey Methodology

The City of Toronto provided the consultant with a Reassessment Survey Form. Prior to conducting the reassessment survey, the form was reviewed by Pinchin and updated with all available information regarding ACM, including that from past assessments and reassessments.

The surveyor(s) conducted a visual reassessment of all known and assumed asbestos-containing materials in all accessible areas of the building, as detailed in past survey reports and the Reassessment Survey Form, and recorded the condition (GOOD, FAIR or POOR) of each known or assumed ACM on the Reassessment Survey Form. The surveyor(s) also recorded detailed descriptions of previously-unidentified potential ACM, if observed. Please refer to Appendix I for the updated Reassessment Survey Form.

Materials confirmed to be asbestos-containing during previous assessments were not sampled for this reassessment survey. Additionally, samples were not collected of materials that were previously confirmed to be non-asbestos by the requirements of Ontario Regulation 278/05.

Non-friable materials (including plaster, drywall joint compound, vinyl floor tiles, mastics, window caulking) were not sampled unless damaged or otherwise deemed necessary by the surveyor(s) or the City of Toronto, and were assumed to be asbestos-containing.

Any other potentially asbestos-containing materials noted during the reassessment that had not been identified in a previous survey, or were not sampled in accordance with the requirements of O. Reg. 278/05, were sampled as part of the reassessment.

The sample results are summarized in Table 1 presented in the findings section. Detailed analytical results for all bulk sampling are referenced in the findings section. The Chain of Custody and the Certificate of Analysis are presented in Appendix II.

3.0 FINDINGS AND RECOMMENDATIONS

3.1 Findings

Previously identified assumed or confirmed ACM include the following:

- Transite, and
- Exterior Caulking.

All assumed and/or confirmed ACM were observed to be in GOOD condition at the time of the reassessment.

The following table summarizes the analytical results for the sampled ACM.

TABLE 1 - Summary of Analysis of Bulk Samples collected and Analyzed during this Reassessment			
Sample Number	Sample Description	Sample Location	Results
2014-A0001 A	Drywall Joint Compound	Location 1-02	None Detected
2014-A0001 B	Drywall Joint Compound	Location 1-13	None Detected
2014-A0001 C	Drywall Joint Compound	Location 1-45	None Detected
2014-A0002 A	12 x 12 White and Grey Checkered Vinyl Floor Tile	Location 1-39	None Detected
2014-A0002 B	12 x 12 White and Grey Checkered Vinyl Floor Tile	Location 1-39	None Detected
2014-A0002 C	12 x 12 White and Grey Checkered Vinyl Floor Tile	Location 1-39	None Detected
<i>PC = Indicates Stratified Point Count Method performed.</i>			

Unless previously determined to be non-asbestos, plaster, drywall joint compound, vinyl floor tiles, mastics and window caulking in other areas of the facility should continue to be assumed to be asbestos-containing, and should be sampled prior to renovation and/or demolition activities.

3.2 Recommendations

All assumed and/or confirmed ACM were observed in GOOD condition at the time of the reassessment

Ontario Ministry of Labour Regulation 278/05 requires that an Asbestos Management Program (AMP) be implemented as long as asbestos-containing materials are present in a building. The AMP, original survey report and subsequent reassessment reports must be available at the work place, and must identify the type of asbestos, and where asbestos can be found on a room-by-room basis.

Interpretation of all sources of asbestos-related information, including but not limited to the original asbestos survey report, asbestos reassessment reports, room-by-room survey data, survey drawings and reports from previous asbestos abatement projects, should be completed by a competent person trained in the historical application of asbestos in building materials, building design and preferably by a person with site-specific knowledge and/or experience.

Information contained within any of the above-noted sources may not relieve the Regulatory responsibility of building Owners, or project Employers/Constructors, to complete a detailed site inspection prior to commencement of a project.

This report should not be used as a substitute for a detailed site inspection to identify asbestos-containing building materials, which must be specifically tailored to the scope and nature of any given project, and completed prior to any maintenance, renovation or demolition work that may cause disturbance to building materials.

4.0 CORRECTIVE ACTIONS

No deficiencies were observed during the reassessment.

5.0 LIMITATIONS

This report details the ACM found within or forming part of the building envelope. The assessment only included inspections of the structure and finishes, including equipment. The assessment did not include inspection of current or past owner or occupant articles within the building (i.e. process materials or equipment, portable equipment, curriculum items, etc.) and does not report on possible contaminants in the soil and groundwater of the site, underground storage tanks, buried piping, inside drums, vessels, production equipment, or in areas not accessed by the surveyor.

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the assessment is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

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

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The liability of Pinchin or our officers, directors, shareholders or staff will be limited to \$1,000,000. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed, within a period of (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Consultant to recover such losses or damage.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party other than the Client, unless the Client, in writing, requests information to be provided to a third party or unless disclosure by Pinchin is required by law. Unless consented to by Pinchin, which consent may be reasonably and/or arbitrarily withheld, any use by a third party, of reports or documents authored by Pinchin, or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted by any party.

J:\91000s\91828 CoIT,2014AssRea,DSSIMSL Animal Services\Sheppard Avenue West - 1300\1300 Sheppard Avenue West_ACM Reassessment_2014.docx

APPENDIX I
Asbestos Reassessment Survey Form

Building Address		1300 Sheppard Avenue West, Toronto, ON				Date(s) of Current Survey:		June 2, 2014	
Building Name		Toronto Animal Services Centre - North Region				Organization Completing Survey		Pinchin Environmental Ltd. (91828.031)	
Summary of Findings All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
0-00	Exterior	Roof	Roofing Materials	Asbestos	2014 - A003 A-C; 2014 A004 A-C; 2014-A005 A-C; 2014- A006 A-C; and 2014-A007 A-C	None Detected	N/A	N/A	2014 Pinchin Designated Substances Survey Report
0-00	Exterior	Windows	Window Caulking	Asbestos	Not Sampled	Assumed ACM	100%	Good	
0-00	Exterior	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-01	Vestibule 1	Floor	Vinyl Floor Tile	Asbestos	2014-A0002A-C	None Detected	N/A	N/A	12" x 12" grey and white checkered pattern; 2014 Pinchin Asbestos Reassessment Report
1-01	Vestibule 1	Walls	Glass/Metal	N/A	N/A	N/A	N/A	N/A	
1-01	Vestibule1	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-02	Reception	Floor	Vinyl Floor Tile	Asbestos	2014-A0002A-C	None Detected	N/A	N/A	12" x 12" grey and white checkered pattern; 2014 Pinchin Asbestos Reassessment Report
1-02	Reception	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-02	Reception	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-03	Office 1	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-03	Office 1	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-03	Office 1	Ceiling	Ceiling Tile 1	Asbestos	2007-11850-D-09-03a-c	None Detected	N/A	N/A	2' x 2' small pinhole, fissure; 2007 ECOH Management Inc.
1-04	Office 2	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-04	Office 2	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-04	Office 2	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-05	Office 3	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-05	Office 3	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-05	Office 3	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-06	Office 4	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-06	Office 4	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-06	Office 4	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report

Building Address		1300 Sheppard Avenue West, Toronto, ON			Date(s) of Current Survey:		June 2, 2014		
Building Name		Toronto Animal Services Centre - North Region			Organization Completing Survey		Pinchin Environmental Ltd. (91828.031)		
Summary of Findings All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-07	Cat Viewing Room	Floor	Vinyl Floor Tile	Asbestos	2014-A0002A-C	None Detected	N/A	N/A	12" x 12" grey and white checkered pattern; 2014 Pinchin Asbestos Reassessment Report
1-07	Cat Viewing Room	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-07	Cat Viewing Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-07	Cat Viewing Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-07	Cat Viewing Room	Ceiling	Ceiling Tile	Asbestos	2007-11850-D-09-03	None detected	N/A	N/A	2' x 2' small pinhole, fissure; 2007 ECOH Management Inc.
1-08	Exterior Courtyard	Floor	Stone	N/A	N/A	N/A	N/A	N/A	
1-08	Exterior Courtyard	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-08	Exterior Courtyard	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-09	West Corridor	Floor	Vinyl Sheet Flooring	Asbestos	2007-11850-D-09-01b-c	None Detected	N/A	N/A	Blue with multi-colour fleck; 2007 ECOH Management Inc.
1-09	West Corridor	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-09	West Corridor	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-09	West Corridor	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-10	Cat Adoption Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-10	Cat Adoption Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-10	Cat Adoption Room	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-10	Cat Adoption Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-10	Cat Adoption Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-11	Treatment Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-11	Treatment Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-11	Treatment Room	Walls	Ceramic Tiles	N/A	N/A	N/A	N/A	N/A	
1-11	Treatment Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-11	Treatment Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report

Building Address		1300 Sheppard Avenue West, Toronto, ON			Date(s) of Current Survey:		June 2, 2014		
Building Name		Toronto Animal Services Centre - North Region			Organization Completing Survey		Pinchin Environmental Ltd. (91828.031)		
Summary of Findings All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-12	Nursery Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-12	Nursery Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-12	Nursery Room	Ceiling	Ceiling Tile	Asbestos	2007-11850-D-09-04a-c	None Detected	N/A	N/A	2' x 4' pinhole, fissure; 2007 ECOH Management Inc.
1-12	Nursery Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-12	Nursery Room	Pipes	Transite	Asbestos	Not Sampled	Visually Identified	10 LF	GOOD	
1-13	Womens' Washroom / Change Room	Floor	Vinyl Sheet Flooring	Asbestos	2007-11850-D-09-01	None detected	N/A	N/A	Blue with multi-colour fleck; 2007 ECOH Management Inc.
1-13	Womens' Washroom / Change Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-13	Womens' Washroom / Change Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-13	Womens' Washroom / Change Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-14	Clinic Reception/Waiting Room	Floor	Rubber	N/A	N/A	N/A	N/A	N/A	Green
1-14	Clinic Reception/Waiting Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-14	Clinic Reception/Waiting Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-14	Clinic Reception/Waiting Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-15	Vestibule 2	Floor	Rubber	N/A	N/A	N/A	N/A	N/A	Green
1-15	Vestibule 2	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-15	Vestibule 2	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-16	Surgery	Floor	Rubber	N/A	N/A	N/A	N/A	N/A	Green
1-16	Surgery	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-16	Surgery	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-17	Washroom	Floor	Rubber	N/A	N/A	N/A	N/A	N/A	Green
1-17	Washroom	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-17	Washroom	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report

Building Address		1300 Sheppard Avenue West, Toronto, ON			Date(s) of Current Survey:		June 2, 2014		
Building Name		Toronto Animal Services Centre - North Region			Organization Completing Survey		Pinchin Environmental Ltd. (91828.031)		
Summary of Findings All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-18	Cat Adoption Room	Floor	Rubber	N/A	N/A	N/A	N/A	N/A	Green
1-18	Cat Adoption Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-18	Cat Adoption Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-19	Operating Room	Floor	Rubber	n/A	n/A	n/A	n/A	n/A	Green
1-19	Operating Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-19	Operating Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-20	Cat Room 1	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-20	Cat Room 1	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-20	Cat Room 1	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-21	Cat Room 2	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-21	Cat Room 2	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-21	Cat Room 2	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-22	Dog Adoption Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-22	Dog Adoption Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-22	Dog Adoption Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-23	Boiler Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-23	Boiler Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-23	Boiler Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-24	Dog Pen	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-24	Dog Pen	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-24	Dog Pen	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-25	Garage	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	

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Summary of Findings									
All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-25	Garage	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-25	Garage	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-26	Storage Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-26	Storage Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-26	Storage Room	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-27	Dog Quarantine	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-27	Dog Quarantine	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-27	Dog Quarantine	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-28	Dog Pen	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-28	Dog Pen	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-28	Dog Pen	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-28	Dog Pen	Pipes	Transite	Asbestos	Not Sampled	Visually Identified	10 LF	GOOD	
1-29	Crematorium	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-29	Crematorium	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-29	Crematorium	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-30	Dog Pen	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-30	Dog Pen	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-30	Dog Pen	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-31	Stray Dog Pen	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-31	Stray Dog Pen	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-31	Stray Dog Pen	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-32	Northeast Corridor	Floor	Concrete	Asbestos	N/A	N/A	N/A	N/A	

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Summary of Findings All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-32	Northeast Corridor	Walls	Block	Asbestos	N/A	N/A	N/A	N/A	
1-32	Northeast Corridor	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-33	Cat Quarantine	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-33	Cat Quarantine	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-33	Cat Quarantine	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-34	Cat Recovery	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-34	Cat Recovery	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-34	Cat Recovery	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-35	Dog Isolation	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-35	Dog Isolation	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-35	Dog Isolation	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-36	Freezer Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-36	Freezer Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-36	Freezer Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-37	Cat Quarantine	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-37	Cat Quarantine	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-37	Cat Quarantine	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-38	Storage Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-38	Storage Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-38	Storage Room	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-39	Southeast Corridor	Floor	Vinyl Floor Tile	Asbestos	2014-A0002A-C	None Detected	N/A	N/A	12" x 12" grey and white checkered pattern; 2014 Pinchin Asbestos Reassessment Report
1-39	Southeast Corridor	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report

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Summary of Findings All Asbestos-Containing Materials observed in GOOD condition									
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-39	Southeast Corridor	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-40	Mechanical Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-40	Mechanical Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-40	Mechanical Room	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	
1-41	Washroom	Floor	Ceramic Tiles	N/A	N/A	N/A	N/A	N/A	
1-41	Washroom	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-41	Washroom	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-42	Mens' Change Room	Floor	Ceramic Tiles	N/A	N/A	N/A	N/A	N/A	
1-42	Mens' Change Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-42	Mens' Change Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-43	Janitor Closet	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-43	Janitor Closet	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-43	Janitor Closet	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-44	Washroom	Floor	Vinyl Sheet Flooring	Asbestos	2007-11850-D-09-02	None detected	N/A	N/A	Grey with black and white streaks.
1-44	Washroom	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-44	Washroom	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-45	Lunch Room	Floor	Vinyl Floor Tile	Asbestos	2014-A0002A-C	None Detected	N/A	N/A	12" x 12" grey and white checkered pattern; 2014 Pinchin Asbestos Reassessment
1-45	Lunch Room	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-45	Lunch Room	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-47	Office	Floor	Rubber	N/A	N/A	N/A	N/A	N/A	Green
1-47	Office	Walls	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report
1-47	Office	Ceiling	Drywall (DJC)	Asbestos	2014-A0001A-C	None Detected	N/A	N/A	2014 Pinchin Asbestos Reassessment Report

APPENDIX II
Results of Bulk Sample Analysis for Asbestos

Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name:	City of Toronto, 1300 Sheppard Avenue W		
Project No.:	91828.031		
Prepared For:	H. Steele / T. Nguyen	Date Received:	July 15, 2014
Lab Reference No.:	b110629	Date Analyzed:	July 22, 2014
Analyst(s):	M. Tipgos	# Samples submitted:	9
		# Phases analyzed:	6

Method of Analysis:

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

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

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

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

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

NOTE: *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*



Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: City of Toronto, 1300 Sheppard Avenue W
Project No.: 91828.031
Prepared For: H. Steele / T. Nguyen

Lab Reference No.: b110629
Date Analyzed: July 22, 2014

BULK SAMPLE ANALYSIS

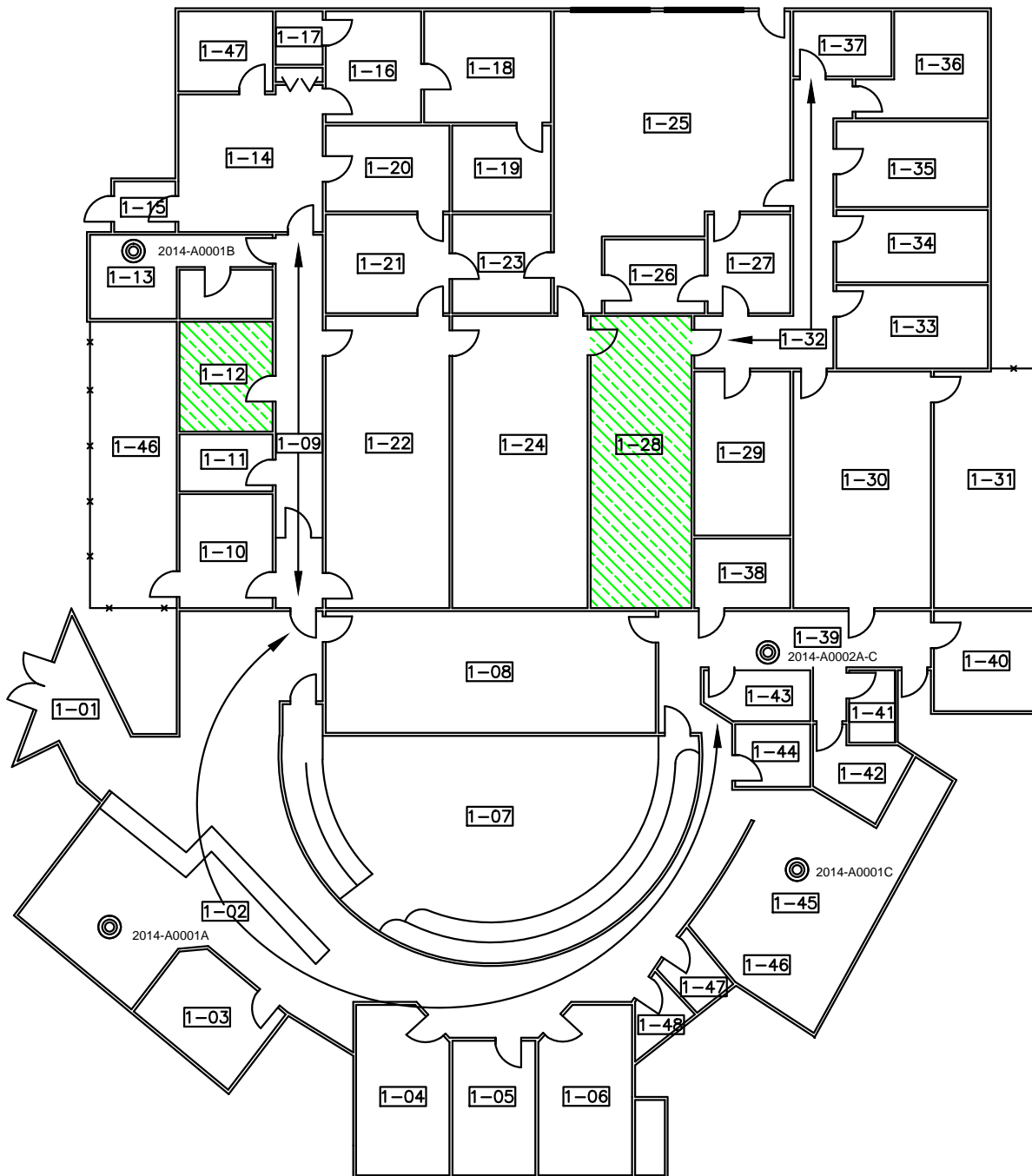
SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
2014-A0001A DWJC Exterior, 1-02	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
2014-A0001B DWJC Exterior, 1-13	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
2014-A0001C DWJC Exterior, 1-45	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
2014-A0002A 12"x12" vinyl floor tile, white and grey checkered pattern, Location 1-39	Homogeneous, grey, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
Comments:	There was no mastic in this sample to be analyzed.		
2014-A0002B 12"x12" vinyl floor tile, white and grey checkered pattern, Location 1-39	Homogeneous, grey, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
Comments:	There was no mastic in this sample to be analyzed.		
2014-A0002C 12"x12" vinyl floor tile, white and grey checkered pattern, Location 1-39	Homogeneous, grey, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
Comments:	There was no mastic in this sample to be analyzed.		

ANALYST

M. Higon

APPENDIX III
Corrective Actions Inspection Reports
No Information to Report

APPENDIX IV
Survey Drawings



LEGEND



CONFIRMED AND/OR PRESUMED
ASBESTOS-CONTAINING MATERIAL



LOCATION NUMBER

NAR

NO ACCESS TO ROOM



NOT WITHIN THE ASSESSED AREA



ASBESTOS BULK SAMPLE LOCATION

THE DRAWING DOES NOT ILLUSTRATE LOCATIONS OF DRYWALL JOINT COMPOUND, PLASTER, WINDOW CAULKING OR ROOFING MATERIALS, FOR REASONS AS DISCUSSED IN SECTION 6 OF THE STANDARD OPERATING PROCEDURE FOR ASBESTOS REASSESSMENT SURVEYS. PLEASE REFER TO THE ASBESTOS REASSESSMENT SURVEY FORM IN APPENDIX I FOR INFORMATION REGARDING THE LOCATIONS AND ASBESTOS CONTENT OF THESE MATERIALS.

FIGURE 1 OF 1

LOCATION:

1300 SHEPPARD AVENUE WEST
TORONTO, ONTARIO

BUILDING NAME:

TORONTO ANIMAL SERVICES CENTRE
NORTH REGION

FIRST FLOOR PLAN
ASBESTOS-CONTAINING MATERIALS LOCATIONS

CLIENT		CITY OF TORONTO	
PROJECT NUMBER:	DATE:	AUGUST 2014	DRW BY: S.R.
PINCHIN FILE NUMBER	SCALE:	NOT TO SCALE	CHK BY: H.S.
91828.031			

