TORONTO

REPORT FOR ACTION

Residential Demolition Application - 4019 Sheppard Avenue East

Date: June 24, 2020
To: Scarborough Community Council
From: Deputy Chief Building Official and Director
Toronto Building, Scarborough District
Wards: Ward 22 - Scarborough-Agincourt

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of a dwelling at 4019 Sheppard Avenue East, is referred to the Scarborough Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the Scarborough Community Council grants issuance of the demolition permit, it may impose conditions if any, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the Scarborough Community Council:

1. Approve the application to demolish the residential building with the following conditions:

    a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;

    b) that all debris and rubble be removed immediately after demolition;

c) that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and

d) that any holes on the property are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish an existing dwelling at 4019 Sheppard Avenue East, because a building permit has not been issued for a replacement building on this site.

Or, in the alternative,

3. Approve the application to demolish the dwelling at 4019 Sheppard Avenue East without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [Chapter 363, Article II "Demolition Control" Subsection D] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On December 6, 2019, an application to demolish a dwelling at 4019 Sheppard Avenue East, was submitted on behalf of the owner, Suncor Energy Inc.

During previous environmental assessments on both the former retail outlet, and the actual residence property, concentrations of petroleum related parameters were observed in soil and groundwater along the footings of the residence at 4019 Sheppard Ave. E. Also, concentrations of benzene, above the Health Based Indoor Air Residential Criteria, were observed inside the house, indicating a potential risk to any occupants of the building. Suncor would like to demolish the dwelling, in order to remediate the soil and groundwater along the footings.

The subject dwelling which was previously used as a single residential building, and previously a commercial office, is currently unoccupied, with one hydro meter, gas meter, and water meter.
The application for the demolition of the dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing building is not designated a historical building.

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and there are no replacement building permits to be issued. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

Site and Surrounding Area

The subject property is located, on the south side of Sheppard Ave. E. and west of Gordon Ave.

The subject property is zoned CR 0.5 (c0.5; r0.0) SS3 (x632) in By-law Number 569-2013.

CONTACT

Ossama Yacoub, T (416) 392-7927
E-mail: Ossama.Yacoub@toronto.ca

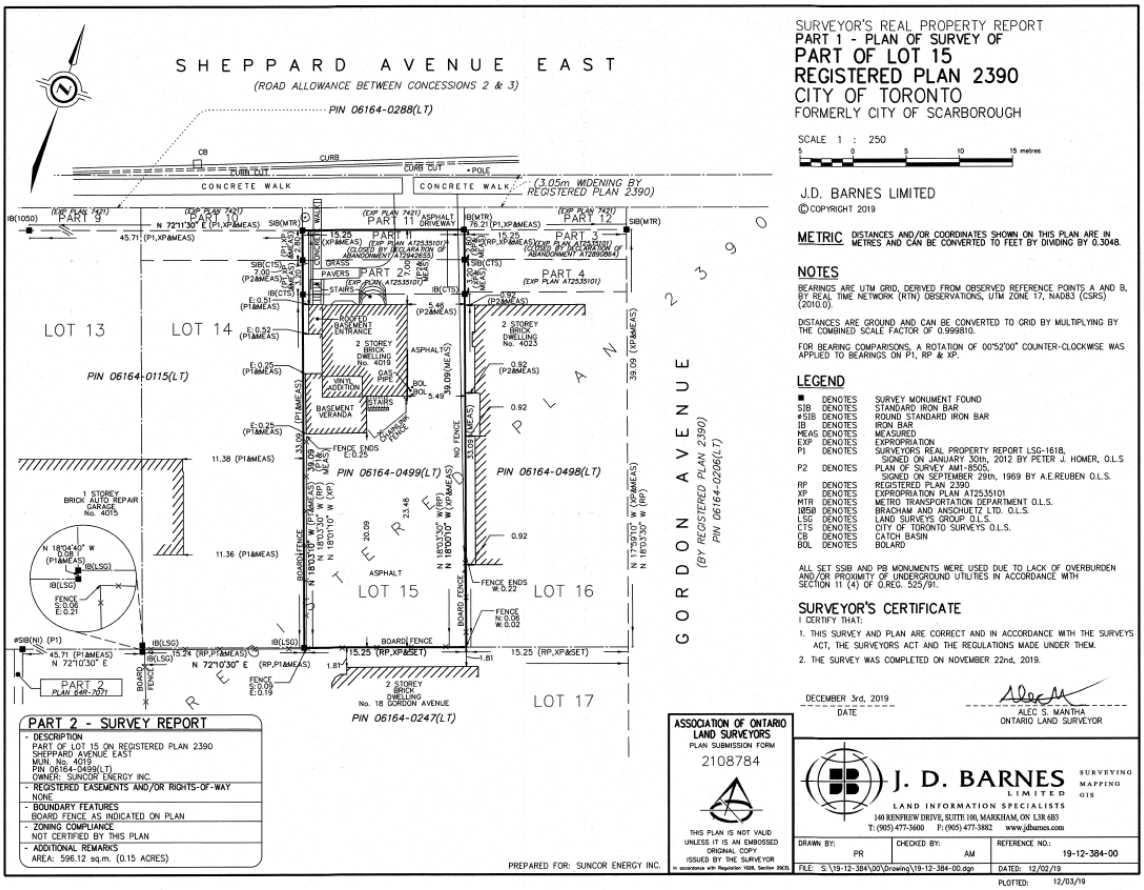
SIGNATURE

_____
Bill Stamatopoulos
Deputy Chief Building Official & Director
Toronto Building, Scarborough District

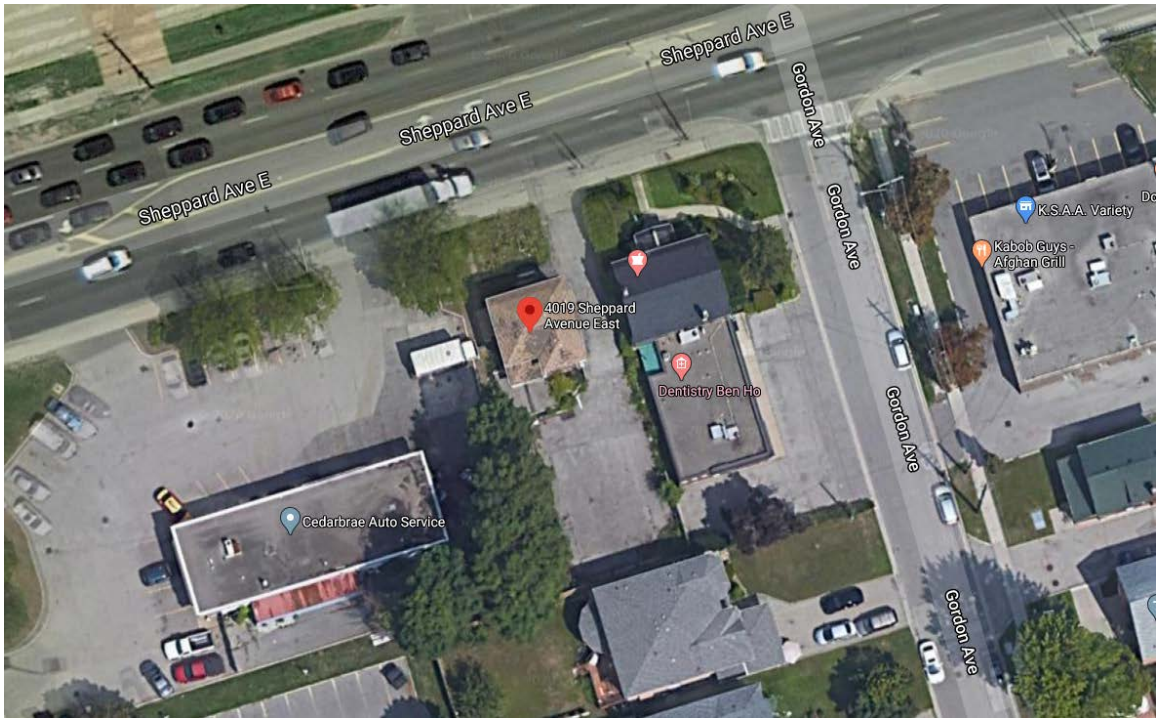
ATTACHMENTS

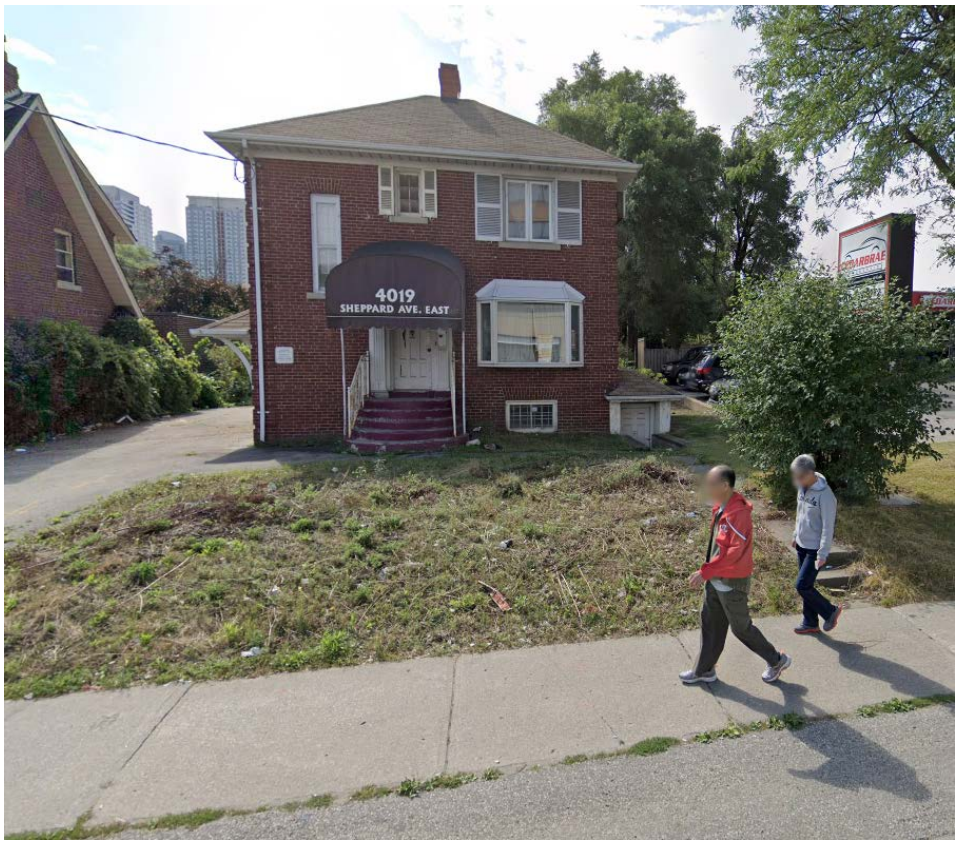
1. Survey
2. Photos
3. Map
4. Letter from the owner

Attachment 1 Survey

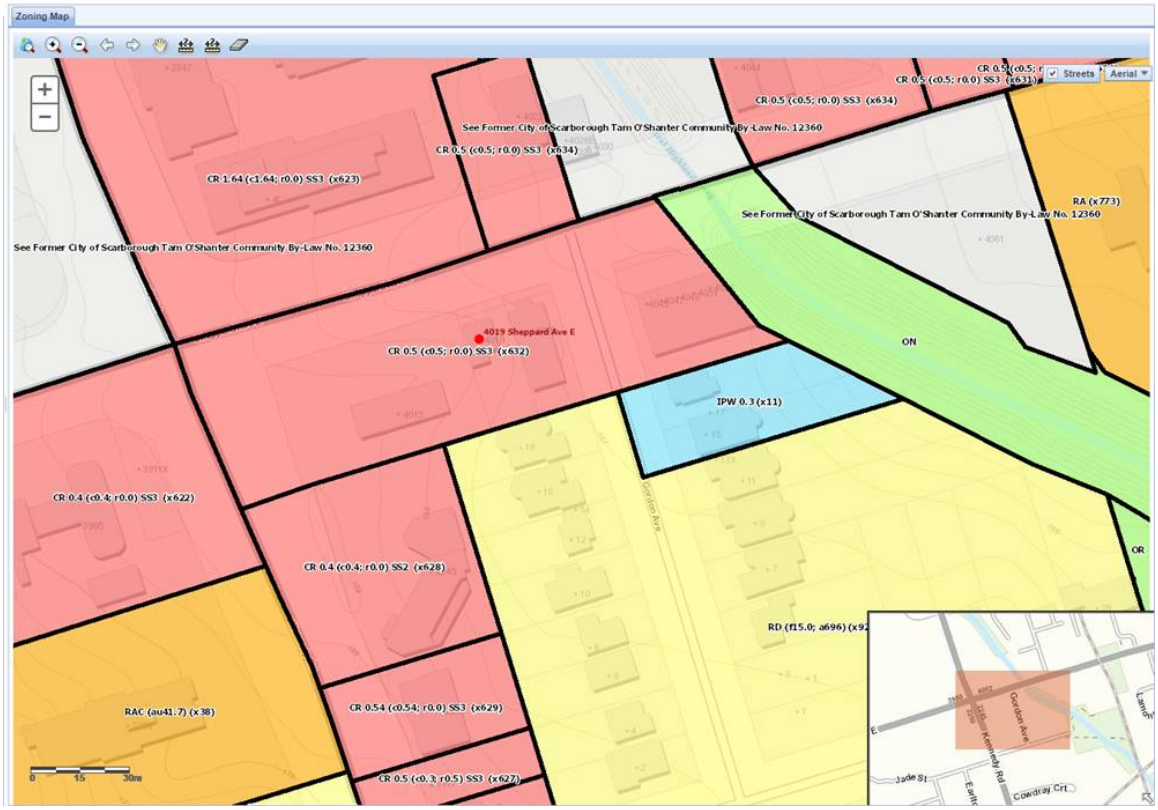


Attachment 2: Photos





Attachment 3: Map



Attachment 4: Letter from the owner

SUNCOR ENERGY PRODUCTS PARTNERSHIP
Amir Jashanica
Construction and Maintenance Coordinator
3275 Rebecca Street
Oakville, Ontario
L5L 6N5
Tel 905 804-5734
ajashanica@suncor.com

June 11, 2020

City of Toronto

150 Borough Drive, 3rd Floor Toronto, ON M1P 4N7

Attention: Mr. Bill Stamatopoulos, Director, Deputy Chief Building Official

RE: Justification for Demolition of Former Residence – 4019 Sheppard Avenue East, Toronto, Ontario

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Suncor Energy Products Partnership (Suncor) has retained Clarkway Construction Ltd.
(Clarkway) to apply for a demolition permit to demolish the residential building located at
4019 Sheppard Avenue East in Toronto, Ontario (the site). It is understood that Toronto City Council has previously rejected Clarkway's request for a demolition permit.

Suncor's environmental consultant, Terrapex Environmental Ltd. (Terrapex), previously completed a designated substance survey (DSS) at the Site. The DSS was required for due diligence purposes to identify the risks and concerns before demolition. The information obtained from the DSS at the site would then provide additional information to the demolition contractor in order to obtain a demolition permit from the City of Toronto.

Terrapex also previously completed various environmental assessments on both the former retail fuel outlet and the actual residential property. The results from these assessments indicated that concentrations of petroleum related parameters exceeded the applicable environmental standards as set out by the Ontario Ministry of the Environment, Conservation and Parks. These environmental impacts were observed in soil and groundwater along the footings of the residence at 4019 Sheppard Ave

East. In addition, soil vapour and indoor air sampling was conducted at the house, within the basement, and concentrations of benzene were observed above the Health Based Indoor Air Residential Criteria, indicating a potential risk to any occupants of the building. In order to remediate the soil and groundwater in the vicinity of the footings, the former residence will need to be removed. The actual horizontal extent of impacts do not currently extend to the east property line of the site, however, without active remedial activities there is the potential that impacts will continue to migrate and potentially extend offsite in the future. This could potentially result in additional neighboring properties becoming impacted with petroleum contaminants.

In addition, Suncor would like to proceed with demolition as soon as possible as there has been evidence of damage and potentially illegal occupancy of the building in May/June 2020. Suncor is committed to the safety and wellbeing of the public and that means ensuring no people occupy the building.

Should you have any questions or require additional information, please contact the undersigned.

Trusting the enclosed to be to your satisfaction.

Yours truly,

SUNCOR ENERGY PRODUCTS PARTNERSHIP

Ajashanica

Amir Jashanica

Construction and Maintenance Coordinator

June 9, 2020
CB595.04

Suncor Energy
Products Partnership
3275 Rebecca Street
Oakville, ON.
L0L 6N5

Attention:

Re: Designated Substances Survey - Revised 4019 Sheppard Avenue East, Scarborough, ON.
Outlet #59220

Dear Ms. Holly Losignore:

Further to your request, Terrapex Environmental Ltd. (Terrapex) completed a designated substances survey (DSS) of a building at 4019 Sheppard Avenue East, Scarborough, Ontario (the site). It is understood that the work program is required by Suncor Energy Products Partnership (Suncor) for due diligence purposes to identify the risks and concerns before demolition.

The objectives of the DSS were to identify the presence, absence or potential for "Designated Substances" as defined in the Ontario *Occupational Health and Safety Act* (R.S.O. 1990, Chapter O.1) *Designated Substances* regulation (O. Reg. 490/09), and to identify and quantify potential asbestos-containing materials (ACM) as required by O. Reg. 278/05 *Designated Substance — Asbestos on Construction Projects and in Buildings and Repair Operations*. The survey also included identification of other hazardous materials such as polychlorinated biphenyls (PCBs), urea-formaldehyde foam insulation (UFFI), and ozone-depleting substances (ODS).

During previous environmental assessments on both the former retail fuel outlet and the actual residence property, concentrations of petroleum related parameters were observed in soil and groundwater along the footings of the residence at 4019

Sheppard Ave East. In addition, soil vapour and indoor air sampling was conducted at the house, within the basement, and concentrations of benzene were observed above the Health Based Indoor Air Residential Criteria. In order to remediate the soil and groundwater in the vicinity of the footings, the former residence will need to be removed. The actual horizontal extent of impacts do not currently extend to the east property line of the site, however, without active remedial activities there is the potential that impacts will continue to migrate and potentially extend offsite in the future. This could potentially result in additional neighboring properties becoming impacted.

920 Brant Street Unit 16, Burlington, ON. L7R 4J1
Ph: (905) 632-5939 www.terrapex.com

BUILDING DESCRIPTIONS

The subject of the survey is a free standing residential/commercial two-story building with a basement. It is suspected to have been built early to mid-1900s. The building is constructed of brick, drywall and plastered walls, poured concrete and hardwood floors. The main structure had a shingled roof, with a portion of the basement extension having flat tar and gravel roof. The exterior walls are brick with vinyl siding on the east and south sides of the building.

The building consists of concrete steps leading up to the front door, entering onto the main floor there are three rooms, one two-piece bathroom, a set of stairs leading up to the second floor and a set of stairs leading to the side entrance and basement. The second floor consists of three rooms, a three-piece bathroom, closets and attic access. The basement consists of two large rooms with furnace, and a two-piece bathroom.

The interior finishes within the building included hardwood floors (main floor and second floor), ceramic tiled floors (in washrooms), wood paneled walls, painted drywall, painted plastered walls, painted drywall ceiling, painted wood ceiling, drop ceiling tiles in basement, painted concrete walls and painted concrete flooring in the basement.

SCOPE OF WORK

The building was inspected by Boris Klaric and Olivia Turi of Terrapex on June 14, 2019. It should be noted that the DSS was limited to non-destructive testing. Structural items and exterior building finishes were not removed to view concealed conditions.

All areas of the building were accessible and observed during the site inspection, with the exception of the attic due to the entrance not being large enough to enter through.

Samples of potential asbestos-containing materials (ACM) and potential lead-containing paint were submitted for laboratory analysis to AGAT Laboratories in Mississauga. AGAT is accredited to the Canadian Association for Laboratory Accreditation (CALA), the Standards Council of Canada (SCC), International Organization for Standardization's ISO/IEC *17025 - General Requirements for the Competence of Testing and Calibration Laboratories* and the ISO 9001 series of Quality Management Standards.

The results of the survey are provided below.

DESIGNATED SUBSTANCES

Acrylonitrile: Acrylonitrile is a colourless to pale yellow liquid with an unpleasant odour. It is primarily used in the industrial production of synthetic fibres, resins, plastics, elastomers, and rubber. Historically, acrylonitrile has also been used in fumigants/pesticides. Because of its use in the manufacturing of many consumer goods, trace amounts of acrylonitrile may be present in materials or equipment in the buildings. However, O. Reg. 490/09 does not apply to situations where the exposure is limited to contact with manufactured goods.

Acrylonitrile was not observed or suspected to be present (in pure form), produced, used, processed, handled or stored in the building. No concerns regarding exposure of workers or the public to acrylonitrile are anticipated.

Arsenic: Arsenic is a naturally occurring element. Anthropogenic sources of arsenic include wood preservatives (inorganic arsenic compounds) and pesticides (organic arsenic compounds). O. Reg. 490/09 applies to workplaces where arsenic is produced, processed, used, handled or stored, where a worker is likely to be exposed.

Arsenic was not observed or suspected to be produced, used, processed, handled or stored in the building. No concerns regarding exposure of exposure of workers or the public to arsenic are anticipated.

Asbestos: O. Reg. 490/09 does not apply to asbestos exposure in a non-industrial setting. However, any material which contains greater than 0.5% asbestos fibre (by dry weight) is considered to be an asbestos-containing material with respect to the requirements of O. Reg. 278/05, *Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, and must be identified and managed in accordance with the regulation. ACMs commonly present in commercial buildings include mechanical/piping insulation, wall, floor and ceiling tiles, plaster and drywall compound, gaskets, siding, roofing paper and other materials. O. Reg. 278/05 defines "friable material" as material that when dry can be crumbled, pulverized or powdered by hand pressure, or is crumbled, pulverized or powdered. Friable asbestos is of greater concern with respect to exposure than non-

friable asbestos. Disposal of asbestos waste in Ontario is governed by the *General - Waste Management* regulation (R.R.O. 1990, Reg. 347).

Based on the age of the buildings, ACM could be present. Nine samples of potential ACM were collected and submitted submitted for laboratory analysis to AGAT. Asbestos (bulk) analysis was conducted utilizing Polarized Light Microscopy (PLM) according to the EPA standard 600/R-93/116 and the test method NIOSH 9002. O. Reg. 278/05 requires between three and seven bulk material samples from each area of homogeneous potential asbestos-containing material, depending on the size of the area. In accordance with the "stop-positive" method of analysis, if one sample in a group of similar samples was determined to be ACM, the remaining samples in the group were not analyzed.

Potential ACM samples were collected for analysis of asbestos content as follows:

- Interior bricks from fireplace on main floor Room 1 (ACM-1A/1B/1C)
- Interior plaster on main floor from wall in Room 4 (ACM-2A/2B/2C)
- Exterior basement roof material (ACM-3A/3B/3C)

The sample locations, descriptions, and condition of the potential ACM samples are summarized in Table 1 (attached). Laboratory Certificates of Analyses are attached.

The results of the analyses indicated that all of the samples collected are considered to be nonACM.

Benzene: Benzene is a highly flammable, colourless liquid with a sweet odour. Benzene is found in petroleum products and cigarette smoke. Industrial uses of benzene include the manufacturing of rubbers, lubricants, dyes, detergents, drugs, and pesticides, as well as the manufacturing of other chemicals for the production of plastics, resins, and nylon and other synthetic fibres.

Benzene was not observed or suspected to be present in the buildings, although it could be present in trace amounts in manufactured products. No concerns regarding exposure of workers or the public to benzene anticipated.

Coke oven emissions: Coke oven emissions are defined as the "benzene soluble fraction of total particulate matter ... of the substances emitted into the atmosphere from metallurgical coke ovens" (O. Reg. 490/09).

No coke ovens were present at the site, and are not suspected to have been present historically. Therefore, no concerns regarding exposure of workers or the public to coke oven emissions are anticipated.

Ethylene oxide: Ethylene oxide is a man-made chemical that is primarily used in the manufacturing of ethylene glycol (a chemical used in the production of antifreeze and polyester). Small amounts of ethylene oxide (less than 1%) may be used to control insects in some stored agricultural products, as well as during the sterilization of medical equipment and supplies.

Ethylene oxide was not observed or suspected to be present in the buildings. No concerns regarding exposure of workers or the public to ethylene oxide are anticipated.

Isocyanates: Isocyanates are compounds containing the isocyanate group (-NCO) and are typically used in the manufacturing of thermoplastic elastomers, spandex fibres, and polyurethane products (foams, paints, etc.). O. Reg. 490/09 applies to workplaces where isocyanates are produced, used, handled or stored, where a worker is likely to be exposed.

Isocyanates were not observed or suspected to be produced, used, handled or stored in the buildings, although they could be present in trace amounts in manufactured products. No concerns regarding exposure of workers or the public to isocyanates are anticipated.

Lead: The *Surface Coating Materials Regulation* under the *Federal Hazardous Products Act* limits the amount of lead permissible in new interior paint to 0.009% or 90 ppm. While this limit does not apply to paints already applied, it generally accepted in Canada as the level over which a paint is considered to be "lead-containing". In structures constructed prior to approximately 1980, lead may also be present in solder on water lines, or in lead drainage pipes.

Based upon the age of the building, lead may be present on painted surfaces and in piping.

Twenty samples of paint from the building were collected and submitted for laboratory analysis of lead content. Lead in paint analysis was conducted using Inductively Coupled Plasma Spectroscopy (ICP/OEM) according to EPA standard SW 846 3050B & 6010C. The sample locations, paint descriptions, approximate extent of the painted surfaces, and condition of the paint are summarized in Table 2 (attached). Laboratory Certificates of Analyses are attached.

The results of the analyses indicated that the following paint containing elevated levels of lead is present in the building:

- White paint found on main floor Room 1 walls and ceilings;
- White paint found from wood trim on main floor;
- Purple paint found on bricks in fireplace;

- White paint found on main floor Room 2 walls and ceiling;
- White, green and burgundy paint found on front door;
- White paint found on all second floor walls and ceilings;
- Orange paint found on basement concrete floor; and,
- Pink paint found in basement bathroom.

Mercury: Mercury is a naturally occurring element that can occur in several forms. Metallic mercury is a shiny, silver-white coloured, odourless liquid. Metallic mercury is commonly found in thermometers, dental amalgams, batteries, fluorescent lamps, high intensity discharge (HID) lamps and related products.

Mercury may also be present in surface coatings such as paint. The current *Surface Coating Materials Regulation* limits the permissible mercury content in many surface coating materials, including interior paints, to 0.001% or 10 ppm. While this limit does not apply to paints already applied, it is generally accepted as the level over which a paint is considered "mercury-containing".

Twenty samples of paint from the building were collected and submitted for laboratory analysis of mercury content. Mercury in paint analysis was conducted utilizing Cold Vapour Atomic Absorption Spectroscopy (CVAAS) according to EPA standard SW 846 7471A, 245.5. The sample locations, paint descriptions, approximate extent of the painted surfaces, and condition of the paint are summarized in Table 2. Laboratory Certificates of Analysis are attached.

The results of the analyses indicated that the following paint containing elevated levels of mercury is present in the building:

- Orange paint from basement concrete floor (P-17).

Silica: Silica, also called "silica sand" or "quartz sand", refers to sands, gravels, and other soil and rock products with a high silicon dioxide (SiO_2) content. Designated substance requirements under the *Occupational Health and Safety Act* only apply to crystalline silica present in a respirable form.

Silica will be naturally present in soil and bedrock as well as many construction materials including cement, concrete, brick, and mortars.

Vinyl chloride: Vinyl chloride is a colourless gas with a mild, sweet odour that is primarily used in the manufacturing of polyvinyl chloride (PVC) plastic and vinyl products such as piping, wire, cable coatings, and packaging materials. As a result, trace amounts of vinyl chloride may be found in some building materials at the site. No concerns regarding exposure of workers or the public to benzene in the vinyl chloride are anticipated.

POLYCHLORINATED BIPHENYLS (PCBs)

Historically, PCBs have been used in electrical equipment such as transformers, fluorescent light ballasts and capacitors. The use of PCBs was banned in heat transfer and electrical equipment installed after 1977, and in transformers and capacitors installed after 1980. These bans did not initially apply to existing equipment, however, as of December 31, 2009, all equipment containing PCBs at a concentration equal to or greater than 500 mg/kg had to be removed, and as of December 31, 2025 (earlier for equipment close to sensitive locations), all equipment containing PCBs at a concentration less than 500 mg/kg (including light ballasts and pole-top transformers) must be removed under the Federal PCB regulations (SOR/2008 273).

Electrical equipment is not suspected to contain PCBs.

PCBs are not suspected within the residence.

UREA-FORMALDEHYDE FOAM INSULATION (UFFI)

UFFI is an insulating foam plastic typically - but not exclusively - used to insulate existing wood-framed residential homes. Most installations occurred between 1977 and 1980, after which it was banned in Canada. UFFI is produced by mixing urea-formaldehyde resin, a foaming agent, and compressed air, and injecting it into installation areas (e.g. void spaces).

No evidence of UFFI, or of UFFI installation, was observed within the building.

OZONE-DEPLETING SUBSTANCES (ODS)

ODS include chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), halons, carbon tetrachloride, and methyl chloroform. Most ODS in industrial/commercial settings are found in refrigeration equipment (including air-conditioning units) and in older halon fire suppression systems for areas containing computers or other sensitive electronics.

The presence of potential ODS (air-conditioning unit) on the south exterior side of the building is not considered a significant environmental concern, however disposal of ODS-containing devices must be completed by a licensed technician to ensure that these substances are managed in accordance with Ontario's *General – Waste*

Management regulation (R.R.O 1990, Reg. 347) and the *Ozone Depleting Substances and Other Halocarbons* regulation (O.Reg. 463/10).

MOULD

Mould is a general term for microscopic fungi that are highly adapted to grow and reproduce rapidly, producing spores and mycelia. Mould may grow indoors when provided with moisture and nutrients. Under wet or damp conditions, mould may grow on building materials such as wallpaper, ceiling tiles, carpets, insulation material and drywall.

Visible evidence of mould was observed throughout the building.

CONCLUSIONS

The results of this DSS indicated the following designated or controlled substances associated with the site:

- assumed lead in painted surfaces;
- potential for mercury in the electrical equipment and paint;
- assumed silica present in mortar construction materials; and,
- potential for ODS in air-conditioning unit outside of building.

In addition, proper PPE should be warn due to the presence of mould throughout the building.

RECOMMENDATIONS

Demolition contractors should ensure the use of appropriate personal protective equipment and proper dust control measures to protect themselves and the public from potential exposure by inhalation of silica dust, lead, and/or mercury. Disposal of hazardous materials, including asbestos, should be completed in accordance with O. Reg. 347.

All work should be done by a qualified contractor and should follow the procedures and safety requirements outlined in:

- O.Reg. 278/05;
- Designated Substances regulation (O.Reg. 490/09);
- The Ontario Ministry of Labour guidelines *Lead on Construction Projects* (April 2011) and *Silica on Construction Projects* (April 2011);

- R.R.O. 1990, Reg. 347 (*General – Waste Management*);
- Reg. 362 (*Waste Management – PCBs*); and,
- O.Reg. 463/10 (the *Ozone Depleting Substances and Other Halocarbons Regulation*).

Recommendations made in this report with respect to these substances should be followed during demolition activities.

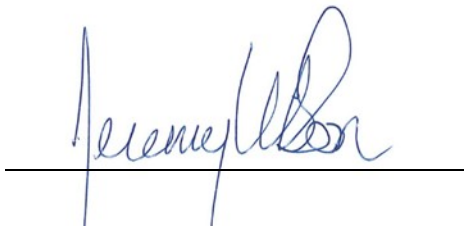
CLOSURE

The environmental assessment described herein was conducted in accordance with the terms of reference for this project, agreed upon by Suncor Energy Products Partnership. and Terrapex Environmental Ltd.

Terrapex Environmental Ltd. has exercised due care, diligence, and judgement in the performance of this assessment, however, studies of this nature have inherent limitations. This report is intended to provide only a general assessment of substances of concern that may be present within the building at the site. By necessity, the findings and observations regarding actual or potential presence of such substances are based solely on the extent of observations and information gathered during the assessment, and subsequent investigations of differing scope may reveal conflicting results. In particular, it should be noted that the assessment was limited to accessible areas; inspection and/or testing of materials behind walls, ceilings, etc., except where explicitly noted, was not completed as part of this work program.

This report has been prepared for the sole use of Suncor Energy Products Partnership. Terrapex Environmental Ltd. accepts no liability for claims arising from the use of this report, or from actions taken or decisions made as a result of this report, by parties other than Suncor Energy Products Partnership.

Sincerely,
TERRAPEX ENVIRONMENTAL LTD.



Olivia Turi, B.E.S.,
Environmental Scientist

Jeremy Wilson, B.Sc.,
Senior Project Manager

Attach.

Table 1 Summary of Potential ACM and Results of Laboratory Analysis Table 2 Summary of Paint Samples and Results of Laboratory Analysis Laboratory Certificates of Analysis