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**HAZARDOUS MATERIALS SURVEY**  
**Downsview Secondary School**  
**7 Hawksdale Road**  
**Toronto, Ontario**  
**M3K 1W3**

**Issued: June 6, 2024**

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**THEM Project #: T26-52809**



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## EXECUTIVE SUMMARY

T. Harris Environmental Management Inc. (THEM) was retained by Toronto District School Board (TDSB) to conduct a project specific Hazardous Materials Survey within the accessibility upgrade project specific work areas at Downsview Secondary School – 7 Hawksdale Road, Toronto, Ontario. The objective of this study was to determine whether any hazardous building materials, including Designated Substances, as defined under the Ontario Occupational Health and Safety Act, were present in the selected areas surveyed. The survey was conducted on March 13, 2026.

Based on the investigation conducted by T. Harris Environmental Management, through available records, interviews and a site review, the following were identified:

- At the time of the survey, confirmed asbestos containing materials were identified in the project specific areas and are detailed in **Table I** below. Referenced from TDSB AMP. 12" x 12" vinyl floor tile beige with white streaks found within Backstage (Monument #5364) has been determined to contain **5% Chrysotile** asbestos. Parging cement on fittings found throughout the building has been determined to contain **70% Chrysotile** asbestos. All these materials have been assigned a **priority 2** rating. Materials found to be asbestos containing are bolded and highlighted in yellow in **Table I** below.

**TABLE I**  
**Summary of Asbestos Containing Materials**  
**Downsview Secondary School**  
**7 Hawksdale Road, Toronto, Ontario**  
**March 18, 2026**

Location	Description	Asbestos Content	Priority	Friable (Y/N)
*** Backstage (5364)	12" x 12" Vinyl Floor Tile Beige with White and Dark Streaks	5% Chrysotile	2	N
*** Throughout Building	Parging Cement on Fittings	70% Chrysotile	2	N

\*\*\*- Source: Referenced from TDSB AMP.

- Concentrations of lead were identified in the cream and off-white paint within the project specific areas. All paints sampled was observed to be in good condition. Materials containing less than or equal to 0.1% lead by weight are considered low-level lead materials. A summary of the materials and their associated lead concentrations can be found in **Table II** below. Paints observed in the surveyed area that are similar in colour to other paints listed in **Table II**, should be assumed to have the same lead concentrations unless proven otherwise. Materials containing a lead concentration greater than 0.1% are bolded and highlighted in yellow. Lead is suspected to be present as a component in pipes and in solder used in pipe fittings.



**Table II**  
**Summary of Lead Bulk Samples**  
**Downsview Secondary School**  
**7 Hawksdale Road, Toronto, Ontario**  
**March 18, 2026**

Sample	Location	Material Description	Condition	Lead Concentration (Lead by weight %)
L1	Stage (5513)	Off-white paint	Good	1.4
L2	Corridor (5363-1)	Cream paint	Good	1.4

- Liquid mercury may be present within wall mounted thermostatic switches and mercury vapour is suspected to be present in fluorescent light fixture bulbs.
- Silica may be present in building materials in two forms: i) amorphous silica (commonly found in insulation materials); and ii) free crystalline ( $\alpha$ -Quartz) (commonly found in ceiling tiles and gypsum board). Silica (including free crystalline silica) may also be a component of concrete and brick surfaces noted in the investigated areas.
- Chlorofluorocarbons (CFCs) are organic compounds that contain carbon, chlorine, and fluorine atoms. These compounds are likely to be found as coolants in refrigeration and air conditioners which are suspected to be present within the building.

Based on the aforementioned findings for the survey conducted, THEM recommends the following:

- All waste material must be handled and disposed of according to the Revised Regulation of Ontario 347/90 as amended – made under the Environmental Protection Act. Lead and/or Mercury waste may be subject to Leachate Criteria (Schedule 4) of this regulation.
- At the time of removal or replacement of fluorescent light ballasts, the ballasts should be inspected for PCB content. All PCB materials must be handled and stored as outlined in the Revised Regulation of Ontario 362/90. In addition, requirements outlined in the federal regulation SOR/2008-273 made under the Canadian Environmental Protection Act, 2008 must be adhered to as well.
- Prior to performing construction, renovations or demolition, the Occupational Health & Safety Act Section 30 (1-4) requires an inventory of all Designated Substances to be submitted to the general contractor who in turn must submit the same list to all their subtrades. Submission of this report to all parties will satisfy this requirement.



- 
- Building material(s) that are not detailed within this survey due to inaccessibility during the time of the survey and/or are uncovered during renovation/demolition activities, notably materials that are suspected to contain asbestos, should be properly assessed by a qualified person prior to their disturbance.

This survey satisfies requirements of the Occupational Health and Safety Act, Section 30, Subsection 2, 3 and 4, with regards to the presence/absence of hazardous materials identified within this report. This executive summary is not to be used alone and the report should be reviewed in its entirety.

Should you have any questions or comments regarding this survey, please do not hesitate to contact our office.

Sincerely,

**T. HARRIS ENVIRONMENTAL MANAGEMENT INC.**



March 18, 2026

Toronto District School Board  
15 Oakburn Crescent  
Toronto, Ontario  
M2N 2T5

**ATTN: Reem Makhoul**  
Project Supervisor

**RE: TDSB – Downsview Secondary School – Accessibility Upgrades**  
7 Hawksdale Road, Toronto, Ontario, M3K 1W3  
THEM Project: 52809

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## 1.0 INTRODUCTION

T. Harris Environmental Management Inc. (THEM) was retained by Toronto District School Board (TDSB) to conduct a project specific Hazardous Materials Survey within the accessibility upgrade project specific work areas at Downsview Secondary School – 7 Hawksdale Road, Toronto, Ontario. The objective of this study was to determine whether any hazardous building materials, including Designated Substances, as defined under the Ontario Occupational Health and Safety Act, were present in the selected areas surveyed. The survey was conducted on March 13, 2026.

The objective of this survey was to determine whether any hazardous materials, including Designated Substances, as defined under the Ontario Occupational Health and Safety Act, Mould, Polychlorinated Biphenyls (PCBs) and Chlorofluorocarbons (CFCs) were present within the selected areas surveyed. The survey included a review of the selected areas for the presence and extent of hazardous materials, evaluation of the type of hazardous materials and degree of possible exposure, and assessment of requirements for any further investigation or remedial action, if necessary.

Identification of suspect asbestos materials and lead in paint was performed by means of bulk sampling and laboratory analysis. Other hazardous materials, if present, were identified by visual inspection only. These included mercury in gauges and light fixtures, polychlorinated biphenyls (PCBs) in coolant oils of transformers and fluorescent light fixture ballasts, and silica in cement. Recommendations based on our findings are made in Section 5.0.

This report documents our findings as noted during our site inspection. Individual assessments were made to identify Designated Substances and their condition, as well as requirements for special treatment such as control programs or specialized removal and disposal techniques.



## 2.0 ONTARIO REGULATIONS AND GUIDELINES FOR SURVEY

Ontario Regulation 490/09 — Designated Substances, made under the Ontario Health and Safety Act, applies to controlling designated substances in the workplace. This regulation may not be all encompassing for each of the Designated Substances and other associated Ontario Regulations may apply.

In addition to the Ontario Regulation 490/09 noted above, the following were observed for this survey:

- Guideline: Lead on Construction Projects, issued April 2011 by the Occupational Health and Safety branch of the Ministry of Labour
- Guideline: Silica on Construction Projects issued April 2011 by the Occupational Health and Safety branch of the Ministry of Labour.

All waste materials are regulated by Ontario Regulation 347/90 as amended, made under the Environmental Protection Act.

## 3.0 SURVEY METHODOLOGY

Not all Designated Substances or suspect hazardous materials were sampled. Sampling was carried out only for those compounds that were known to be present or those deemed to have a likely source of origin in the selected areas under study.

All sample analyses were performed by an independent laboratory and the Laboratory Certificates of Analysis are attached in Appendix II. Materials similar in appearance or texture to other materials tested were considered to be of similar composition.

### 3.1 Investigated Areas

Photographs of the areas investigated can be found in Appendix I. The survey included all accessible areas within the selected areas as required under our scope of work. Destructive investigation such as cutting holes in walls, floors, or ceilings to observe materials within was not performed.

### 3.2 Sampling and Assessment Methodologies

Samples of confirmatory lead-based materials were collected during the survey.

NOTES: Repetitive testing of homogeneous materials building materials suspected to contain asbestos was performed as per the requirements of Ontario Regulation 278/05 – made under the Occupational Health and Safety Act.



Although every effort was taken to investigate all areas of this structure, some areas not shown on the supplied drawings may have been overlooked. Architectural drawings, including as built, should be consulted to ensure that this assessment is complete, with any discrepancies brought to our attention.

Destructive testing was not performed. Therefore, in the event asbestos containing materials are discovered as part of the survey, inferences have been drawn for inaccessible spaces (i.e. above plaster ceilings with no access panels) based upon findings in adjacent spaces. Similarly, motors, blowers, electrical panels, etc., were not de-energized or disassembled to examine concealed conditions. Such items should be considered to have asbestos as a component until proven otherwise.

Boilers were frequently constructed (i.e. lined, bedded, etc.) with asbestos refractory materials. Demolition and/or renovations to existing boiler units which may elicit a disturbance of suspect ACM's should necessitate prior investigation to determine the presence of ACM's. In addition, fire doors that may be present in the surveyed areas were not tested intrusively and therefore should be considered to contain ACM's until proven otherwise. Further examples of such assumptions include elevator brakes, roofing felts and mastics, caulking, high voltage wiring, mechanical packing and gaskets, and underground services or piping.

### **3.2.1 Asbestos-containing Materials**

Sampling of suspected asbestos containing building materials observed within the surveyed area is typically conducted as per the requirements of Table 1 found within Ontario Regulation 278/05, however asbestos bulk sampling was not required during this assessment. A summary of the sample requirements can be found in **Table III**.





**TABLE III**  
**Summary of Asbestos Bulk Sampling Requirements**

Type of material	Size of area of homogeneous material	Minimum # of bulk material samples to be collected
Surfacing material, including without limitation material that is applied to surfaces by spraying, by troweling or otherwise, such as acoustical plaster on ceilings and fireproofing materials on structural members	<90 m <sup>2</sup>	3
	>90 m <sup>2</sup> but <450 m <sup>2</sup>	5
	>450 m <sup>2</sup>	7
Thermal insulation, except as described in item 3	Any size	3
Thermal insulation patch	<2 m or 0.5 m <sup>2</sup>	1
Other material	Any size	3

Preliminary identification of the samples is made using polarized light microscopy (PLM), with confirmation of presence and type of asbestos made by dispersion staining optical microscopy. This analytical procedure follows the U.S. Environmental Protection Agency Test Method EPA/600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials, June 1993. Laboratory Certificates of Analysis for this identification are given in Appendix II.

Materials identified to contain asbestos were assessed on the relative possibility of fibre release into the air due to a combination of their condition and accessibility. Priorities have been established for remedial action based on these combinations and are given below.

**Priority 1 (One)**

- Asbestos-containing material highly recommended to be removed, repaired, or encapsulated.

**Priority 2 (Two)**

- Asbestos-containing materials could remain in place until system upgrading, or renovations are to occur.

**Priority 3 (Three)**

- Asbestos-containing material could remain in place until eventual building demolition.



### **3.2.2 Lead-containing Materials**

Paints were observed in the surveyed areas. Other building materials not tested for lead content (i.e. mortar, concrete) should be considered lead-containing until proven otherwise.

Currently in Ontario, there is no regulation that provides a definition of what the percent of lead in paint must be in order to be considered “lead based paint”. The Surface Coating Materials Regulations (SOR/2005-109) made under the Canada Consumer Product Safety Act specifies that the concentration of total lead present in a surface coating material must not be more than 600 mg/kg. The Surface Coatings Materials Regulations came into effect on April 19th, 2005 and was amended in November of 2010, which lowered the acceptable concentration of total lead present in a surface coating material to less than 90 mg/kg (SOR/2010-224). This lead content applies to any paint and/or surface coatings of products advertised, sold or imported into Canada. Coatings applied to furniture, pencils, artists' brushes, toys and articles that are intended for children would fall under the jurisdiction of this regulation. However, these levels are not specifically intended to determine what constitutes a “lead based paint”, it is merely a regulation to protect consumers of coated materials. Therefore, this regulation does not apply to construction projects where lead-based coatings may be disturbed during the course of renovations or construction.

To date, there is no simple correlation between the concentration of lead in paints/surface coatings and the resulting airborne lead levels that may be emitted if the coated material was to be disturbed or removed. However, the EACO “Lead Guideline for Construction, Renovation, Maintenance or Repair”, published October 2014 (herein referred to as ‘EACO Guideline’), outlines “virtually safe” lead levels for paints or surface coatings. Paints or coatings containing less than or equal to 0.1% lead by weight<sup>1</sup> are considered low-level lead paints or coatings. If these paints or coatings are disturbed in a manner, which uses normal dust control procedures, and does not exceed the particulate not otherwise specified (PNOS) time-weighted average (TWA) of 0.05 mg/m<sup>3</sup> set in Ontario Regulation 490/09, then worker protection from the inhalation of lead is not required. Projects that meet these guidelines must still adhere to general health and safety precautions, such as prohibiting eating, smoking, drinking or chewing gum in the work area. These projects must also implement dust suppression techniques and provide facilities for workers to wash their hands and face. Additionally, the Occupational Health and Safety branch of the Ministry of Labour (MOL) provides classifications of the types of specific lead operations, which are based on presumed airborne lead concentrations to which the worker will be exposed. The classifications are provided in the MOL publication, “Guideline: Lead on Construction Projects”, published in September 2004 and revised in April 2011 (herein referred to as ‘MOL Guideline’). The levels of airborne lead expected to be present in a work area is related to the types of work operations being used to disturb or remove the coatings; it is not a

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<sup>1</sup> WHMIS reporting limit for lead in a safety data sheet or material safety data sheet.



function of the percentage of lead within the coating. Based on this MOL Guideline, all paints/surface coatings are to be considered lead containing unless they are tested and contain undetectable lead concentrations.

Lead is also suspected to be a component in solder on plumbing fixtures throughout the building. Representative samples of solder joints suspected to contain lead were not collected. Other suspect lead-containing materials such as lead sheeting, conduit, pipes and lead-calcium battery plates were not sampled during this investigation but were noted where applicable.

#### *3.2.2.1 Bulk Sampling for Lead in Paints*

To verify lead content in paints, representative bulk samples of paints were retrieved for laboratory analysis for lead content. Paint samples were scraped down to the building base structure, with all possible layer's present, then submitted to an independent laboratory. Samples were treated with a dilute nitric acid sample digestion prior to filtration. Analysis utilized for lead detection in filtered samples was Flame Atomic Absorption Spectroscopy (F.A.A.S.).

#### **3.2.3 PCB-containing Materials**

PCB's are not recognized as a Designated Substance, as outlined in the Ontario Occupational Health and Safety Act, however, a review of a number of representative and accessible fluorescent light ballasts suspected to contain PCBs were included in the survey. In addition, accessible building hydraulic equipment (i.e. elevators/lifts) or electrical transformers observed during the survey were visually reviewed. No sampling of materials for PCB content was conducted as a part of this survey. In addition, no other materials were reviewed/inspected as a part of this survey. Thus, the following materials should be assumed, if present onsite, to contain PCB's until proven otherwise: cable insulation, thermal insulation materials (i.e. foam, felt), adhesives/tapes, plastics, caulking, lead based paints and, various types of electrical equipment (i.e. voltage regulators, switches, bushings, electromagnets).

Polychlorinated biphenyl-containing ballasts reviewed were identified by model number, serial number, and date code, as listed in Environment of Canada Identification of Lamp Ballasts Containing PCBs - Report EPS 2/CC/2 (revised), August 1991. No bulk sampling of suspect PCB-containing materials was performed during this survey. Findings with respect to PCBs are presented in Section 4.12.



## 4.0 FINDINGS

The following includes observations for any hazardous materials identified within the area surveyed. The survey focused on building materials and as such there may be Designated Substances in equipment that was present within the surveyed area.

### 4.1 Designated Substances

#### 4.1.2 *Acrylonitrile*

No source was identified. Acrylonitrile or ACN (also known as vinyl cyanide) is an explosive, flammable liquid used in the manufacture of acrylic fibres, rubber-like materials, and pesticide fumigants.

#### 4.1.3 *Arsenic*

No source was identified within the surveyed areas. Arsenic is used in metallurgy for hardening copper, lead, and alloys, in pigment production, in the manufacture of certain types of glass, in insecticides, fungicides and rodenticides, as a by-product in the smelting of copper ores, and as a dopant material in semiconductor manufacturing. Chromated copper arsenate was also historically used as a wood preservative in playground structures.

#### 4.1.4 *Asbestos*

Laboratory analysis results of bulk samples are given in Appendix III with results summarized in **Table IV**. Samples found to be asbestos containing are bolded and highlighted in yellow.



**TABLE IV**  
**Summary of Asbestos Bulk Samples**  
**Downsview Secondary School**  
**7 Hawksdale Road, Toronto, Ontario**  
**March 18, 2026**

Sample #	Location	Description	Asbestos Content
1.1	Backstage (5364)	Block Fill – Gray/White/Yellow	ND
		Mortar – Gray	ND
1.2	Corridor (5363-1)	Block Fill – Gray/White/Yellow	ND
		Mortar – Gray	ND
1.3	Stage (5513)	Block Fill – White/Beige	ND
		Mortar – Gray	ND
2.1	Stage (5513)	Joint Compound – Beige	ND
		Skim Coat – White	ND
		Rough Coat – Gray/White	ND
2.2	Stage (5513)	Joint Compound – White	ND
		Skim Coat – White	ND
		Rough Coat – Gray/White	ND
2.3	Stage (5513)	Joint Compound – Beige	ND
		Skim Coat – White	ND
3.1	Backstage (5364)	Block Fill – Gray/White/Yellow	ND
		Mortar – Gray	ND
3.2	Corridor (5363-1)	Mortar – Brown Gray	ND
3.3	Corridor (5363-1)	Block Fill – Beige	ND
		Mortar – Gray	ND
***	Backstage (5364)	12" x 12" Vinyl Floor Tile Beige with White and Dark Streaks	5% Chrysotile
***	Throughout Building	Parging Cement on Fittings	70% Chrysotile
***	Backstage (5364)	2" x 4" Wiggly Large Lengthwise Fissure and Pinhole Ceiling Tile	ND

ND – None Detected, \*\*\* - Source: TDSB Asbestos Management Program

#### 4.1.4.1 Fireproofing

No fireproofing was observed in the surveyed areas.

#### 4.1.4.2 Texture Finishes

No texture finish was observed in the surveyed areas.

#### 4.1.4.3 Mechanical Pipe Insulation

##### Linear Mechanical Pipe Insulation



No linear mechanical pipe insulation was observed in the surveyed areas.

#### *Mechanical Pipe Fitting Insulation*

Insulation was observed on pipe fittings in the surveyed area. Material was previously tested and determined to contain **70% Chrysotile** asbestos.

#### *HVAC Duct Insulation*

No insulation was observed on the HVAC ductwork within the surveyed area.

##### *4.1.4.4 Plaster*

Plasters were observed in the surveyed area. Material was sampled (sample set - 2.1 – 2.3), tested and determined to contain no asbestos.

##### *4.1.4.5 Ceiling Tiles*

Ceiling tiles were observed in the surveyed area. Materials were previously tested and determined to contain no asbestos.

##### *4.1.4.6 Vinyl Floor Tiles*

Vinyl floor tiles were observed in the surveyed area. Materials were previously tested and determined to contain **5% Chrysotile** asbestos.

##### *4.1.4.7 Vinyl Sheet Floor*

No vinyl sheet flooring was observed in the surveyed area.

##### *4.1.4.8 Drywall Joint Compound*

No drywall joint compound was observed in the surveyed area.

##### *4.1.4.9 Other Materials*

Block mortar was observed within the surveyed area. Materials were sampled (sample set – 3.1 – 3.3) tested and found to contain no asbestos.

Block Fill was observed within the surveyed area. Materials were sampled (sample set – 1.1 – 1.3) tested and found to contain no asbestos.



#### **4.1.5 Benzene**

No source was identified within the surveyed areas. Benzene or benzol is a colourless liquid. It is used as an intermediate in the production of styrene, phenol, cyclohexane, and other organic chemicals, and in the manufacture of detergents, pesticides, solvents, polymers, plastics, resins and paint removers. It is also found in gasoline.

#### **4.1.6 Coke Oven Emissions**

Not applicable for the areas surveyed.

#### **4.1.7 Ethylene Oxide**

No source was identified. Ethylene oxide is a colourless gas liquefying below 12°C. It is used generally as a fumigant and sterilizing agent for medical equipment.

#### **4.1.8 Isocyanates**

No source was identified. Isocyanates (HDI, MDI and TDI) are used in the production of polyurethane and as an elastomer in casting compounds, mastics, and textile coatings (IPDI).

#### **4.1.9 Lead**

Concentrations of lead were identified in the cream and off-white paint within the project specific areas. All paints sampled was observed to be in good condition. Materials containing less than or equal to 0.1% lead by weight are considered low-level lead materials. A summary of the materials and their associated lead concentrations can be found in **Table V** below. Paints observed in the surveyed area that are similar in colour to other paints listed in **Table V**, should be assumed to have the same lead concentrations unless proven otherwise. Materials containing a lead concentration greater than 0.1% are bolded and highlighted in yellow. Lead is suspected to be present as a component in pipes and in solder used in pipe fittings.

**Table V**  
**Summary of Lead Bulk Samples**  
**Downsview Secondary School**  
**7 Hawksdale Road, Toronto, Ontario**  
**March 18, 2026**

Sample	Location	Material Description	Condition	Lead Concentration (Lead by weight %)
L1	Stage (5513)	Off-white paint	Good	1.4
L2	Corridor (5363-1)	Cream paint	Good	1.4



#### 4.1.10 Mercury

Mercury vapour is suspected to be present in fluorescent light tubes. No source was identified within the surveyed area.

#### 4.1.11 Silica

Silica may be present in the building in insulation materials. Free crystalline silica ( $\alpha$ -Quartz) may be a component in ceiling tiles and gypsum board. Silica (including free crystalline silica) may also be a component of concrete and brick surfaces noted in the building.

#### 4.1.12 Vinyl Chloride

No source was identified. Vinyl chloride, also known as chloroethylene, is a colourless gas but is usually handled as a liquid under pressure. It is used in the production of PVC resins and in organic synthesis.

### 5.0 CONCLUSIONS AND RECOMMENDATIONS

T. Harris Environmental Management Inc. (THEM) was retained by Toronto District School Board (TDSB) to conduct a project specific Hazardous Materials Survey within the accessibility upgrade project specific work areas at Downsview Secondary School – 7 Hawksdale Road, Toronto, Ontario. The objective of this study was to determine whether any hazardous building materials, including Designated Substances, as defined under the Ontario Occupational Health and Safety Act, were present in the selected areas surveyed. The survey was conducted on March 13, 2026.

The following summarizes hazardous building materials identified within the surveyed area.

#### 5.1 Designated Substances

##### 5.1.1 Asbestos

At the time of the survey, confirmed asbestos containing materials were identified in the project specific areas and are detailed in **Table I** below. Referenced from TDSB AMP. 12" x 12" vinyl floor tile beige with white streaks found within Backstage (Monument #5364) has been determined to contain **5% Chrysotile** asbestos. Parging cement on fittings found throughout the building has been determined to contain **70% Chrysotile** asbestos. All these materials have been assigned a **priority 2** rating. Materials found to be asbestos containing are bolded and highlighted in yellow in **Table VI** below.





**TABLE VI**  
**Summary of Asbestos Containing Materials**  
**Downsview Secondary School**  
**7 Hawksdale Road, Toronto, Ontario**  
**March 18, 2026**

Location	Description	Asbestos Content	Priority	Friable (Y/N)
*** Backstage (5364)	12" x 12" Vinyl Floor Tile Beige with White and Dark Streaks	5% Chrysotile	2	N
*** Throughout Building	Parging Cement on Fittings	70% Chrysotile	2	N

\*\*\*- Source: Referenced from TDSB AMP.

#### **5.1.2 Benzene**

Benzene is not suspected to be present in the surveyed areas.

#### **5.1.3 Lead**

Concentrations of lead were identified in the cream and off-white paint within the project specific areas. All paints sampled was observed to be in good condition. Materials containing less than or equal to 0.1% lead by weight are considered low-level lead materials. A summary of the materials and their associated lead concentrations can be found in **Table VII** below. Paints observed in the surveyed area that are similar in colour to other paints listed in **Table VII**, should be assumed to have the same lead concentrations unless proven otherwise. Materials containing a lead concentration greater than 0.1% are bolded and highlighted in yellow. Lead is suspected to be present as a component in pipes and in solder used in pipe fittings.

**Table VII**  
**Summary of Lead Bulk Samples**  
**Downsview Secondary School**  
**7 Hawksdale Road, Toronto, Ontario**  
**March 18, 2026**

Sample	Location	Material Description	Condition	Lead Concentration (Lead by weight %)
L1	Stage (5513)	Off-white paint	Good	1.4
L2	Corridor (5363-1)	Cream paint	Good	1.4

#### **5.1.4 Mercury**

Mercury vapour is suspected to be present in fluorescent light tubes. No source was identified within the surveyed area.



Precautions must be taken to prevent mercury vapours from becoming airborne during building demolition. Exposure to airborne mercury is regulated under Ontario Regulation 490/09, *Designated Substances* - made under the Occupational Health and Safety Act.

#### **5.1.5 Silica**

Silica may be present in building materials in two forms: i) amorphous-diatomaceous earth (commonly found in insulation materials); and ii) free crystalline ( $\alpha$ -Quartz) (commonly found in ceiling tiles and gypsum board). Silica (including free crystalline silica) may also be a component of concrete and brick surfaces noted in the investigated areas.

Precautions must be taken to prevent silica-containing particles from becoming airborne during the disturbance of silica-containing surfaces, such as during renovation or demolition projects. Exposure to airborne silica is regulated under Ontario Regulation 490/09, *Designated Substances* - made under the Occupational Health and Safety Act. All work being carried out with silica containing materials should be conducted following Guideline: Silica on Construction Projects issued April 2011 by the Occupational Health and Safety branch of the Ministry of Labour.



## 5.2 General

Precautions must be taken to prevent mercury vapours becoming airborne during renovations or building demolition. Exposure to airborne mercury is regulated under Ontario Regulation 490/09, *Designated Substances* - made under the Occupational Health and Safety Act.

All waste material must be handled and disposed of according to the Revised Regulation of Ontario 347/90 as amended – made under the Environmental Protection Act. Lead and/or Mercury waste may be subject to Leachate Criteria (Schedule 4) of this regulation.

At the time of removal or replacement of fluorescent light ballasts, the ballasts should be inspected for PCB content. All PCB materials must be handled and stored as outlined in the Revised Regulation of Ontario 362/90. In addition, requirements outlined in the federal regulation SOR/2008-273 made under the Canadian Environmental Protection Act, 2008 must be adhered to as well.

Prior to performing construction, renovations or demolition, the Occupational Health & Safety Act Section 30 (1-4) requires an inventory of all Designated Substances to be submitted to the general contractor who in turn must submit the same list to all their subtrades. Submission of this report to all parties will satisfy this requirement.

Building material(s) that are not detailed within this survey due to inaccessibility during the time of the survey and/or are uncovered during renovation/demolition activities, notably materials that are suspected to contain asbestos, should be properly assessed by a qualified person prior to their disturbance.



## 6.0 LIMITATIONS

In this statement of limitations, the “Client” refers to the persons or entities to whom this report is addressed. “THEM” refers to T. Harris Environmental Management Inc. The “Contract” refers to any general, or project-specific written agreement, including project-specific scope of work documents, executed between THEM and the Client pertaining to the subject matter of this report.

This report is subject to the limitations set out below and any other limitations set out in the body of this report or in the Contract between THEM and the Client.

The investigation and assessment described in this report were conducted in accordance with the Contract agreed upon by the Client in a manner consistent with a reasonable level of care and skill normally exercised by members of the occupational hygiene consulting profession currently practising under similar conditions in the Province of Ontario and observing the code of ethics of the Canadian Registration Board of Occupational Hygiene (CRBOH) and the American Board of Industrial Hygiene (ABIH).

In preparing this report, THEM has relied on information provided by others, including without limitation, information concerning the history and operation of the site, and test results and analyses of other consultants, independent laboratories, or testing services. Except as expressly stated in this report, THEM has not made any independent verification of such information. Findings cannot be extended to portions of the site, which were unavailable for direct observation.

The assessment in this report has been made in the context of regulations which were in force and effect at the time of the assessment and which are specified in this report. The assessment did not take into account any regulations, which were not in effect at the date of the assessments, or any guideline or standard not specified in this report. Regulatory standards do not exist for all materials of a potentially hazardous nature.

The collection of any samples at the site (including the location of samples and the analytical parameters applied to the samples) was undertaken in accordance with the Contract agreed upon by the Client, based upon the information provided to THEM by the Client concerning existing site conditions. Conditions between sample locations (if any) may differ from those indicated in this report.

This report is intended solely for the use or uses specified in this report and/or the Contract. Use of this report for purposes other than those set out in this report and/or the Contract will be at the sole risk of the Client.



Copying of this report except as may be reasonably required for internal use by the Client and any distribution of this report to persons other than the Client in whole or in part, is not permitted without the express written permission of THEM.

**This report is for the sole use of the Client. THEM makes no representation or warranty, either expressed or implied, to any third party with regard to this report and the work referred to in this report and expressly disclaims any, and accepts no duty of care to any third party or any responsibility or liability whatsoever to any third party for any loss, expenses, damages (direct, consequential or contingent), fines, penalties, or other harm that may be suffered or incurred by any third party as a result of any use of, any reliance placed upon, or any decision made or actions taken based upon this report or the work referred to herein.**

In no event shall THEM be liable for any indirect, incidental, special or consequential damages, or damages from loss of profits, revenue, or use, incurred by either the client or any third party, whether in an action in tort or contract, even if THEM has been advised of the possibility of such damages. THEM's liability for damages shall in no event exceed the limit of available insurance coverage.

If new information concerning the subject matter of this report arises, THEM should be contacted to re-evaluate the conclusions of this report and to provide amendments as required.

Sincerely,

**T. HARRIS ENVIRONMENTAL MANAGEMENT INC.**

Rayan Foster  
Environmental/OH&S Technician

Raj Singh, P.Eng., MBA  
Manager – Greater Toronto Area (GTA) and  
National Capital Region (NCR)



HAZARDOUS MATERIALS SURVEY  
DOWNSVIEW SECONDARY SCHOOL  
7 HAWKSDALE ROAD, TORONTO, ONTARIO, M3K 1W3

THEM PROJECT #52809  
MARCH 2026

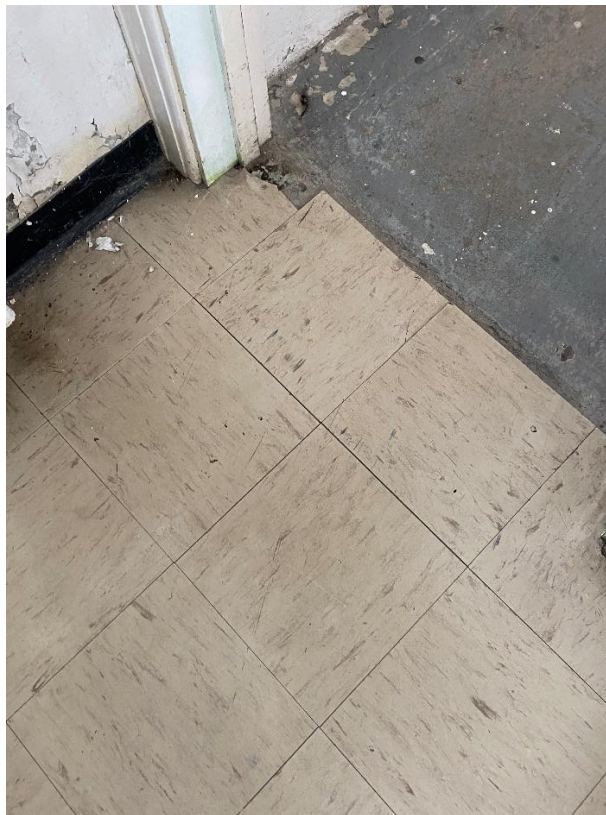
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**APPENDIX I**  
**SITE PHOTOGRAPHS**

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**Photograph 1:** View of cream paint containing high concentration of lead within Corridor (53631).



**Photograph 2:** View of asbestos containing vinyl floor tile within Backstage (5364).





**Photograph 3:** View of off-white paint containing high concentration of lead within Stage (5513).



**Photograph 4:** View of plaster sampling location within Stage (5513).





HAZARDOUS MATERIALS SURVEY  
DOWNSVIEW SECONDARY SCHOOL  
7 HAWKSDALE ROAD, TORONTO, ONTARIO, M3K 1W3

THEM PROJECT #52809  
MARCH 2026

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**APPENDIX II**  
**LABORATORY CERTIFICATE OF ANALYSIS**

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# EMSL Canada Inc.

2756 Slough Street Mississauga, ON L4T 1G3  
Phone/Fax: (289) 997-4602 / (289) 997-4607  
<http://www.EMSL.com> / [torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Order 552605247  
Customer ID: 55THAR50  
Customer PO: 52809  
Project ID:

**Attn:** Rayan Foster  
T. Harris Environmental Management, Inc.  
93 Skyway Avenue  
Suite 101  
Toronto, ON M9W 6N6

**Phone:** (416) 679-8914  
**Fax:** (416) 679-8915  
**Collected:**  
**Received:** 3/16/2026  
**Analyzed:** 3/18/2026

**Proj:** Downsview SS- 52809

## Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

**Client Sample ID:** 1.1-Block Fill **Lab Sample ID:** 552605247-0001

**Sample Description:** Back Stage (5364)/Block Fill

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray/White/Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.1-Mortar **Lab Sample ID:** 552605247-0001A

**Sample Description:** Back Stage (5364)/Block Fill

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.2-Block Fill **Lab Sample ID:** 552605247-0002

**Sample Description:** Corridor (5363-1)/ Block Fill

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray/White/Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.2-Mortar **Lab Sample ID:** 552605247-0002A

**Sample Description:** Corridor (5363-1)/ Block Fill

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.3-Block Fill **Lab Sample ID:** 552605247-0003

**Sample Description:** Stage (5513)/ Block Fill

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	White/Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.3-Mortar **Lab Sample ID:** 552605247-0003A

**Sample Description:** Stage (5513)/ Block Fill

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.1-Joint Compound **Lab Sample ID:** 552605247-0004

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Beige	0.0%	100.0%	None Detected	



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<http://www.EMSL.com> / [torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Order 552605247  
Customer ID: 55THAR50  
Customer PO: 52809  
Project ID:

## Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

**Client Sample ID:** 2.1-Skim Coat **Lab Sample ID:** 552605247-0004A

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.1-Rough Coat **Lab Sample ID:** 552605247-0004B

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray/White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.2-Joint Compound **Lab Sample ID:** 552605247-0005

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.2-Skim Coat **Lab Sample ID:** 552605247-0005A

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.2-Rough Coat **Lab Sample ID:** 552605247-0005B

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray/White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.3-Joint Compound **Lab Sample ID:** 552605247-0006

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.3-Skim Coat **Lab Sample ID:** 552605247-0006A

**Sample Description:** Stage (5513)/ Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 3.1-Block Fill **Lab Sample ID:** 552605247-0007

**Sample Description:** Ack Stage (5364)/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray/White/Yellow	0.0%	100.0%	None Detected	



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<http://www.EMSL.com> / [torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Order 552605247  
Customer ID: 55THAR50  
Customer PO: 52809  
Project ID:

## Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 3.1-Mortar

Lab Sample ID: 552605247-0007A

Sample Description: Ack Stage (5364)/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 3.2

Lab Sample ID: 552605247-0008

Sample Description: Corridor (5363-1)/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Brown/Gray	0.0%	100.0%	None Detected	

Client Sample ID: 3.3-Block Fill

Lab Sample ID: 552605247-0009

Sample Description: Corridor (5363-1)/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 3.3-Mortar

Lab Sample ID: 552605247-0009A

Sample Description: Corridor (5363-1)/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/18/2026	Gray	0.0%	100.0%	None Detected	

### Analyst(s):

Diana Costantino PLM (6)  
Olivia Zeppieri PLM (13)

### Reviewed and approved by:

Matthew Davis or other approved signatory  
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This is a summary report; official reports are available on LabConnect or upon request and relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON NVLAP Lab Code 200877-0

(Initial report from: 03/18/2026 12:06:23)

**EMSL Canada Inc.**

2756 Slough Street, Mississauga, ON L4T 1G3

Phone/Fax: (289) 997-4602 / (289) 997-4607

<http://www.EMSL.com>[torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Or 552605251  
CustomerID: 55THAR50  
CustomerPO: 52809  
ProjectID:

Attn: **Ryan Foster**  
**T. Harris Environmental Management, Inc.**  
**93 Skyway Avenue**  
**Suite 101**  
**Toronto, ON M9W 6N6**

Phone: (416) 679-8914  
Fax: (416) 679-8915  
Received: 3/16/2026 04:40 PM  
Collected:

Project: **Downsview SS - 52809****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

<i>Client Sample</i>	<i>Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
L1			3/17/2026	0.2543 g	0.032 % wt	1.4 % wt
552605251-0001	Site: Off-White Paint / Stage (5513)					
L2			3/17/2026	0.2508 g	0.032 % wt	1.4 % wt
552605251-0002	Site: Cream Paint / Corridor (5363-1)					

Rowena Fanto, Lead Supervisor  
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. \* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.0064% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA LAP, LLC-ELLAP Accredited #196142

Initial report from 03/18/2026 14:29:13



HAZARDOUS MATERIALS SURVEY  
DOWNSVIEW SECONDARY SCHOOL  
7 HAWKSDALE ROAD, TORONTO, ONTARIO, M3K 1W3

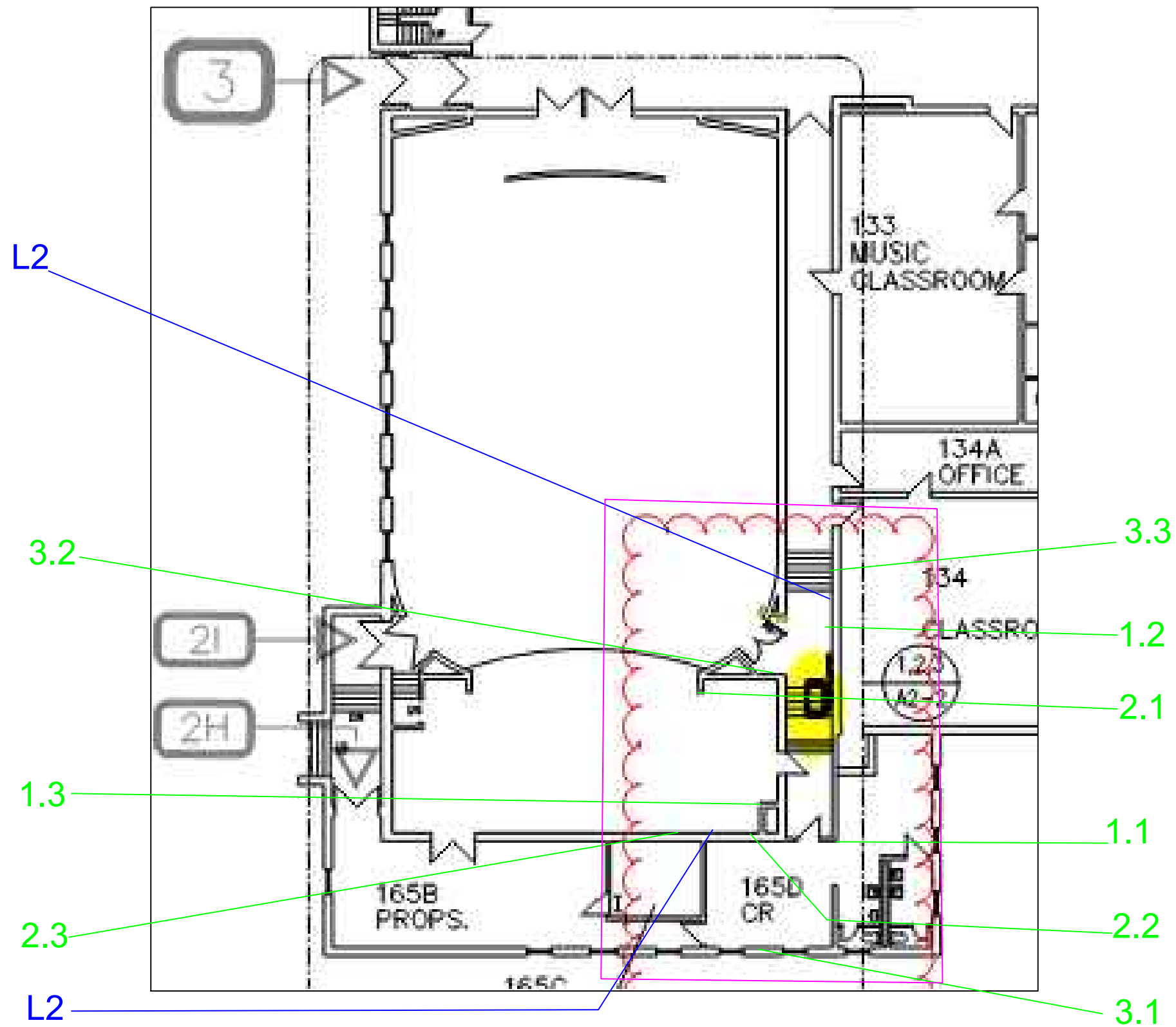
THEM PROJECT #52809  
MARCH 2026

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**APPENDIX III  
SITE DRAWINGS**

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## LEGEND



Project Specific Area

■ Negative Asbestos Sampling Locations

■ Lead Sampling Locations

■ Positive Asbestos Sampling Locations

**NOTE:**  
Original floor plan was not created by  
T. Harris



93 Skyway Avenue, Suite 101, Toronto, Ontario M9W 6N6  
1-800-ASK-THEM www.tharris.ca

**THEM PROJECT NUMBER:** T26-52809

**PROJECT NAME:** TDSB Downsview SS Accessibility Upgrade DSS

**LOCATION:** 7 Hawksdale Road, Toronto, Ontario, M3K 1W3

**DRAWING NAME:**  
Hazardous Materials Bulk Sampling Locations

**DRAWING DATE:** March 18, 2026

**SCALE:** NTS

**DRAWING LOCATION:** First Floor

**DRAWN BY:** AS

[illegible]