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Reply:
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June 5, 2019

Ms. Magda Ishak
Building Division
Plan Review

Dear Ms. Ishak,

Re: Demolition Permit Application No. 19-153420, 157 Stephenson Avenue, Toronto

Thank you for your request of May 23, 2019 to comment on the above referenced application to demolish a brick garage located at 157 Stephenson Avenue, in the City of Toronto. The applicant submitted the following documents for review:

1. Designated Substances and Hazardous Materials Survey 155 and 157 Stephenson Avenue, Toronto, Ontario prepared by GHD, dated February 27, 2019.
2. Draft Dust Control Plan prepared by GHD, dated April 11, 2019.

Comments:

Comments provided by staff at Healthy Environments refer only to those designated substances and/or hazardous materials confirmed present or presumed to be present in the documents provided for review.

GHD was retained to carry out a Designated Substances Survey at 157 Stephenson Avenue, in the City of Toronto. The purpose of the survey was to identify designated substances present within the subject building.

Designated Substances:

Asbestos

The GHD survey notes that 15 samples of suspect asbestos-containing materials were collected and submitted for laboratory analysis. Asbestos was identified in older window caulking. Should a material suspected to contain asbestos fibres be uncovered during renovation or demolition activities, all work in the areas that may disturb the material should be stopped and samples of the suspect material should be submitted for laboratory analysis to

determine the presence of asbestos fibres. Confirmed asbestos materials should be handled in accordance with all applicable regulations and guidelines.

Lead

The GHD survey notes that six samples of paint were collected and analyzed for lead content. Lead was detected in all samples:

- Yellow paint on walls/ceiling – 0.0180% lead
- Yellow paint on doors – 0.16/0.20% lead
- Grey/silver paint on walls/ceiling – 0.0005% lead
- Green paint on walls – 0.0120% lead
- White paint on walls – 0.0076% lead
- Red paint on walls – 0.0065% lead

In addition, lead is expected to be present in batteries, solder, and electrical systems. Heating lead containing materials to temperatures above 500 degrees Celsius will result in the production of lead fumes. Handling of all lead-containing materials should be conducted in accordance with the Ministry of Labour Guideline, *Lead on Construction Projects*. Disposal of lead waste materials is regulated by O. Reg. 347.

Mercury

The GHD survey notes that fluorescent tubes and CFLs present in the building are likely to contain mercury vapours. The recycling of fluorescent light tubes can control the release of mercury to the natural environment. Larger quantities of waste light tubes generated during a demolition activity must either be recycled or disposed of in accordance with the requirements of O. Reg. 347. Other mercury-containing equipment should be removed and recycled by a licensed contractor. Handling and disposal of all mercury-containing materials should be made in accordance with all pertinent regulations and guidelines.

Silica

Silica is a known component of numerous construction materials including concrete, block and brick, cement mortar, ceramic tiles, stucco finishes, and non-fibreglass acoustic ceiling tiles. During a demolition, it is likely that silica dust will be generated and steps such as wetting down the area are to be taken to minimize the silica dust. Proper personal protective equipment is to be provided and worn as necessary. The Ministry of Labour Guideline, *Silica on Construction Projects* provides guidance in controlling exposure to silica during construction activities.

Hazardous Materials

Polychlorinated Biphenyls (PCBs)

The GHD report notes the presence of fluorescent lights within the subject building. Older fluorescent light ballasts often contain PCBs. All fluorescent lights should be disassembled to

observe serial codes and then be compared to standard PCB Identifier Code Literature. Ontario Regulation 362 governs the maintenance of PCB waste storage and movements of PCB waste. Material is defined as a PCB waste when it contains PCB in excess of 50 ppm. Electrical equipment containing liquids or compounds which contain PCB's in excess of 50 ppm is also considered a PCB waste and should be handled and disposed of in accordance with all pertinent regulations.

Dust Control Measures:

The proposed dust control measures included in the submitted documents (prepared by GHD, dated June 2015) have been reviewed and are approved by the Medical Officer of Health.

Based on the information provided by the applicant, staff at Healthy Environments have no objection to the issuance of the demolition permit. It is recommended that the demolition permit be issued contingent on strict adherence to the following recommendations:

Recommendations:

1. The removal, disposal and handling of all hazardous materials including, but not limited to asbestos, lead, mercury, silica, and PCBs shall be conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines.
2. That the owner shall ensure the implementation of the demolition and excavation dust control measures approved by the Medical Officer of Health.

Note: Please be further advised that:

- redevelopment of the site may require that all soil and groundwater contaminants be removed to background levels for the intended land use
- ensure that Notice of Project is filed with the Ontario Ministry of Labour, as required

Should there be any questions, please contact me at 416 392-7691.

Yours truly,



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