



**ENGINEERING**



**LABORATORY**



**PRE-RENOVATION  
DESIGNATED SUBSTANCES  
SURVEY**



**SEVEN OAKS – LONG TERM  
CARE HOMES  
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Project No. FE-P 19-9595

July 23, 2019

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## 1.0. EXECUTIVE SUMMARY

Fisher Environmental Ltd. ('Fisher') was retained by the City of Toronto to carry out a Pre-Renovation Designated Substances Survey (DSS) of the Seven Oaks - Long Term Care Homes building, located at 9 Neilson Road, Toronto, Ontario (the "Site").

The scope of the Pre-Renovation DSS was to identify types of designated substances within:

- Shower rooms on ground floor;
- Auditorium on ground floor;
- Residents rooms on all floors; and
- Provide recommendations for the safe handling or abatement of these materials, if required, prior to the planned renovation work.

The site inspection and sampling works were conducted on July 05, 2019.

A summary of the Designated Substances identified within the scope area is presented below:

### **Asbestos**

Based on analytical results, and the review of previous DSS reports, asbestos-containing materials (ACM) were not identified within the scope of area at the Site.

### **Lead**

Lead-containing materials were not identified within the scope of area at the Site.

### **Mercury**

Mercury is present in fluorescent light tubes as a vapour, and fluorescent light tubes were located throughout the building. Where any mercury-containing equipment or components may be disturbed or removed, Fisher recommends that the mercury-containing equipment or components be removed using appropriate mercury abatement procedures.

### **Silica**

Crystalline silica is a constituent of all concrete and masonry products present at the Site. Any planned renovation activities that are likely to generate silica-containing dust shall be carried out in accordance with the MOL Guideline: *Silica on Construction Projects, 2011*.

### **Other Designated Substances**

The other Designated Substances (acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride) would not be expected to be present at the Site. Further, these materials were not observed during the current survey. No immediate recommendations are warranted with regard to these other Designated Substances.



## 2.0. INTRODUCTION

Fisher Environmental Ltd. ('Fisher') was retained by the City of Toronto to carry out a Pre-Renovation Designated Substances Survey (DSS) of the Seven Oaks, Long Term Care building, located at 9 Neilson Road, Toronto, Ontario (the "Site").

The scope of the Pre-Renovation DSS was to identify types of designated substances within:

- Shower rooms on ground floor;
- Auditorium on ground floor;
- Residents rooms on all floors; and
- Provide recommendations for the safe handling or abatement of these materials, if required, prior to the planned renovation work.

The site inspection and sampling works were conducted on July 05, 2019.

## 3.0. REGULATIONS

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

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 (EPA), 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.



Representative bulk samples were collected of materials suspected of containing asbestos. The tools used by the investigator to collect the bulk samples were cleaned after each sample was collected to avoid cross contamination. Samples were placed in plastic sealable containers, marked with a unique sample number and transported to an independent accredited laboratory for analysis.

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.

The laboratory analysis report is included as Appendix A. Site Plans showing the scope of work area included as Appendix B.

## **5.0. REVIEW OF PREVIOUS REPORTS**

As part of the current survey, previously conducted DSS report pertaining to the scope of work area and also the most recent annual reassessment survey report for the Site was reviewed:

- Pre-reno DSS Report, Completed by Fisher Environmental, Project No: FE-17-8486, dated November 2017; and
- Designated Substances Survey, Completed by Fisher Environmental, Project No. 18-8787, dated September 2018.

## **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. Findings**

A total of thirty-one (31) bulk asbestos samples were collected during the current survey and submitted for analysis. ACM evaluated by the survey were represented by the items and materials listed in Sections 6.3.1.1. through 6.3.1.9.



### **6.3.1.1 Sprayed Fireproofing Insulation**

Sprayed Fireproofing was observed on the ceiling in location Auditorium, Loc: 1-089. A total of three (3) samples (19-2833-01 to 03) of the Sprayed Fireproofing were collected during the survey. Analysis of each sample determined the sprayed fireproofing Insulation to not contain asbestos.

### **6.3.1.2. Mechanical Insulation**

Mechanical insulation in the form of fiberglass was observed on pipes, mechanical equipments, and HVAC systems throughout the work scope area during the survey. Fiberglass is not suspected to contain asbestos.

### **6.3.1.3. Plaster**

Plaster was not observed within the scope of work area.

### **6.3.1.4. Drywall Joint Compound**

Drywall Joint Compound (DJC) was observed on the walls and ceilings throughout the scope of work area during the survey. A total of nineteen (19) samples (19-2833-10 to 17 and 19-2833-21 to 31) of the DJC were collected from various locations of the scope of work, during the survey. Analysis of each sample determined the drywall joint compound to not contain asbestos.

A review of the previously conducted survey report indicated that a total of twenty-six (26) samples of DJC were collected for analysis from the area of the scope work. Previous analysis of this material determined the DJC to not contain asbestos.

### **6.3.1.5. Texture Finishes**

No indication of texture finishes was noted at the Site during the current survey.

### **6.3.1.6. Acoustic Ceiling Tile**

One type (1) of acoustic ceiling tiles was observed at the Site at the scope of area:

- Ceiling Tile 1 - 2'x2', Small Pinholes.

A review of the previously conducted survey report indicated that samples of this acoustic ceiling tile were collected for analysis. Previous analysis determined acoustic ceiling tile to not contain asbestos.

### **6.3.1.7. Asbestos Cement Products**

No asbestos cement products, such as Transite pipe or board, were noted at the scope of work of the Site.

### **6.3.1.8. Vinyl Sheet Flooring**

Two (2) distinct styles of vinyl sheet flooring were observed in the shower rooms within the scope of work area at the Site as follows:



- Vinyl Sheet Flooring 3 – Blue; and
- Vinyl Sheet Flooring 21 – Grey.

A total of six (6) samples (19-2833-04 to 09) of vinyl sheet flooring were collected during the survey. Analysis of each sample determined the vinyl sheet flooring to not contain asbestos.

### **6.3.1.9. Vinyl Floor Tile**

Vinyl floor tiles (VFT) were observed throughout the resident rooms and washrooms within the work area at the Site during the survey. A total of three (3) samples (19-2833-18 to 20) of the VFTs were collected during the survey. Analysis of each sample determined the VFTs to not contain asbestos.

In addition, previous survey reports indicated that the other varieties of VFTs within the scope of the work are determined to be not asbestos-containing.

### **6.3.2. Recommendations**

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 survey. Sampling of materials found within operating equipment, roof structure, portable building articles, confined spaces, or generally non-accessible components such as insulation within electrical switch gears, wiring, motors, light fixtures, elevator brakes, fire door cores, and other materials outside of project scope was not performed. Location specific sampling of these materials is recommended prior to disturbance. 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 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 throughout the Site, 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*

### 6.8.3. Findings

Five (5) bulk paint samples were collected during the current survey and submitted for lead analysis. The results of sample analysis are summarized in Table 1, below.

**Table 1 - Summary of Lead Paint Sample Analysis**

Sample No.	Sample Location	Sample Description	Lead Content (ppm and % by Weight)
19-2833-32	Wall, Location 1-054, Shower Room	Peach Colour Paint	<10 ppm (<0.001%)
19-2833-33	Wall, Location 1-054, Shower Room	Yellow Paint	<10 ppm (<0.001%)
19-2833-34	Wall, Location 3-061, Resident Room	Red Paint	14 ppm (0.001%)
19-2833-35	Wall, Location 4-017, Resident Room	Green Paint	<10 ppm (<0.001%)
19-2833-36	Wall, Location 5-058, Resident Room	Cream Paint	<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 ug/g or 1000 ppm) represents a concentration in which the lead content is not the limiting hazard for construction hygiene purposes.

The lead concentrations of the collected paint samples were determined to be below the limit of detection for the analytic method used or a concentration in which the lead content is not the limiting hazard for construction hygiene purpose.

### 6.8.4. Recommendations

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



## **6.9. Mercury**

### **6.9.3. Findings**

Mercury is present in the in fluorescent light tubes as a vapour, and fluorescent light tubes were located throughout the building.

### **6.9.4. Recommendations**

Mercury-containing equipment and components should be handled using the appropriate type of procedures as specified in the applicable regulations and guidelines. Fisher recommends that the mercury-containing fluorescent light tubes be removed and disposed of in accordance with O. Reg. 558/00. Further, mercury-containing thermostats and fluorescent light bulbs should be disposed of at MOE licensed receiver.

## **6.10. Silica**

### **6.10.3. Findings**

Crystalline silica is a constituent of all concrete and masonry products present at the Site.

### **6.10.4. Recommendations**

Any planned renovation activities that are likely to generate silica-containing dust shall be carried out in accordance with the MOL Guideline: *Silica on Construction Projects, 2011*.

## **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.

## **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.

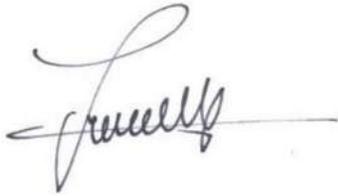
The extent of the building survey of asbestos-containing materials (ACM) and other designated substances is based on prior agreement of the scope of work with the client, and the rationale given in this report. The building survey findings rely on professional interpretation of selective sampling and 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 City of Toronto. 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,



Muhammad Junayed, B.Sc., E.P  
Project Manager



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



## APPENDIX A – CERTIFICATE OF ANALYSIS





# FISHER ENVIRONMENTAL LABORATORIES

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**Attn:** Apurva Paulraj

**F.E. Job #:** 19-2833  
**Project Name:** Pre-Reno DSS  
**Project ID:** FE-P-19-9595  
**Date Sampled:** 5-Jul-2019  
**Date Received:** 8-Jul-2019  
**Date Reported:** 15-Jul-2019  
**Location:** 9 Neilson Rd

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	36 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
01A- Sprayed Fire Proofing, Above Ceiling, Loc 1-089	19-2833-01	Insulation		Not Detected
01B- Sprayed Fire Proofing, Above Ceiling, Loc 1-089	19-2833-02	Insulation		Not Detected
01C- Sprayed Fire Proofing, Above Ceiling, Loc 1-089	19-2833-03	Insulation		Not Detected
02A- VSF, 3 Black- Loc 1-052	19-2833-04	Vinyl sheet Flooring		Not Detected
02B- VSF, 3 Black- Loc 1-052	19-2833-05	Vinyl sheet Flooring		Not Detected
02C- VSF, 3 Black- Loc 1-052	19-2833-06	Vinyl sheet Flooring		Not Detected
03A- VSF, 21 Grey, Loc 1-054	19-2833-07	Vinyl sheet Flooring		Not Detected
03B- VSF, 21 Grey, Loc 1-054	19-2833-08	Vinyl sheet Flooring		Not Detected
03C- VSF, 21 Grey, Loc 1-054	19-2833-09	Vinyl sheet Flooring		Not Detected
04A- Drywall Joint Compound, Loc 1-047	19-2833-10	Drywall Joint Compound		Not Detected
04B- Drywall Joint Compound, Loc 1-067/Loc 1-052	19-2833-11	Drywall Joint Compound		Not Detected
04C- Drywall Joint Compound, Loc 1-067/Loc 1-052	19-2833-12	Drywall Joint Compound		Not Detected
04D- Drywall Joint Compound, Loc 1-089	19-2833-13	Drywall Joint Compound		Not Detected
04E- Drywall Joint Compound, Loc 1-089	19-2833-14	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>		36 Bulk Samples		
<b>Client Sample ID</b>	<b>Lab Sample ID</b>	<b>Sample Matrix</b>	<b>Fibre Type</b>	<b>Asbestos Content</b>
05A- Drywall Joint Compound, Loc 2-014	19-2833-15	Drywall Joint Compound		Not Detected
05B- Drywall Joint Compound, Loc 2-037	19-2833-16	Drywall Joint Compound		Not Detected
05C- Drywall Joint Compound, Loc 2-058	19-2833-17	Drywall Joint Compound		Not Detected
06A- VFT, 12"x12" off White With Grey Mosaic, Loc 2-004	19-2833-18	Vinyl Floor Tile		Not Detected
06B- VFT, 12"x12" off White With Grey Mosaic, Loc 2-004	19-2833-19	Vinyl Floor Tile		Not Detected
06C- VFT, 12"x12" off White With Grey Mosaic, Loc 2-004	19-2833-20	Vinyl Floor Tile		Not Detected
07A- Drywall Joint Compound, Loc 3-003/Loc 3-034/Loc3-058	19-2833-21	Drywall Joint Compound		Not Detected
07B- Drywall Joint Compound, Loc 3-003/Loc 3-034/Loc 3-058	19-2833-22	Drywall Joint Compound		Not Detected
07C- Drywall Joint Compound, Loc 3-003/Loc 3-034/Loc 3-058	19-2833-23	Drywall Joint Compound		Not Detected
08A- Drywall Joint Compound, Loc 4-014/Loc 4-044/Loc 4-064, Loc 4-004/Loc 4-031	19-2833-24	Drywall Joint Compound		Not Detected
08B- Drywall Joint Compound, Loc 4-014/Loc 4-044/Loc 4-064, Loc 4-004/Loc 4-031	19-2833-25	Drywall Joint Compound		Not Detected
08C- Drywall Joint Compound, Loc 4-014/Loc 4-044/Loc 4-064, Loc 4-004/Loc 4-031	19-2833-26	Drywall Joint Compound		Not Detected
08D- Drywall Joint Compound, Loc 4-014/Loc 4-044/Loc 4-064, Loc 4-004/Loc 4-031	19-2833-27	Drywall Joint Compound		Not Detected
08E- Drywall Joint Compound, Loc 4-014/Loc 4-044/Loc 4-064, Loc 4-004/Loc 4-031	19-2833-28	Drywall Joint Compound		Not Detected
09A- Drywall Joint Compound, Loc 5-061/Loc 5-03/Loc 5-004	19-2833-29	Drywall Joint Compound		Not Detected
09B- Drywall Joint Compound, Loc 5-061/Loc 5-03/Loc 5-004	19-2833-30	Drywall Joint Compound		Not Detected
09C- Drywall Joint Compound, Loc 5-061/Loc 5-03/Loc 5-004	19-2833-31	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>	36 Bulk Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Lead (ppm)	Comments
LP 101- Peach Paint (Wall), Loc 1-054	19-2833-32	Paint	<10	
LP 102- Yellow Paint, Loc 1-054	19-2833-33	Paint	<10	
LP 103- Red Paint (Door), Loc 3-061	19-2833-34	Paint	14	
LP 104- Green Paint (Door), Loc 4-017	19-2833-35	Paint	<10	
LP 105- Cream Paint (Wall), Loc 5-058	19-2833-36	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	97	80-120	107	70-130

Parameter	Duplicate (%)				
	RPD	AR			
Lead	10.7	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.

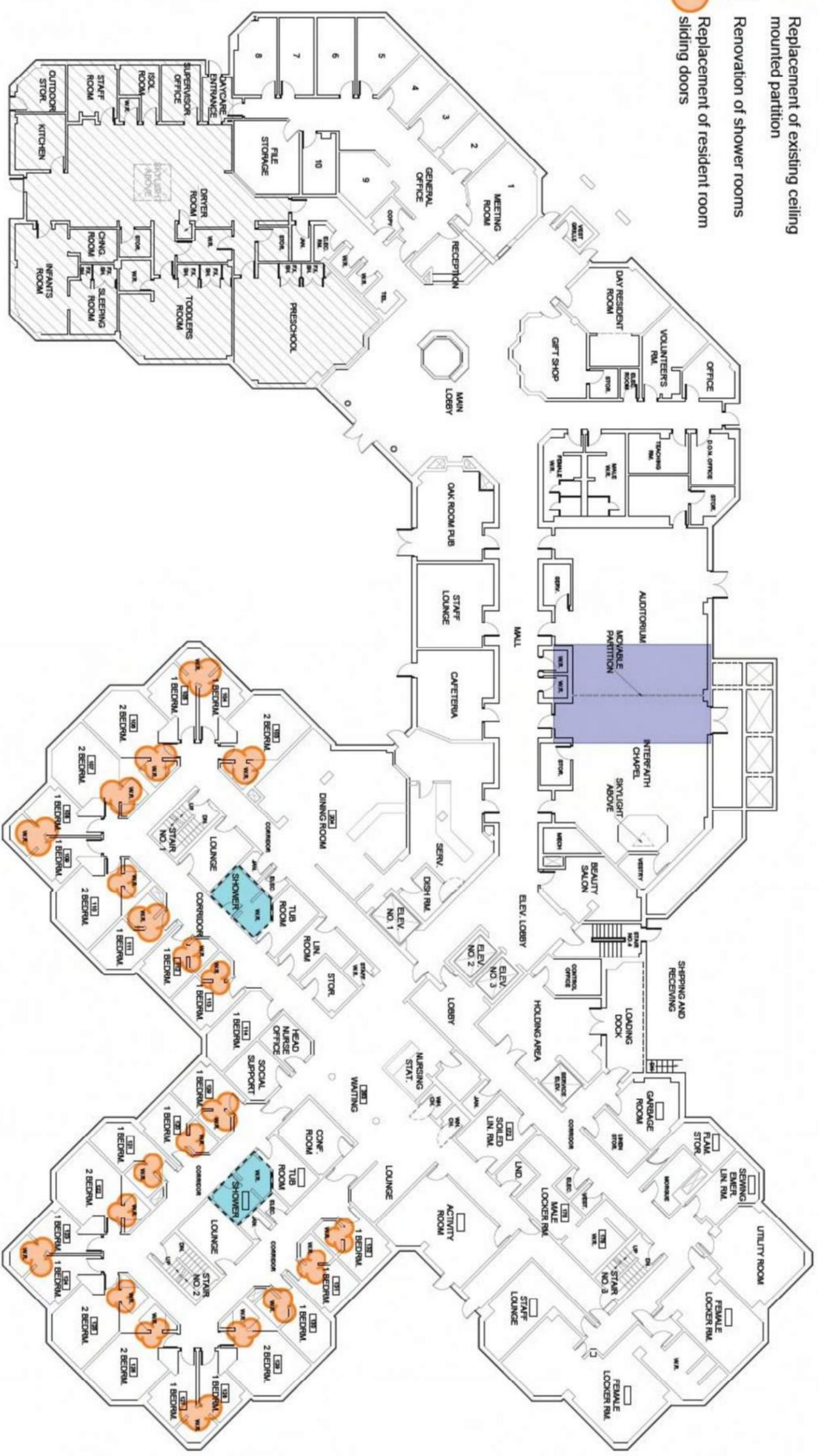
Authorized by:   
 Roger Lin, Ph. D., C. Chem.  
 Laboratory Manager



## APPENDIX B – SITE PLAN



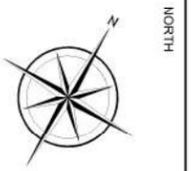
-  Replacement of existing ceiling mounted partition
-  Renovation of shower rooms
-  Replacement of resident room sliding doors



**SEVEN OAKS**  
GROUND LEVEL PLAN  
NTS



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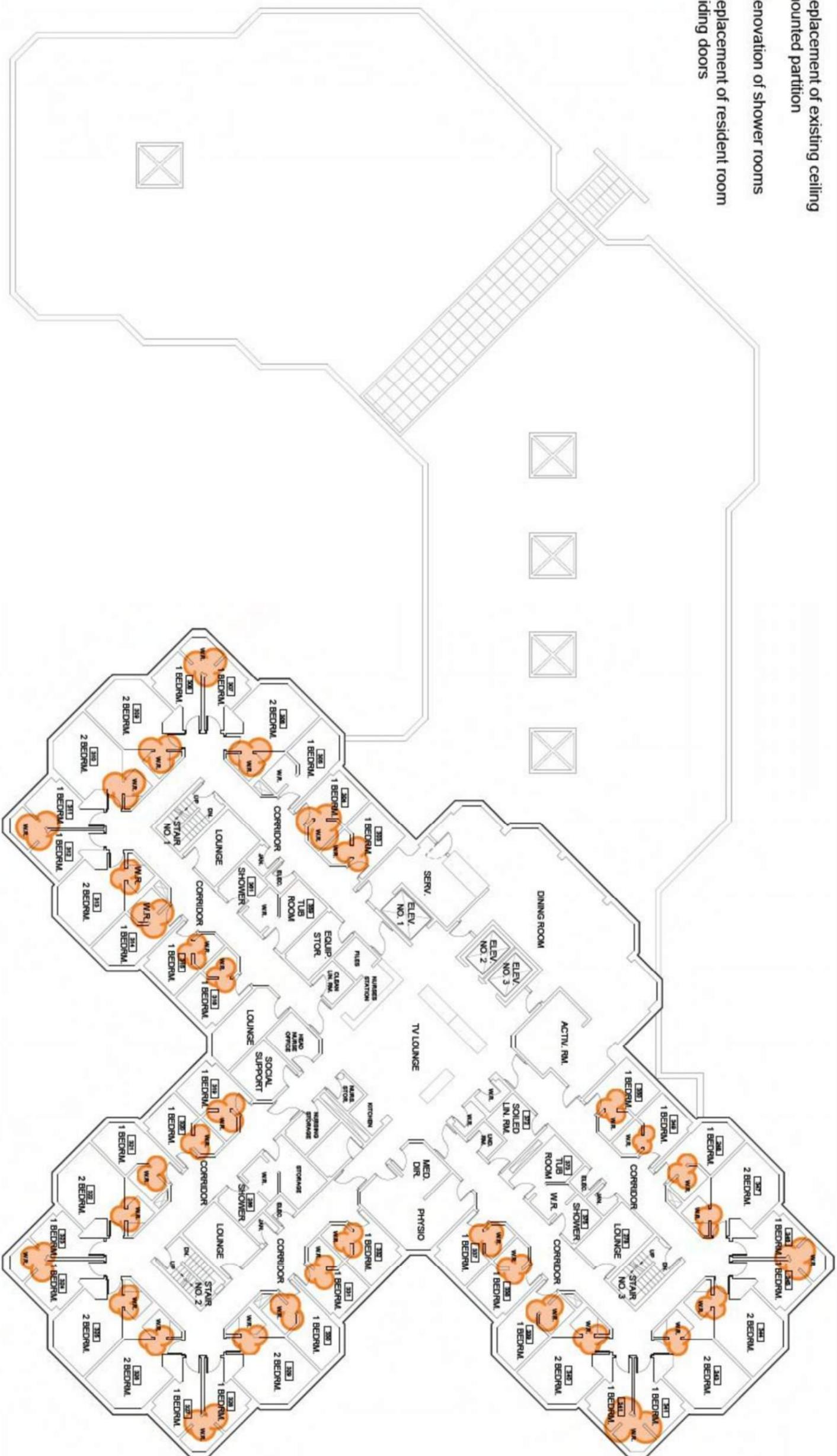
NORTH  
LEGEND

PROJECT NAME AND ADDRESS  
**PRE-RENO DSS**  
CITY OF TORONTO  
9 NEILSON ROAD, TORONTO, ON

PROJECT NO. FE-P 19-9595	FIGURE 1:	SHEET NO.
DATE July 23 2019	GROUND FLOOR PLAN	<b>1</b>
SCALE NTS		



-  Replacement of existing ceiling mounted partition
-  Renovation of shower rooms
-  Replacement of resident room sliding doors



NORTH



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PROJECT NAME AND ADDRESS

**PRE-RENO DSS**  
**CITY OF TORONTO**  
9 NEILSON ROAD, TORONTO, ON

PROJECT NO.

FE-P 19-9595

DATE

July 23 2019

SCALE

NTS

FIGURE 1:

LEVEL 3 FLOOR  
PLAN

SHEET NO.

**3**



