

# Appendix A2

Type 2 Glove Bag Asbestos Abatement in Building 8  
and 9 at King Street Yard, 1116 King Street West,  
Toronto, ON

Issued January 5, 2026, by Fisher Engineering Limited



January 5, 2026

City of Toronto, Corporate Real Estate Management  
Metro Hall, 55 John Street  
Toronto ON, M5V 3C6

Attn: Inder Bhamra, Project Manager

**Re: Type 2 Glove Bag Asbestos Abatement in Building 8 and 9 at King Street Yard, 1116 King Street West, Toronto, ON**

Dear Mr. Bhamra,

As requested, Fisher Engineering Limited (Fisher) provided environmental monitoring services with respect to Type 2 Glove Bag asbestos abatement activities undertaken in Building 8 and 9 of King Street Yard, located at 1116 King Street West, Toronto, ON (the "Site"). The fieldwork for the asbestos abatement inspections was conducted by Mr. Muhammad Junayed from November 24 to December 4, 2025.

### **Background**

The asbestos abatement was initiated in response to the findings of the Pre-Renovation Designated Substance Report (Project No. 25-14756) and the proposed renovation plan at the Site. Based on the recommendations from the report, abatement for asbestos-containing parging cement and aircell pipe insulation were to follow Type 2 Glove Bag procedures, as outlined in O. Reg. 278/05, "Asbestos on Construction Projects and in Building Repairs and Repair Operations" made under the Occupational Health and Safety Act. The materials were found in the following locations:

- Parging Cement on pipe fittings was identified in the Truck Repair Area (Loc. 1-17), Stairwell (Loc. 1-18), Washroom (Loc. 1-19), Stairwell (Loc. 1-24), IT Room (Loc. 2-02), and Stairwell (Loc. 2-07); and
- Aircell insulation on straight pipes was identified in the Truck Repair Area (Loc. 1-17), Stairwell (Loc. 1-18), Washroom (Loc. 1-19), Stairwell (Loc. 1-24), and Stairwell (Loc. 2-07).

Initially, approximately 226 linear feet (LF) of asbestos-containing aircell pipe insulation was estimated to be abated. During the abatement procedures, an additional 500 LF of aircell insulation was discovered, therefore, approximately 726 LF was to be abated apart of the Type 2 Glove Bag asbestos abatement, along with sixty-one (61) pipe fittings.

The abatement scope of work included the removal of aircell straight pipe insulation and removal of parging cement from the pipe elbows from all locations listed above except from the IT Room (Loc. 2-02).

During the abatement inspection, pipe insulations in Building 9 was further inspected and revealed that pipes are insulated with fibreglass which is not an asbestos-containing material.

Location name and number where current work was conducted is referenced from the most recent annual Designated Substance report of the Site (under separate cover).

The City of Toronto retained JMX Environmental (JMX) as the environmental abatement contractor to undertake the specified abatement work, and Fisher as the environmental health and safety consultant to provide project monitoring and air sampling during the asbestos abatement operations.

### **Preparation Phase Inspection**

Muhammad Junayed of Fisher arrived on-site to conduct a preparation phase inspection and met with the site supervisor, Mr. Arnoldo Rodriguez, from JMX. In addition to the site supervisor, there were five (5) workers on-site during the inspection.

Fisher performed pre-contamination assessment of JMX's Type 2 glove-bag assemblies around the asbestos-containing pipe fittings and straight pipes to be removed. Preparation phase inspections were carried out before commencing the abatement every day from November 24 to December 4, 2025.

The following observations were noted during the preparation phase inspection:

- Prohibitions were adhered to within the work area (i.e., no eating, drinking, or smoking was observed).
- The work area was separated by caution tape to prevent the entrance of unauthorized persons.
- All non-moveable items in the vicinity of the work area were cleaned and a drop sheet was placed on the floor in the work area.
- Moveable objects were removed from the work area.
- Asbestos warning signs were posted at the entrances to the work area.
- Glove-bag assemblies around on pipe fittings and straight pipe to be removed were properly and effectively sealed. All the necessary tools within the glove bags were observed.
- All tools and other necessary equipment to complete the abatement work (including but not limited to HEPA-filtered vacuum cleaner, "lock-down" fibre sealant, including airless misting sprayers, hand tools for the removal, ladders, clean sponges/rags for cleanup, labelled asbestos waste bags, and amended water) were observed within the work area.
- There were two (2) scissor lifts on Site to perform the abatement work. Additionally, JMX installed scaffolding within Stairwell (Loc. 1-18) and Stairwell (Loc. 1-24) to complete the abatement.

- The contractor had the required equipment and Personal Protective Equipment (PPE) on site including full-face air purifying respirators equipped with P100 filters, Tyvek suits, safety boots, and disposable gloves.
- A waste bin was not present during the inspection. The contractor will transport waste to an off-site bin and has the proper Certificate of Approval for transporting the waste.
- The contractor waited for authorization before commencing removal activities.

Fisher observed no deficiencies regarding JMX's Type 2 Glove Bag assemblies, and the abatement contractor was advised that the removal work phase may commence.

### **Removal Phase Inspection**

Removal-phase inspections were carried out daily during the abatement work from November 24 to December 4, 2025. The following observations were noted during these inspections:

- The work area was observed to be in satisfactory condition, and no breaches or defects were observed on the glove bags during the inspections.
- Asbestos warning signs were maintained at the entrances to the work area.
- The contractor had the required equipment and PPE, including full-face air purifying respirators, Tyvek suits, safety boots, and disposable gloves.
- Wetting procedures were noted; materials scheduled for removal were regularly wetted during the removal operations using airless sprayers and amended water.
- Appropriate asbestos waste bags were noted to be present and used for the waste disposal.
- Contractor personnel were observed to be following the proper exiting and decontaminating procedures when leaving the work area.

While on site, Fisher collected twenty-two (22) ambient air samples (25-5567-1 to 22) from within the work areas and adjacent to the work area. The samples were submitted to Fisher Environmental Laboratories for phase contrast microscopy (PCM) analysis, as outlined in NIOSH method 7400. The analysis determined the air sample results to be within the allowable Time-Weighted Average Exposure limit of 0.1 fibres per cubic centimetre of air, as outlined in O. Reg. 278/05.

Please refer to the laboratory analysis report, included in Attachment A.

### **Final Inspection**

Final inspections were carried out before removing the glove bags every day from November 24 to December 4, 2025. The following observations were noted during the final inspections:

- A review of the work area revealed that the asbestos-containing aircell insulation on straight pipes (approximately 726 LF) and parging cement on sixty-one (61) pipe fittings were removed, as specified.

- Waste was double bagged, and waste bags were being properly decontaminated prior to being removed from the work area.
- Waste and equipment were removed from the work area.
- Surfaces in the work area were noted to be clean and dry.
- The contractor waited for authorization prior to applying the lockdown.

Fisher found the condition of the work area and the quality of the work to be satisfactory, and therefore, the contractor was given the authorization to apply the lockdown glue agent, remove the glove bags, and dismantle the work area.

Based on the air sampling and observed work results, removal of asbestos-containing aircell insulation on straight pipes and parging cement on pipe fittings was completed, as per the proposed scope of work.

A review of the Pre-Renovation Designated Substance Report (Project No. 25-14756) indicated that asbestos-containing grey caulking remains on site (exterior of the building), identified along the joints between the brick walls and window frames of Buildings 8 and 9. Additionally, various shades of lead-containing paint remain on the interior walls and ceiling finishes of Buildings 8 and 9. Finally, asbestos-containing parging cement on a pipe fitting and straight pipe insulation remains present in the IT Room (Loc. 2-02).

These materials were excluded from the current abatement scope of work. If the planned renovation activities disturb the remaining asbestos-containing materials or lead-containing paints, proper abatement procedures must be followed prior to the commencement of any renovation work.

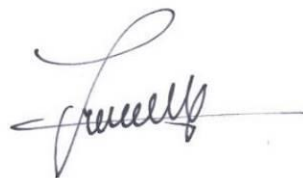
Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Prepared by:

Reviewed by:



Vishniha Sri, B.E.S  
Project Manager



Muhammad Junayed, B.Sc., EP  
Senior Project Manager

Attachments:     Attachment A - Laboratory Analysis Report  
                         Attachment B - Site Photos

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



# FISHER ENVIRONMENTAL LABORATORIES

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**Client:** City of Toronto  
Facilities Management  
**Address:** 2nd Floor, Metro Hall  
55 John Street, Toronto, ON  
M5V 3C6  
**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 24-Nov-2025  
**Date Received:** 25-Nov-2025  
**Date Reported:** 25-Nov-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	3 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)	Result* (fibres/ml)	Comments
AS 101, Loc 1-17, Truck	25-5567-1	Ambient	900	<0.0030	
AS 102, Repair Shop	25-5567-2	Ambient	900	<0.0030	
AS 103, Repair Shop	25-5567-3	Ambient	900	<0.0030	

\* Results reported for total fibres are inclusive of any fibre with specific length to width ratios and are not specific to asbestos. They may include fibres from many sources including but not limited to carpets, clothing, wood, fiberglass, and asbestos. Elevated total fibre levels may be commonly encountered during interior renovation and or demolition works

Occupational Health and Safety Act, Ontario regulation 278/05 requires that the work area inside the enclosure passes the clearance air test only if every air sample collected has a concentration of fibres that does not exceed 0.01 fibres per cubic centimeters of air.

The Ontario ministry of labour mandates that employers shall take all necessary measures and procedures to ensure that the time-weighted average exposure of a worker to airborne asbestos shall not exceed a criterion of 0.1 fibres/ml.

Fisher Engineering utilizes and recommends a criterion action level for asbestos of 0.04 fibres/ml, above which an immediate shut down of any building works will occur until such time as a cause for the elevated fibre levels can be determined.

### ANALYTICAL METHOD:

PCM - Method #F-10, Rev.2.2, standard operating procedure for the determination of asbestos and other fibers by Phase Contrast Microscopy.

**Authorized by:**



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





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**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567A  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 25-Nov-2025  
**Date Received:** 26-Nov-2025  
**Date Reported:** 26-Nov-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	3 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)	Result* (fibres/ml)	Comments
AS 104, Loc 1-27, Truck Repair Shop	25-5567A-4	Ambient	900	<0.0030	
AS 105, Loc 1-27, Truck Repair Shop	25-5567A-5	Ambient	900	<0.0030	
AS 106, Loc 1-27, Truck Repair Shop	25-5567A-6	Ambient	900	0.0049	

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### ANALYTICAL METHOD:

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**Authorized by:**

*Roger Lin*

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







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M5V 3C6  
**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567B  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 26-Nov-2025  
**Date Received:** 27-Nov-2025  
**Date Reported:** 27-Nov-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	3 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)	Result* (fibres/ml)	Comments
AS 107, adjacent to Work Area	25-5567B-7	Ambient	900	<0.0030	
AS 108, adjacent to Work Area	25-5567B-8	Ambient	900	<0.0030	
AS 109, adjacent to Work Area	25-5567B-9	Ambient	900	<0.0030	

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**Authorized by:**



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Laboratory Manager





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**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567-10-13  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 26-Nov-2025  
**Date Received:** 28-Nov-2025  
**Date Reported:** 28-Nov-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	4 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)*	Result** (fibres/ml)	Comments
AS 110, adjacent to Work Area	25-5567-10	Ambient	900	0.0114	
AS 111, adjacent to Work Area	25-5567-11	Ambient	900	0.0071	
AS 112, adjacent to Work Area	25-5567-12	Ambient	900	0.0076	
AS 113, adjacent to Work Area	25-5567-13	Ambient	900	<0.0030	

\*: Air volume(s) was/were provided by the client, which might affect the validity of the test results.

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### ANALYTICAL METHOD:

PCM - Method #F-10, Rev.2.2, standard operating procedure for the determination of asbestos and other fibers by Phase Contrast Microscopy.

**Authorized by:**

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





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**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567D  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 28-Nov-2025  
**Date Received:** 1-Dec-2025  
**Date Reported:** 1-Dec-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	3 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)*	Result** (fibres/ml)	Comments
AS 114, Truck Repair Shop, 1-027	25-5567D-14	Ambient	900	<0.0030	
AS 115, Truck Repair Shop, 1-027	25-5567D-15	Ambient	900	<0.0030	
AS 116, Truck Repair Shop, 1-027	25-5567D-16	Ambient	900	<0.0030	

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Occupational Health and Safety Act, Ontario regulation 278/05 requires that the work area inside the enclosure passes the clearance air test only if every air sample collected has a concentration of fibres that does not exceed 0.01 fibres per cubic centimeters of air.


The Ontario ministry of labour mandates that employers shall take all necessary measures and procedures to ensure that the time-weighted average exposure of a worker to airborne asbestos shall not exceed a criterion of 0.1 fibres/ml.

Fisher Engineering utilizes and recommends a criterion action level for asbestos of 0.04 fibres/ml, above which an immediate shut down of any building works will occur until such time as a cause for the elevated fibre levels can be determined.

### ANALYTICAL METHOD:

PCM - Method #F-10, Rev.2.2, standard operating procedure for the determination of asbestos and other fibers by Phase Contrast Microscopy.

**Authorized by:**

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





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**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567E  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 28-Nov-2025  
**Date Received:** 2-Dec-2025  
**Date Reported:** 2-Dec-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	3 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)*	Result** (fibres/ml)	Comments
AS 117, adjacent to Work Area	25-5567E-17	Ambient	900	<0.0030	
AS 118, adjacent to Work Area	25-5567E-18	Ambient	900	<0.0030	
AS 119, adjacent to Work Area	25-5567E-19	Ambient	900	0.0033	

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Facilities Management  
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55 John Street, Toronto, ON  
M5V 3C6  
**Tel.:**  
**Attn:** Sara Reid

**F.E. Job #:** 25-5567F  
**Project Name:** ACM Abatement  
**Project ID:** FE 25-15243  
**Date Sampled:** 2 & 3-Dec-2025  
**Date Received:** 4-Dec-2025  
**Date Reported:** 4-Dec-2025  
**Location:** 1116 King St. West  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Total Fibre Count by Phase Contrast Microscopy
<b>Sample Description:</b>	3 PCM Cassette Samples (Same Day)

Client Sample ID	Lab Sample ID	Purpose	Total Volume (L)*	Result** (fibres/ml)	Comments
AS 120, Loc 1-017	25-5567F-20	Ambient	900	<0.0030	
AS 121, Loc 1-017	25-5567F-21	Ambient	900	<0.0030	
AS 122, Loc 1-017	25-5567F-22	Ambient	900	<0.0030	

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### ANALYTICAL METHOD:

PCM - Method #F-10, Rev.2.2, standard operating procedure for the determination of asbestos and other fibers by Phase Contrast Microscopy.

**Authorized by:**

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



## **Attachment B – Site Photos**





**Photo 1:**

View of glove bags on straight pipes in the Truck Repair Shop (Loc. 1-017) before commencing the abatement.



**Photo 2:**

Additional view of glove bags on straight pipes in the Truck Repair Shop (Loc. 1-017).



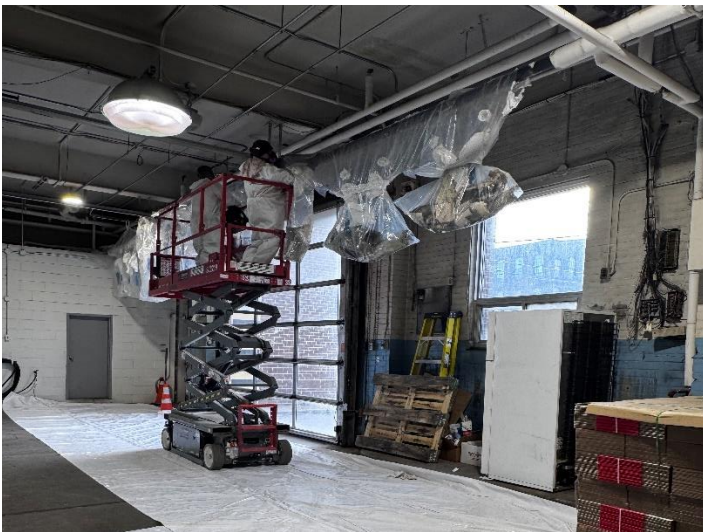
**Photo 3:**

View of a glove bag set up on pipe fitting.



**Photo 4:**

View of preparation measures prior to the abatement work on November 25<sup>th</sup>.



**Photo 5:**

View of abatement during the Type 2 glove bag asbestos removal.



**Photo 6:**

Post abatement view of straight pipes post abatement.





**Photo 7:**

Post abatement view of pipe fittings.



**Photo 8:**

View of preparation measures on November 26<sup>th</sup>.



**Photo 9:**

View of fibreglass insulated pipes in Building 9.



**Photo 10:**

View of pipe fittings post abatement on November 28<sup>th</sup>.



**Photo 11:**

View of pipe fittings and straight pipes post abatement on December 1<sup>st</sup>.



**Photo 12:**

Additional view of straight pipes post abatement on December 1<sup>st</sup>.





**Photo 13:**

Post abatement view of pipe fittings and straight pipes in the Truck Repair Shop (Loc. 1-017).



**Photo 14:**

View of a straight pipe and a pipe fitting within the ceiling space of IT Room (Loc. 2-02).



**Photo 15:**

View of all asbestos waste double-bagged on December 2<sup>nd</sup> before disposal.



**Photo 16:**

View of glove bag on straight pipe on December 2<sup>nd</sup>.



**Photo 17:**

View of straight pipes and pipe fittings - post abatement on December 2<sup>nd</sup>.



**Photo 18:**

Additional view of straight pipes and pipe fittings - post abatement on December 2<sup>nd</sup>.