



October 17, 2019

Apurva Paulraj, M.Eng., P.Eng., PMP  
Environmental Coordinator, Project Management Office  
City of Toronto, Corporate Real Estate Management  
Metro Hall, 55 John Street  
Toronto ON, M5V 3C6

**Re: Pre-Renovation DSS Report, 9 Neilson Road, Toronto, ON**

Dear Ms. Paulraj,

As requested, Fisher Environmental Ltd. (Fisher) has performed an assessment at the Seven Oaks Long Term Care Home building located at 9 Neilson Road, Toronto, Ontario (the "Site"). Fisher understands that the request to have the assessment performed is in anticipation of planned Pot Wash and Served Renovation activities at the Site.

The purpose of the current survey was to identify Designated Substances including sampling of materials suspected to contain asbestos and lead. The assessment scope did not include the entire Site building. Rather, the assessment was limited to the locations where renovation activities are proposed as demonstrated to Fisher on-Site. The fieldwork was conducted on October 2, 2019.

Location names and numbers where current bulk sampling was conducted are referenced from the most recent Annual Designated Substance report of the Site (under separate cover).

**Asbestos-Containing Materials**

Sampling was conducted of building materials which were suspected to contain asbestos and expected to be impacted by planned construction activities. A total of eighteen (18) bulk samples were collected and submitted to Fisher Environmental Laboratories for Polarised Light Microscopy (PLM) analysis, as outlined in NIOSH Method 9002. The results of PLM analysis are summarized in Table 1, below.

**Table 1 - Summary of Bulk Asbestos Sample Analysis (Polarized Light Microscopy)**

Sample No.	Sample Description	Sample Location	Asbestos Content (% by Weight/Type)
19-3375-01 to 03	Drywall Joint Compound	Loc. B-017, Kitchen, Ceiling	None Detected
19-3375-04	Drywall Joint Compound	Loc. 2-003, Served, Wall	None Detected

Sample No.	Sample Description	Sample Location	Asbestos Content (% by Weight/Type)
19-3375-05 and 06	Drywall Joint Compound	Loc. 2-003, Served, Ceiling	None Detected
19-3375-07	Ceiling Tile 2, 2'x4' Small Pinhole	Loc. 2-003, Served, Ceiling	None Detected
19-3375-08	Ceiling Tile 2, 2'x4' Small Pinhole	Loc. 3-003, Served, Ceiling	None Detected
19-3375-09	Ceiling Tile 2, 2'x4' Small Pinhole	Loc. 4-003, Served, Ceiling	None Detected
19-3375-10	Vinyl Sheet Flooring 11 (Off White with Black Dots)	Loc. 2-003, Served, Floor	None Detected
19-3375-11	Vinyl Sheet Flooring 11 (Off White with Black Dots)	Loc. 3-003, Served, Ceiling	None Detected
19-3375-12	Vinyl Sheet Flooring 11 (Off White with Black Dots)	Loc. 4-003, Served, Ceiling	None Detected
19-3375-13	Drywall Joint Compound	Loc. 4-003, Served, Wall	None Detected
19-3375-14 and 15	Drywall Joint Compound	Loc. 4-003, Served, Ceiling	None Detected
19-3375-16 to 18	Drywall Joint Compound	Loc. 5-003, Served, Ceiling	None Detected

Ontario Regulation 278/05 ("O. Reg. 278/05") defines an "asbestos-containing" material as that with an asbestos content equal to or greater than 0.5% by weight. Laboratory analysis by PLM method determined each material sampled to not contain asbestos. No other materials suspected to contain asbestos were noted in the existing Designated Substance inventory for the project scope area.

Based on the observations and findings outlined above, Fisher recommends that the planned construction activities do not require asbestos abatement procedures.

The presence of ACM should be presumed in locations not accessed during the assessment. It is possible that ACM is present at the Site that is not identified in this report. Should additional suspected ACM not outlined in this report be discovered, it should be presumed as ACM until sample analysis determines asbestos content. Due to the limited scope of work and the presence of solid building finishes (i.e. block and concrete walls and acoustic ceilings tiles glued on drywall etc.) at the Site, the full extent of potential 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.

## Lead-Containing Paint

Sampling was conducted of paint finishes which were suspected to contain lead and expected to be impacted by planned construction activities. One (1) bulk sample was collected and submitted to Fisher Environmental Laboratories for ICP (Inductively Coupled Plasma) analysis, as outlined in NIOSH 7300. The results of ICP analysis are summarized in Table 2, below.

**Table 2 - Summary of Lead Paint Sample Analysis**

Sample No.	Sample Description	Sample Location	Lead Content (ppm and % by Weight)
19-3375-19	Cream Paint	Loc. B-0017, Kitchen, Ceiling	<10 ppm (<0.001%)

The Ontario Ministry of Labour (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 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 µg/g or 1000 ppm) represents a concentration in which the lead content is not the limiting hazard for construction hygiene purposes.

The lead concentration in the sampled paint is below the limit detection for the analytical method used.

## Other Designated Substances

During the current survey, no sampling for mercury was conducted. However, fluorescent light tubes (known to contain mercury) were observed at the Site. No other building materials or components suspected to contain mercury were noted during the survey.

Crystalline silica is a constituent of all concrete and masonry products present at the Site. Since the cutting, grinding, or demolition of materials containing silica is anticipated, these activities should be completed in accordance with Ontario MOL Guidelines for Silica on Construction Projects.

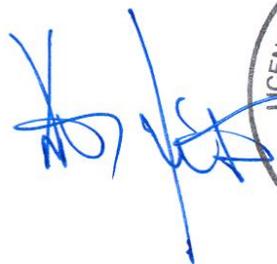
No other Designated Substances or other potentially hazardous building materials were identified in the proposed project scope area. If additional suspected Designated Substances or other potentially hazardous building materials not identified in this or previous reports pertaining to the Site are discovered, work should be stopped and the material(s) in question should be sampled for determination of content.

Should you have any questions or concerns please do not hesitate to contact us.

Respectfully submitted,



Iqbal Fattah, M.Sc.  
Project Manager



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

Attachments: Attachment A – Laboratory Analysis Report  
Attachment B – Site Plans

## **Attachment A - Laboratory Analysis Report**



# FISHER ENVIRONMENTAL LABORATORIES

FULL RANGE ANALYTICAL SERVICES • SOIL/WATER/AIR TESTING • ENVIRONMENTAL COMPLIANCE PACKAGES • 24 HOUR EMERGENCY RESPONSE • CALA ACCREDITED

400 ESNA PARK DRIVE #15  
MARKHAM, ONT. L3R 3K2  
TEL: 905 475-7755  
FAX: 905 475-7718  
www.fisherenvironmental.com

**Client:** City of Toronto  
Facilities Management  
**Address:** 2nd Floor, Metro Hall  
55 John Street, Toronto, ON  
M5V 3C6  
**Tel.:** 416-392-9024  
**E-mail:**  
**Attn:** Apurva Paulraj

**F.E. Job #:** 19-3375  
**Project Name:** Pre-Reno DSS  
**Project ID:** FE-P 19-9829  
**Date Sampled:** 2-Oct-2019  
**Date Received:** 2-Oct-2019  
**Date Reported:** 9-Oct-2019  
**Location:** 9 Neilson Rd  
Scarborough, ON.

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	19 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
1A- Drywall Joint Compound, Loc. B-017, Kitchen, Ceiling	19-3375-01	Drywall Joint Compound		Not Detected
1B- Drywall Joint Compound, Loc. B-017, Kitchen, Ceiling	19-3375-02	Drywall Joint Compound		Not Detected
1C- Drywall Joint Compound, Loc. B-017, Kitchen, Ceiling	19-3375-03	Drywall Joint Compound		Not Detected
2A- Drywall Joint Compound, Loc. 2-003, Servedy, Wall	19-3375-04	Drywall Joint Compound		Not Detected
2B- Drywall Joint Compound, Loc. 2-003, Servedy, Ceiling	19-3375-05	Drywall Joint Compound		Not Detected
2C- Drywall Joint Compound, Loc. 2-003, Servedy, Ceiling	19-3375-06	Drywall Joint Compound		Not Detected
3A- Ceiling Tile 2, 2'x4' Small Pinhole, Loc. 2-003, Servedy, Ceiling	19-3375-07	Ceiling Tile		Not Detected
3B- Ceiling Tile 2, 2'x4' Small Pinhole, Loc. 3-003, Servedy, Ceiling	19-3375-08	Ceiling Tile		Not Detected
3C- Ceiling Tile 2, 2'x4' Small Pinhole, Loc. 4-003, Servedy, Ceiling	19-3375-09	Ceiling Tile		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.

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	19 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
4A- Vinyl Sheet Flooring 11 (Off White with Black Dots), Loc. 2-003, Served, Floor	19-3375-10	Vinyl Sheet Flooring		Not Detected
4B- Vinyl Sheet Flooring 11 (Off White with Black Dots), Loc. 3-003, Served, Ceiling	19-3375-11	Vinyl Sheet Flooring		Not Detected
4C- Vinyl Sheet Flooring 11 (Off White with Black Dots), Loc. 4-003, Served, Ceiling	19-3375-12	Vinyl Sheet Flooring		Not Detected
6A- Drywall Joint Compound, Loc. 4-003, Served, Wall	19-3375-13	Drywall Joint Compound		Not Detected
6B- Drywall Joint Compound, Loc. 4-003, Served, Ceiling	19-3375-14	Drywall Joint Compound		Not Detected
6C- Drywall Joint Compound, Loc. 4-003, Served, Ceiling	19-3375-15	Drywall Joint Compound		Not Detected
7A- Drywall Joint Compound, Loc. 5-003, Served, Ceiling	19-3375-16	Drywall Joint Compound		Not Detected
7B- Drywall Joint Compound, Loc. 5-003, Served, Ceiling	19-3375-17	Drywall Joint Compound		Not Detected
7C- Drywall Joint Compound, Loc. 5-003, Served, Ceiling	19-3375-18	Drywall Joint Compound		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.

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	19 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Lead (ppm)	Comments
L1- Cream Paint, Loc. B-017, Kitchen, Ceiling	19-3375-19	Paint	<10	

< result obtained was below RL (Reporting Limit).

## QA/QC Report

Parameter	Blank (ppm)		LCS (%)		MS (%)	
	Result	RL	Recovery	AR	Recovery	AR
Lead	<10	10	99	80-120	103	70-130

Parameter	Duplicate (%)					
	RPD	AR				
Lead	30.0	0-30				

**LEGEND:**

- RL - Reporting Limit
- LCS - Laboratory Control Sample
- MS - Matrix Spike
- AR - Acceptable Range
- RPD - Relative Percent Difference

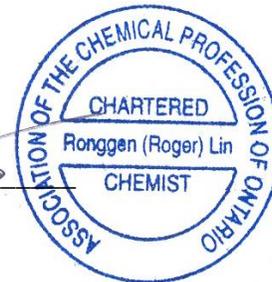
**ANALYTICAL METHODS:**

Metals (Lead) - Method # F-1, Rev. 4.5, Standard Operation Procedure for determination of Metals by the Inductively Coupled Plasma- Optical. Method used by Fisher Environmental Lab complies with the Standard Methods for the Examination of Water and Wastewater, 20th Ed 3120-B.

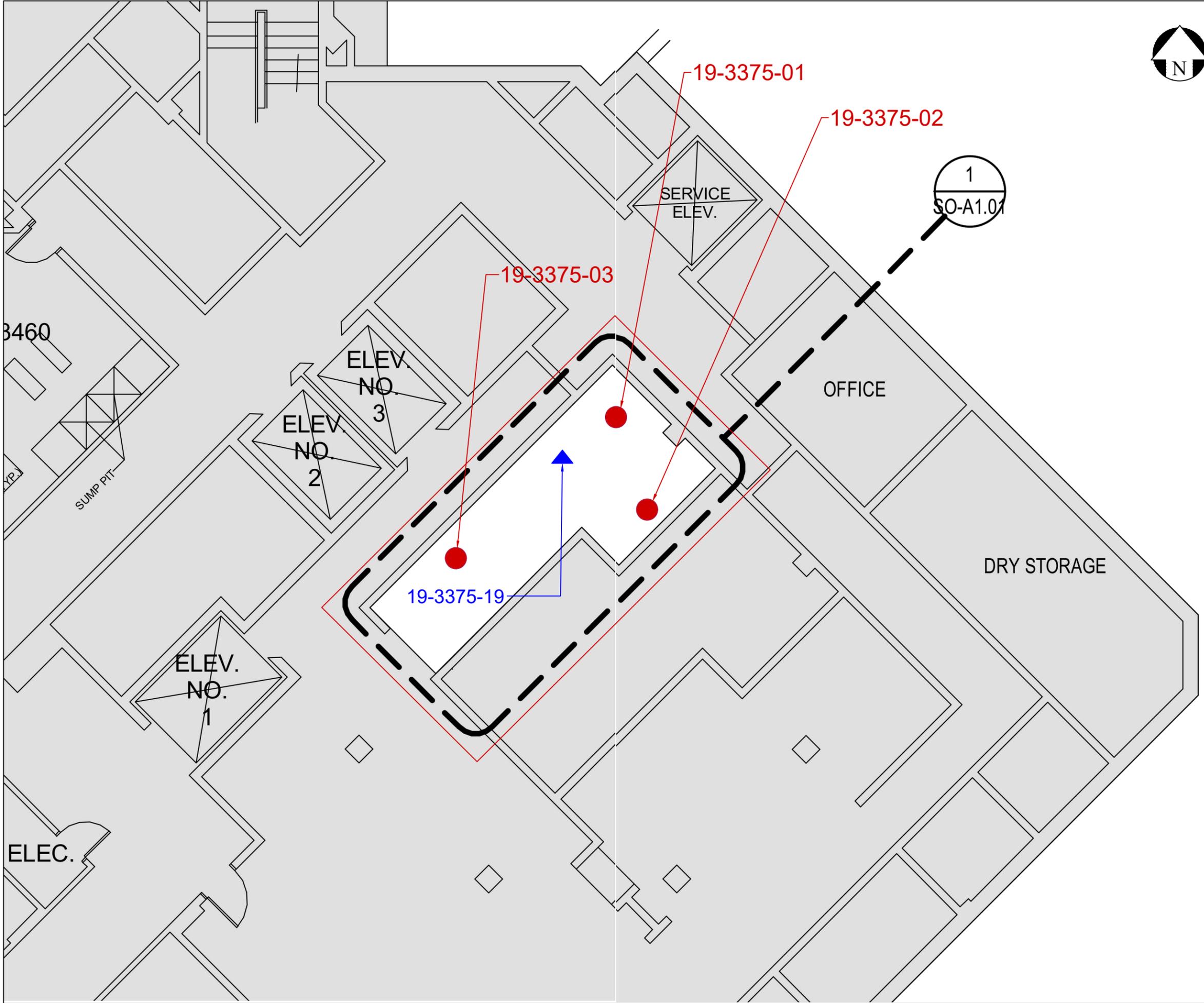
Authorized by:



Roger Lin, Ph. D., C. Chem.  
Laboratory Manager



## **Attachment B - Site Plans**



**Legend**

- 1-01 Location Number
- ▲ Lead Sample Location
- Asbestos Sample Location
- Area of Pre-Reno DSS

**Figure 1**

**LOCATION:**  
9 Neilson Road,  
Toronto, Ontario

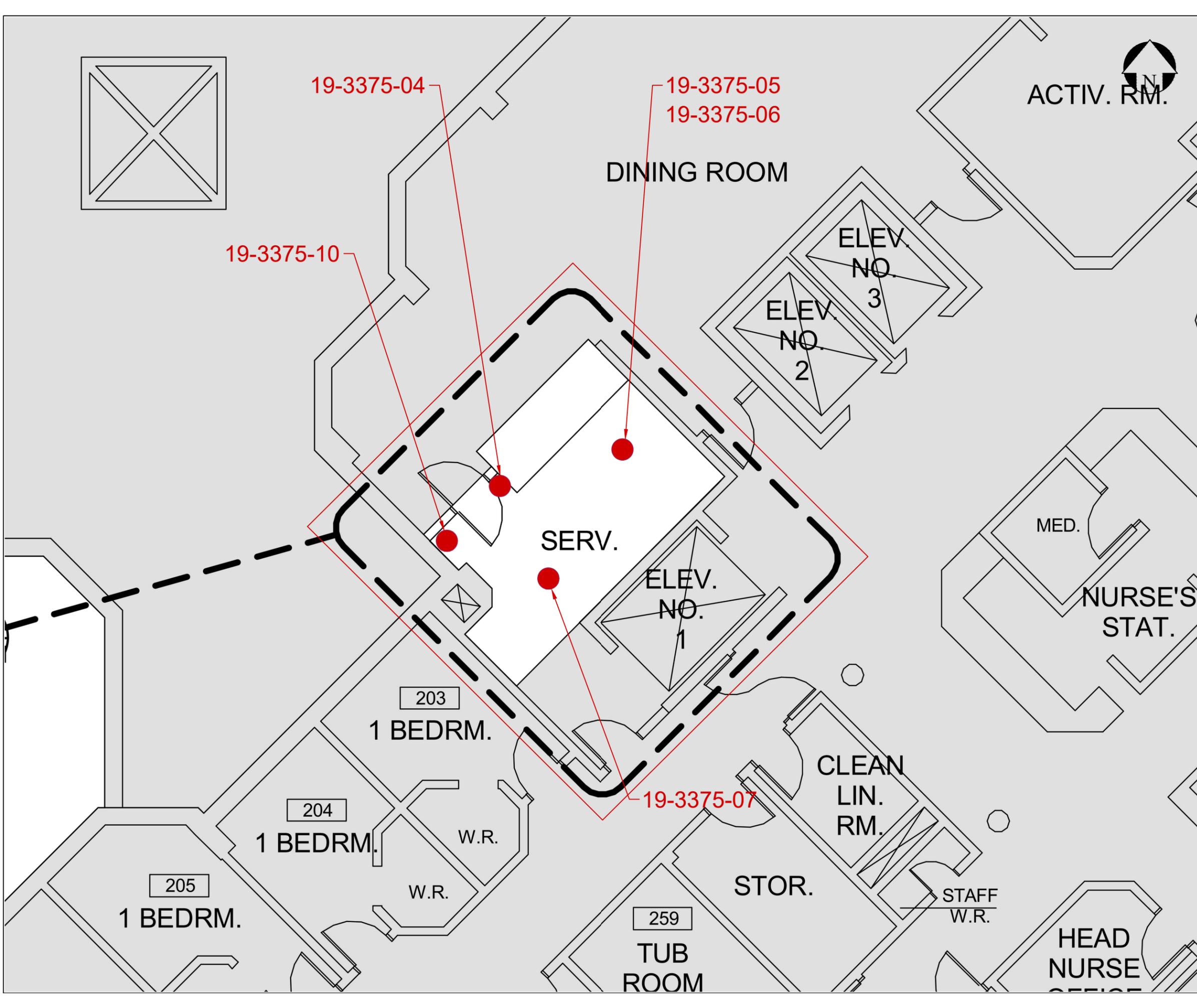
**BUILDING NAME:**  
Seven Oaks

Pot Wash and Servery Renovation  
Basement  
Asbestos and Lead Bulk Sample Location

**CLIENT:** City of Toronto

<b>PROJECT NUMBER:</b> FE-P 19-9400	<b>DATE:</b> SEPTEMBER 2019	<b>DRW BY:</b> NL
<b>CAD FILE:</b> FIG1	<b>SCALE:</b> Not to Scale	<b>CHK BY:</b> IF





### Legend

- 1-01 Location Number
- Asbestos Sample Location
- Area of Pre-Reno DSS

Figure 2

**LOCATION:**  
9 Neilson Road,  
Toronto, Ontario

**BUILDING NAME:**  
Seven Oaks

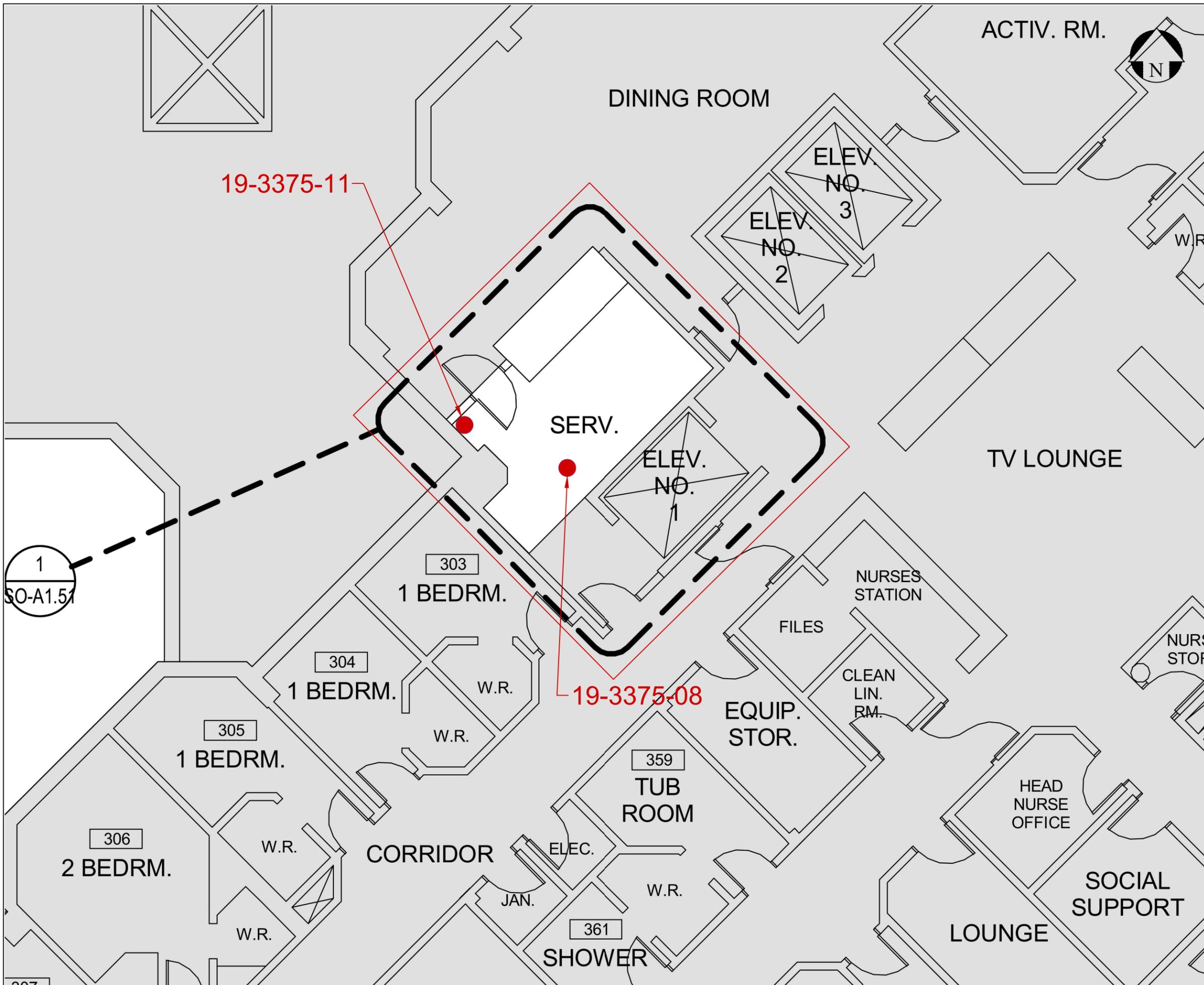
Pot Wash and Servery Renovation  
2-nd Level  
Asbestos Bulk Sample Location

**CLIENT:** City of Toronto

<b>PROJECT NUMBER:</b> FE-P 19-9400	<b>DATE:</b> SEPTEMBER 2019	<b>DRW BY:</b> NL
-------------------------------------	-----------------------------	-------------------

<b>CAD FILE:</b> FIG2	<b>SCALE:</b> Not to Scale	<b>CHK BY:</b> IF
-----------------------	----------------------------	-------------------





**Legend**

- 1-01 Location Number
- Asbestos Sample Location
- Area of Pre-Reno DSS

**Figure 3**

**LOCATION:** 9 Neilson Road,  
Toronto, Ontario

**BUILDING NAME:** Seven Oaks

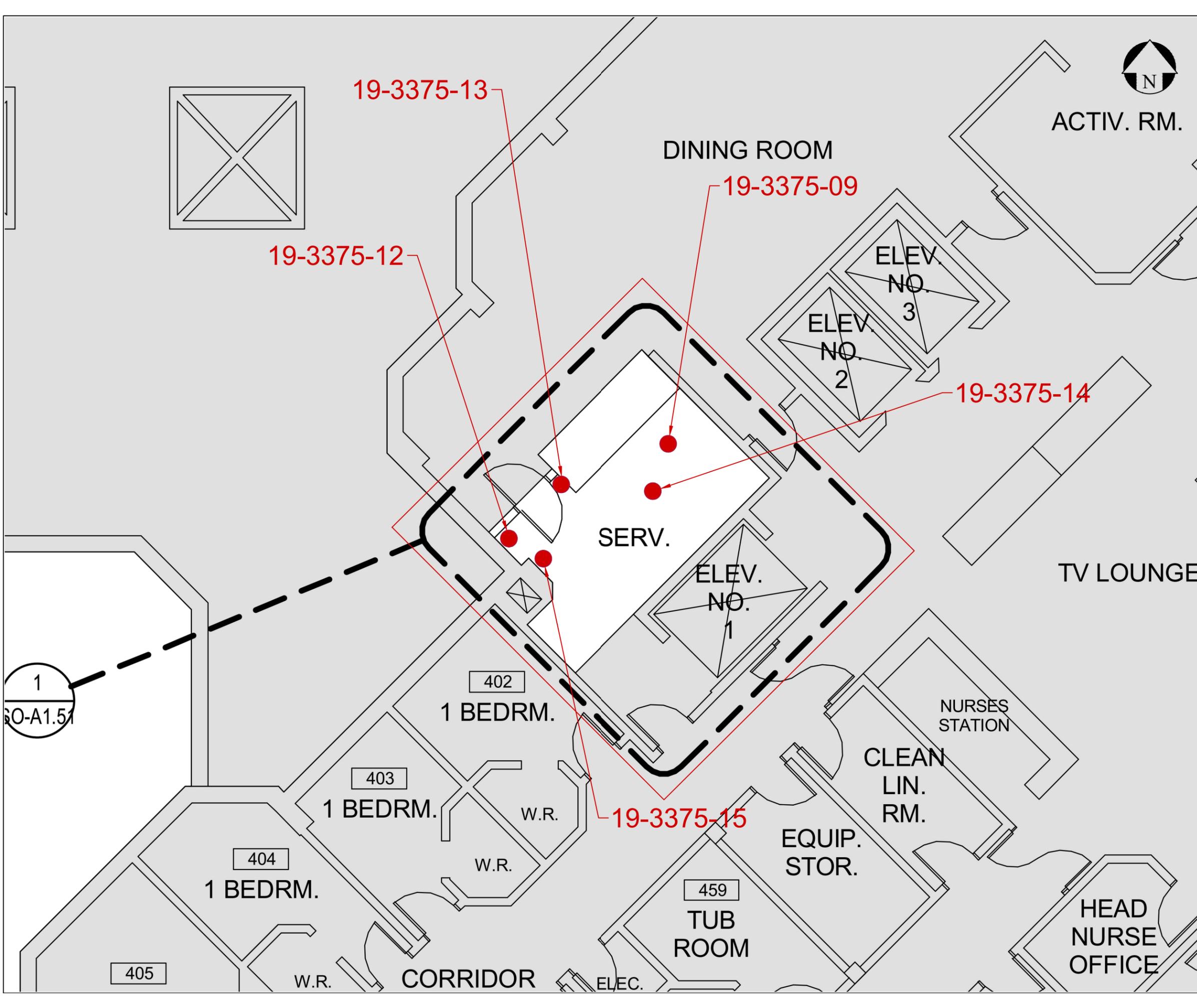
Pot Wash and Servery Renovation  
3-rd Level  
Asbestos Bulk Sample Location

**CLIENT:** City of Toronto

<b>PROJECT NUMBER:</b> FE-P 19-9400	<b>DATE:</b> SEPTEMBER 2019	<b>DRW BY:</b> NL
-------------------------------------	-----------------------------	-------------------

<b>CAD FILE:</b> FIG3	<b>SCALE:</b> Not to Scale	<b>CHK BY:</b> IF
-----------------------	----------------------------	-------------------





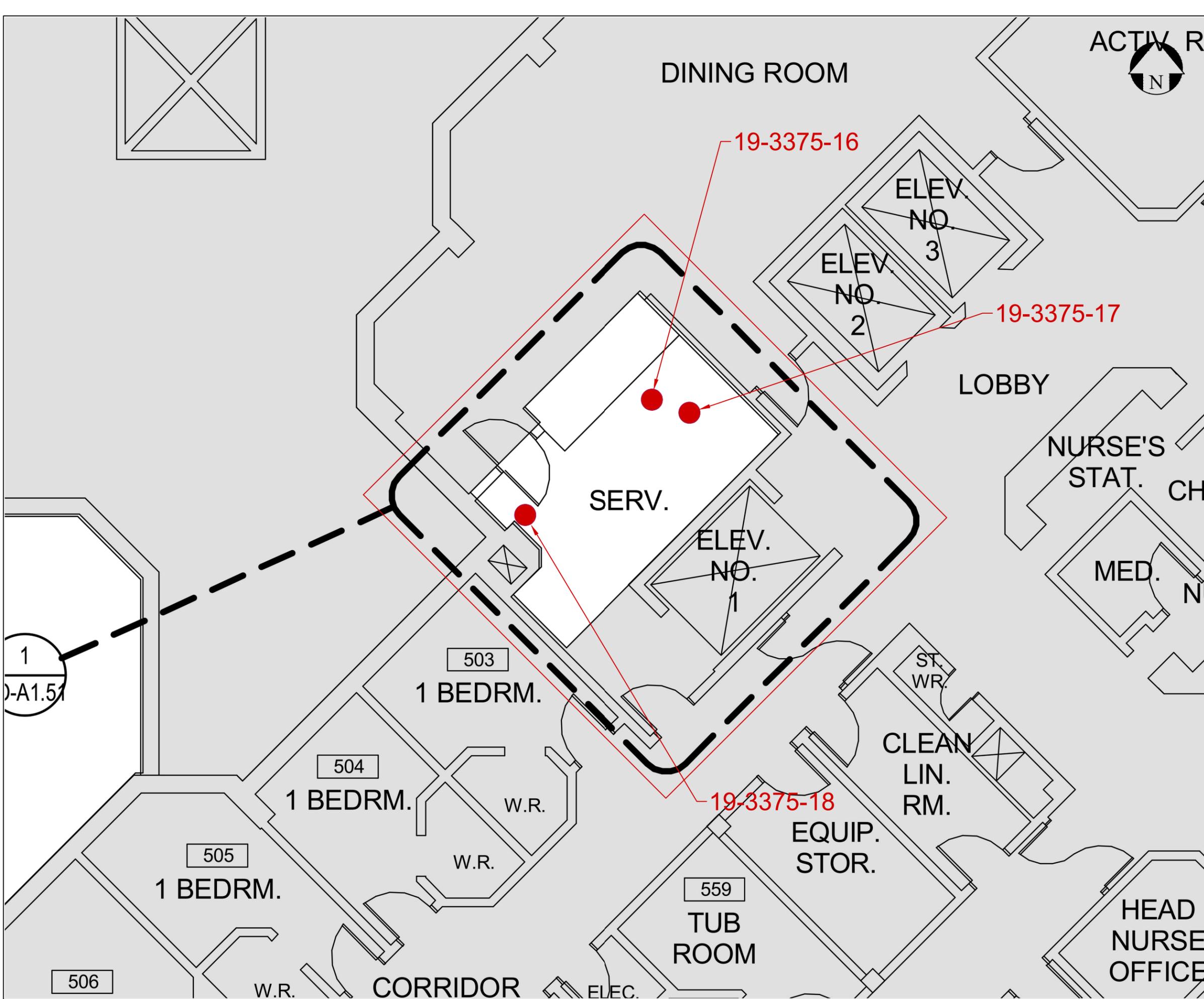
**Legend**

- 1-01 Location Number
- Asbestos Sample Location
- Area of Pre-Reno DSS

**Figure 4**

<b>LOCATION:</b>	9 Neilson Road, Toronto, Ontario		
<b>BUILDING NAME:</b>	Seven Oaks		
Pot Wash and Servery Renovation 4-th Level Asbestos Bulk Sample Location			
<b>CLIENT:</b>	City of Toronto		
<b>PROJECT NUMBER:</b>	FE-P 19-9400	<b>DATE:</b> SEPTEMBER 2019	<b>DRW BY:</b> NL
<b>CAD FILE:</b>	FIG4	<b>SCALE:</b> Not to Scale	<b>CHK BY:</b> IF





**Legend**

- 1-01 Location Number
- Asbestos Sample Location
- Area of Pre-Reno DSS

**Figure 5**

**LOCATION:**  
9 Neilson Road,  
Toronto, Ontario

**BUILDING NAME:**  
Seven Oaks

Pot Wash and Servery Renovation  
5-th Level  
Asbestos Bulk Sample Location

**CLIENT:** City of Toronto

<b>PROJECT NUMBER:</b> FE-P 19-9400	<b>DATE:</b> SEPTEMBER 2019	<b>DRW BY:</b> NL
--	--------------------------------	----------------------

<b>CAD FILE:</b> FIG5	<b>SCALE:</b> Not to Scale	<b>CHK BY:</b> IF
--------------------------	-------------------------------	----------------------

