



September 26, 2024

The Regional Municipality of York  
145 Harry Walker Parkway  
Newmarket, Ontario, L3Y 7B3

**Re: Hazardous Materials Assessment (Preconstruction)**  
2960 Teston Road, Vaughan, Ontario  
Pinchin File: 346087.000

The Regional Municipality of York (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous materials assessment of the vacant parking lot located at 2960 Teston Road, Vaughan, Ontario.

Pinchin performed the assessment on August 27, 2024. The assessor was accompanied by a Client representative during the assessment. The assessed area was vacant at the time of the assessment.

The objective of the assessment was to identify specified hazardous materials in preparation for removal of asphalt paving in advance of the new construction of a paramedic station on the property as per an email sent by the Client on July 30, 2024.

The **assessed area** consisted of all areas within the outdoor project area. There is no building structure present on the property.

## 1.0 SUMMARY OF FINDINGS

- No asbestos-containing materials were identified.
- No lead-containing paints or coatings were identified.
- Crystalline silica is present in concrete and asphalt
- No mercury-containing items were identified.
- No PCB-containing items were identified.
- No mould or water damage was identified.

## 2.0 RECOMMENDATIONS

### 2.1 General

If suspected hazardous materials are discovered during the planned work, which are not identified in this report, do not disturb, and arrange for further testing and evaluation.

Provide this report to the contractor prior to bidding or commencing work.



## 2.2 Project Work

The following recommendations are made regarding renovations involving the hazardous materials identified.

### 2.2.1 Silica

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

## 3.0 BACKGROUND INFORMATION

### 3.1 Assessed Area Description Summary

Description Item	Details
Building Use	Vacant parking lot
Total Area (square feet)	Approximately ~5,000 square feet
Flooring	Asphalt

## 4.0 FINDINGS

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

### 4.1 Asbestos

The following table summarizes the materials evaluated for asbestos in the assessed area. For details on approximate quantities, condition, friability, accessibility, and locations of hazardous building materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Sample Number	Material Description	Type of Asbestos	Confirmed Hazard	Material Specific Notes
S0001 ABC	Light Grey Asphalt	None Detected	No	See Note 1
S0002 ABC	Dark Grey Asphalt	None Detected	No	N/A
S0003 ABC	Grey Asphalt	None Detected	No	See Note 1



### **Material Specific Notes:**

1. <0.5% Chrysotile asbestos was detected in samples S0001B and S0003C. As this is below the regulatory threshold of 0.5%, this material is determined not to be asbestos-containing. Asbestos procedures are not required when disturbing this material.

#### **4.2 Lead**

Paints and items suspected to contain lead are not present in the assessed area.

#### **4.3 Silica**

Crystalline silica is a presumed component of the following materials:

- Poured concrete
- Asphalt

#### **4.4 Mercury**

Building materials/components suspected to contain mercury (lighting, thermostats etc.) are not present in the assessed area.

#### **4.5 Polychlorinated Biphenyls**

Building materials/components suspected to contain PCBs (caulking, lighting ballasts, etc.) are not present in the assessed area.

#### **4.6 Mould and Water Damage**

Visible mould growth and water damage was not found during the assessment.

### **5.0 METHODOLOGY**

For the purpose of the assessment and this report, hazardous materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould and Water Damage



Arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride monomer are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment.

Pinchin conducted an assessment of the project area to identify the hazardous materials as defined in the scope.

The assessment was performed to establish the type of specified hazardous materials, locations and approximate quantities incorporated in the project area.

For further details on the methodology including test methods and evaluation criteria, refer to Appendix III.

## **6.0 REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
  2. Designated Substances, Ontario Regulation 490/09.
  3. Lead on Construction Projects, Ministry of Labour Guidance Document.
  4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
  5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
  6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
  7. Silica on Construction Projects, Ministry of Labour Guidance Document.
  8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
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1. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
  2. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
  3. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
  4. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.



## 7.0 LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. 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. No other warranties are implied or expressed.

## 8.0 CLOSURE

Contact the Project Manager, Meredith Cake at 416.274.3093 or [mcake@pinchin.com](mailto:mcake@pinchin.com) should you have any questions.

Sincerely,

**Pinchin Ltd.**

Prepared by:

Project Managed by:

Danford Man  
Project Coordinator  
Reviewed by:

Meredith Cake, EPt  
Senior Project Manager

Dustin Copeland, C.Tech.  
Director



Encl:	APPENDIX I	Drawings
	APPENDIX II-A	Asbestos Analytical Certificates
	APPENDIX III	Methodology
	APPENDIX IV	Location Summary Report
	APPENDIX V	Hazardous Materials Summary Report / Sample Log
	APPENDIX VI	All Data Report
	APPENDIX VII	Photographs

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Template: Master Template HBMA PreConstruction, HMIS, HAZ, August 15, 2024

**APPENDIX I**  
**Drawings**



- LEGEND
- SURVEY BOUNDARY/ASSESSED AREA
  - ⊙ ASBESTOS BULK SAMPLE

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME:  
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:  
THE REGIONAL MUNICIPALITY OF YORK

PROJECT LOCATION:  
2960 TESTON ROAD,  
VAUGHAN, ONTARIO

FIGURE NAME:  
SAMPLE LOCATION PLAN

PROJECT NUMBER: 346087	SCALE: NOT TO SCALE
DRAWN BY: NJ	REVIEWED BY: DM
DATE: SEPTEMBER 2024	FIGURE NUMBER: 1 OF 1



**APPENDIX II-A**  
**Asbestos Analytical Certificates**



## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

**Project No.:** 0346087.000

**Prepared For:** D. Man

**Lab Reference No.:** b321938

**Analyst(s):** N. Barinque

**Date Received:** August 28, 2024

**Samples Submitted:** 9

**Date Analyzed:** September 5, 2024

**Phases Analyzed:** 9

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The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

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 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.

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.

This report relates only to the items tested.

*This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.*



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.: 0346087.000

Prepared For: D. Man

Lab Reference No.: b321938

Date Analyzed: September 5, 2024

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Floor, Asphalt, Light Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0001B Floor, Asphalt, Light Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	Chrysotile < 0.5%	Tar and other Non- Fibrous Material > 75%
S0001C Floor, Asphalt, Light Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0002A Floor, Asphalt, Dark Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0002B Floor, Asphalt, Dark Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0002C Floor, Asphalt, Dark Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0003A Floor, Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0003B Floor, Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other Non- Fibrous Material > 75%
S0003C Floor, Asphalt, Loc:1, Exterior	Homogeneous, black, cementitious asphalt material.	Chrysotile < 0.5%	Tar and other Non- Fibrous Material > 75%

Reviewed by:

Digitally signed  
by Pinchin Ltd.  
Date: 2024.09.05  
16:18:01-04'00'

Reporting Analyst:

Digitally signed by  
Pinchin Ltd.  
Date: 2024.09.05  
16:17:41-04'00'

Promo 8/28

(9)

Analyzed by: NB 24-9-5  
Reviewed by: [Signature]  
Report Sent by: [Signature]

## Pinchin Ltd. - Asbestos Laboratory Internal Asbestos Bulk Sample Chain of Custody

### Special Instructions:

Client Name:		Project Address:	ON
Portfolio/Building No:		Pinchin File:	346087
Submitted by:	Danford Man	Email:	<a href="mailto:dman@pinchin.com">dman@pinchin.com</a>
CC Results to:	Meredith Cake	CC Email:	<a href="mailto:mcake@pinchin.com">mcake@pinchin.com</a>
Date Submitted:	August 27 2024	Required by:	September 5 2024
# of Samples:	9	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory, Years ONLY):			
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	
HMIS2 Building Reference #:		138419/202472710268669	

### To be Completed by Lab Personnel Only:

Lab Reference #:	6321938	Time:	24 hour clock
Received by:	AUG 28 2024	Date:	Month Day Year
Name(s) of Analyst(s):			

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Floor,Asphalt,Light Ashphalt,Loc:1,Exterior NID
S	0001	B	Floor,Asphalt,Light Ashphalt,Loc:1,Exterior CH < 0.5%
S	0001	C	Floor,Asphalt,Light Ashphalt,Loc:1,Exterior NID
S	0002	A	Floor,Asphalt,Dark Asphalt,Loc:1,Exterior NID
S	0002	B	Floor,Asphalt,Dark Asphalt,Loc:1,Exterior NID
S	0002	C	Floor,Asphalt,Dark Asphalt,Loc:1,Exterior NID
S	0003	A	Floor,Asphalt,Loc:1,Exterior NID

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0003	B	Floor, Asphalt, Loc:1, Exterior <i>ND</i>
S	0003	C	Floor, Asphalt, Loc:1, Exterior <i>CH &lt; 0.5'.</i>

## **APPENDIX III**

### **Methodology**

## **1.0 GENERAL**

An investigation was conducted to identify the type of Hazardous Building Materials incorporated in the project area.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans.

Sample collection was conducted in accordance with our Standard Operating Procedures.

### **1.1 Asbestos**

The investigation for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure, or a material that has already become crushed, pulverized, or powdered.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis of select materials was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results were compared to the following criteria:

Jurisdiction	Friable	Non-Friable
Ontario	0.5%	0.5%

Where materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

Asbestos materials were evaluated in order to make recommendations regarding any remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable)
- Condition (good, fair, poor, debris)
- Accessibility (ranking from accessible to all building users to inaccessible)
- Visibility (whether the material is obscured by other building components)
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition.

## 1.2 Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible were collected. The samples were collected by scraping the painted finish to include base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. 3050B/Method No. 7420, flame atomic absorption.

Analytical results were compared to the following criteria.

Jurisdiction	Units (%)	Units (ppm) / (mg/kg)
Ontario	0.1	1,000

Other lead products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.





### **1.3 Silica**

Materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

### **1.4 Mercury**

Materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury were identified by visual inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

### **1.5 Polychlorinated Biphenyls**

The potential for light ballast and oil filled transformers to contain PCBs was based on the age of the project area, a review of maintenance records, and examination of labels or nameplates on equipment, where present and accessible. The information was compared to known ban dates of PCBs and Environment Canada publications.

### **1.6 Visible Mould**

The presence of mould or water damage was determined by visual inspection of exposed surfaces.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, January 16, 2024

**APPENDIX IV**  
**Location Summary Report**

Client:The Regional Municipality Of York

Building Name: 2960 Teston Road

Survey Date:

Building Phases: A:

Site: 2960 Teston Road, Maple, ON

Last Re-Assessment:

Location No.	Name or Description	Area ft²	Floor No.	Bldg. Phase	Notes
1	Exterior	5000		A	

**APPENDIX V**  
**Hazardous Materials Summary Report / Sample Log**

Client:The Regional Municipality Of York

Site: 2960 Teston Road, Maple, ON

Building Name: 2960 Teston Road

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Floor     Asphalt   Light Ashphalt	1	A	0	2000	0	0	Chrysotile	No	
Asbestos	S0002 ABC	Floor     Asphalt   Dark Asphalt	1	A	0	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Floor     Asphalt   Light Asphalt	1	A	0	900	0	0	Chrysotile	No	

## Legend:

Sample number		Units			
S####	Asbestos sample collected	SF	Square feet	NF	Non Friable material.
L####	Paint sample collected	LF	Linear feet	F	Friable material
P####	PCB sample collected	EA	Each	PF	Potentially Friable material
M####	Mould sample collected	%	Percentage		
V####	Material visually similar to numbered sample collected				
V0000	Known non Hazardous Material				
V9000	Material is visually identified as Hazardous Material				
V9500	Material is presumed to be Hazardous Material				
[Loc. No.]	Abated Material				

**APPENDIX VI**  
**All Data Report**

Client: The Regional Municipality Of York

Location: #1 : Exterior

Survey Date: 2024-08-27

Site: 2960 Teston Road, Maple, ON

Floor:

Building Name: 2960 Teston Road

Room #:

Last Re-Assessment:

Area (sqft): 5000

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		None Found														
Duct		None Found														
Floor <sup>1</sup>		Asphalt, Light Ashphalt			A	Y		2000			SF	S0001ABC	Chrysotile	<0.5%	None	
Floor <sup>2</sup>		Asphalt, Dark Asphalt			A	Y		2000				S0002ABC	None Detected	N.D.	None	
Floor <sup>3</sup>		Asphalt, Light Asphalt			A	Y		900			SF	S0003ABC	Chrysotile	<0.5%	None	
Mechanical Equipment		None Found														
Piping		None Found														
Structure		None Found														
Wall		None Found														

1 - North  
2 - Middle  
3 - South



## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.
L	The material is partially visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceiling system or access panels) to view completely and access. Includes partially viewed access points to crawlspaces, attic spaces, etc. without entering. Observations are limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

**APPENDIX VII**  
**Photographs**



S0001A (None), Light Asphalt, Floor, Asphalt, Exterior (Location #: 1).  
North.



S0002A (None), Dark Asphalt, Floor, Asphalt, Exterior (Location #: 1)  
Middle.





S0003A (None), Floor, Asphalt, Exterior (Location #: 1).



Exterior (Location #: 1).