



1337 Queen Street West, Toronto, ON

Designated Substance Survey

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1 Introduction

EXP Services Inc. (EXP) was retained by CreateTO to carry out a Designated Substances Survey (DSS) of a single storey commercial building located at 1337 Queen Street West in Toronto, Ontario, hereinafter referred to as the “subject building”.

It is EXP’s understanding that DSS of the subject building is required to review construction building materials of the subject building for the presence of designated substances as per Section 30 of the Occupational Health and Safety Act for management and due diligence purposes as part of a potential real estate transaction.

1.1 Building Description

Table 1: Assessed Building Description at 1337 Queen Street West, Toronto, ON

Item	Description
Type of Building	Commercial Building
Building Construction Date	Unknown
Storeys	Single-storey facility with mezzanine level
Exterior Finishes	Brick, wood, and concrete
Interior Wall Finishes	Drywall, ceramic, wood, and concrete block
Floor	Concrete, wood, and vinyl floor tiles
Ceiling	Exposed metal deck, suspended ceiling tiles, ceiling tiles, metal, and drywall
Heating and Cooling	Electric baseboard heaters, forced-air furnaces and natural gas fired HVAC units
Hot Water Source	Electrical Hot water tank
Domestic Water Pipes	Combination of uninsulated and insulated with fibreglass
Rainwater Leaders Pipe	Unknown
HVAC Ducts	Combination of uninsulated and insulated with fibreglass
Roof	Unknown

1.2 Regulatory Requirements

The Occupational Health and Safety Act, R.S.O. 1990, c.0.1, s.30 (1) requires:

“Before beginning a project, the owner shall determine whether any Designated Substances are present at the project site and shall prepare a list of all Designated Substances that are present at the site”.

Designated Substances are defined as any biological, chemical, or physical agent or combination thereof prescribed as a Designated Substance to which exposure of a worker is prohibited, regulated, restricted, limited or controlled.

Section 30 of the Act requires that the list of Designated Substances be provided to prospective contractors and subcontractors working on the site.

The Ministry of Labor Designated Substances are the following:

Acrylonitrile	Isocyanates
Arsenic	Lead
Asbestos	Mercury
Benzene	Silica
Coke Oven Emissions	Vinyl Chloride
Ethylene Oxide	

The Ministry of Labour (MOL) has issued a regulation (Ontario Regulation 278/05) with respect to the disturbance of asbestos on construction projects and has drafted guidelines for control of lead and silica exposures on construction projects.

In addition to the Designated Substances listed above, the subject building was also surveyed for the presence of Specified Hazardous Building Materials (Polychlorinated Biphenyls (PCBs), Ozone Depleting Substances (ODS) and Mould).

This Designated Substance survey report complies with the requirements of the Occupational Health & Safety Act for management and due diligence purposes.

1.3 Purpose

The purpose of the survey was to:

1. Determine the presence or absence of Designated Substances and Specified Hazardous Building Materials; and,
2. Establish the type, location, condition and approximate quantities of Designated Substances and Specified Hazardous Building Materials.

1.4 Scope of Work

The Designated Substance survey entailed:

- Visual review of accessible areas of the subject building to identify materials which could contain Designated Substances and Specified Hazardous Building Materials. This assessment did not involve destructive sampling or intrusive investigations (i.e. assessment within interior and exterior wall cavities, within block walls, underneath multiple layers of flooring, carpet or of concealed ceilings was not conducted);
- Bulk sampling and analysis of representative materials suspected of containing asbestos;
- If confirmed asbestos-containing materials ACMs identified, then assessment of the condition of the ACMs (Hazard Assessment);
- Bulk sampling and analysis of representative paints and finishes suspected of containing lead; and,
- Recommendations for appropriate corrective action where required.

1.5 Background Information on Designated Substances and Specified Hazardous Building Materials

1.5.1 Asbestos

Asbestos is a generic name that has been given to a group of naturally occurring fibrous minerals. In the past, asbestos was commonly used as a component in building materials such as insulation, fireproofing, and acoustic or decorative panels. Although there are many types of asbestos, the three main forms of commercial importance in Ontario are chrysotile, amosite and crocidolite.

An Asbestos-Containing Material (ACM) is defined by the Ontario Regulation 278/05, Asbestos on Construction Projects in Buildings and Repair Operations – made under the Occupation Health and Safety Act (O. Reg. 278/05) as a material that contains 0.5 % or more asbestos by dry weight. ACMs are placed into two general classes, “friable” and “non-friable” ACMs. Friable ACMs are those materials that when dry can be crumbled, pulverized and reduced to powder by hand pressure. Typical friable ACMs include acoustical or decorative texture coats, fireproofing, some ceiling tiles, and thermal insulation. Non-friable ACMs are much more durable as they are held together by a binder such as cement, vinyl or asphalt. Typical non-friable ACMs include floor tiles, fire blankets, roofing materials and cementitious products such as wallboards, pipes or siding.

It has been recognized that hazardous situations may exist in buildings where asbestos-containing materials are found. This is especially true where asbestos fibers may become airborne as a result of material aging, physical damage, water damage or air movement. Diseases associated with the inhalation of asbestos fibres include asbestosis, mesothelioma and lung cancer. In contrast, there is little reason for concern if the asbestos is in good condition, has not been damaged, and is not in a location where it is likely to be disturbed.

1.5.2 Lead

Lead is a pale, silver-grey colored material when freshly cut, but darkens, when exposed to air. Lead may be used in its pure metallic form or combined chemically with other elements. Through various manufacturing processes, lead may be distributed through lead-containing dust, fumes, mists, liquids and as vapors of liquid organic lead compounds. Industrial uses of lead include, smelting and refining, electroplating, and various chemical manufacturing processes.

Lead may be inhaled, ingested or absorbed through the skin. Various body functions are affected by lead. Lead may interfere with the ability to manufacture hemoglobin in the blood. It reduces the kidneys ability to filter wastes from the blood stream. In the gastro-intestinal system, lead poisoning may result in abdominal pain, loss of appetite, vomiting, nausea, constipation and diarrhea. Lead may affect the nervous system, resulting in behavioral changes, impaired vision, hearing loss, brain disorders and peripheral nerve damage causing convulsions, coma, and death.

Heavy metals including primarily lead, cadmium, and mercury were added to paint for various desirable properties such as rust prevention or as a bactericide. When major building renovation or demolition operations are proposed, painted surfaces should be extensively sampled and analyzed to confirm if abatement precautions are required. Under no circumstances should heat be used to remove paint or cutting torches be applied to painted surfaces, as hazardous levels of metals may be released in the fumes.

There is no existing governmental regulation which defines what concentration of lead in paint is required in order to consider the paint to be lead-based. There are guidelines (i.e. United States – Environmental Protection Agency – Housing and Urban Development Guideline) that suggest that paint is to be considered as lead-based if the lead concentration is equal to or greater than 5,000 ppm (0.5% by weight).

The regulation Surface Coating Materials made under the Hazardous Products Act suggest that paint is to be considered as containing lead if the lead concentration is equal to or greater than 90 mg/kg (0.009% by dry weight).

There are no existing governmental regulations for the control of lead on construction projects. As a result, interpretation and application of existing regulations and guidelines regarding lead within the construction and abatement industry have historically been inconsistent, which impacts decisions regarding worker protection, occupant health and project cost. Recognizing these issues, Environmental Abatement Council of Canada (EACC) developed a guideline that transcends barriers between the assessment of lead in building materials and abatement and control procedures.

EACC guideline for Lead Guideline For Construction, Renovation, Maintenance or Repair Operations dated October 2014 considers paints and coating containing equal to or less than 0.1% as low levels of lead; Paints and coating containing equal to or greater than 0.1 percent and equal to or less than 0.5% are considered lead-containing; and, Paints and coating containing equal to or greater than 0.5 percent is considered lead-based as per EACO Lead Guideline for Construction, Renovation, Maintenance or Repair Operations dated October 2014 and United States – Environmental Protection Agency – Housing and Urban Development Guideline.

1.5.3 Mercury

Mercury is a silver-colored heavy metal that is liquid at room temperature. It exists as a pure element and as inorganic mercury compounds. Metallic mercury is used in the following products and operations; batteries, electrical equipment, fluorescent light tubes, mercury vapor arc lamps, dental offices, chlorine products, and jewelry making. Mercuric compounds are found in the following industries: dye and ink manufacturing, explosives and fireworks manufacturing, paint manufacturing, paper manufacturing, photography processing, pesticide production and use, vinyl chloride production, and urethane foam production. Mercury is used in liquid form but may also be present as a vapor. Mercury compounds may be found in liquid or solid form including dust particles. Mercury exposure may occur when it is inhaled, ingested or absorbed. Mercury poisoning can damage the nervous system, kidneys, skin, respiratory system, reproductive system and gastro-intestinal system.

1.5.4 Silica

Silica is found as a free crystalline or amorphous material. Free crystalline silica is not bound with a metal atom. It occurs naturally as quartz and in combination with clays, feldspars and other silicates. Quartz alone constitutes 30% of the earth's crust. Silica is used in several different industries and products such as sandblasting, molds forecasting work, manufacture of abrasives, grinding compounds, paint fillers and mastic, glass, pottery, ceramics, electronic components, fiberglass, steel industries, and quarries.

The primary exposure pathway of silica is through inhalation. A lung disease, silicosis, occurs as a result of the scarring of lung tissue from exposure to the crystalline form of silica.

1.5.5 Vinyl Chloride

Vinyl chloride is a member of a group of chemicals referred to as vinyl halides. It is a gas at standard room temperature and pressure. Vinyl chloride is used extensively in the chemical industry in the production of ethylene oxide as an extraction solvent. This material may be used in its vapor form or solubilized in a liquid.

Exposure may occur through inhalation, ingestion, dermal contact, or eye contact. Short-term exposure to vinyl chloride can cause dizziness, light-headaches, nausea, dullness of visual and auditory responses, drowsiness and loss of consciousness. Irritation of the skin and eyes can also occur. Skin contact with the liquid can cause frostbite. Long term exposure to vinyl chloride can cause thickening of the skin, contact and allergic dermatitis, fatigue, coughing and sneezing, abdominal pain, gastrointestinal bleeding, nausea, vomiting, indigestion, diarrhea, jaundice, weight loss, anorexia, and a cold tingling sensation of the hands and feet.

1.5.6 Acrylonitrile

Acrylonitrile is a translucent liquid that reacts with other chemicals to produce polymers such as resin. Acrylonitrile may also be found in the vapor (gaseous) state in the workplace. It is used in the production of nitrile rubbers, plastics, acrylic fibers, coatings, and adhesives. Industries that use these products include automotive parts, clothing, carpets, plastic and gasket manufacturing.

Workers may be exposed to acrylonitrile through inhaling its vapors and through ingestion. Skin contact can cause itching and rashes. Diseases associated with acrylonitrile exposure are cancer and acute acrylonitrile poisoning (which can be fatal). Symptoms of acute acrylonitrile poisoning include headaches, nausea, diarrhea, and vomiting.

1.5.7 Arsenic

Arsenic is a heavy metal found in low concentrations in the earth's crust. It may be used in elemental form or as a chemical compound. Principal uses of or exposure to arsenic in industry include, metal workers, refiners (principally associated with copper refining), petroleum refining and herbicides. Exposure is generally via inhalation. Chronic effects of exposure to arsenic and its compounds include lung cancer, blood disorders, heart failure, bronchitis, and laryngitis. Acute effects include pulmonary neoplasms or bronchitis.

1.5.8 Benzene

Benzene is a very flammable and volatile aromatic organic hydrocarbon. Although usually used in liquid form, it may also be present in vapor (gaseous) form. Benzene is a by-product of the refining of petroleum. It is also used in the manufacture of styrene and synthetic rubber, adhesives, sealants, paints, paper coating, detergents, plastics, various organic solvents, and petrochemical products.

Exposure to benzene is primarily the result of breathing its vapors and mists. Liquid benzene can also be absorbed by the skin and ingested. This may result in eye, skin or throat irritation. Benzene exposure may result in the onset of leukemia and may affect the blood forming system, particularly in bone marrow.

1.5.9 Coke Oven Emissions

Coke oven emissions are the result of gases created by the combustion of bituminous coals. The principal industries of concern with respect to coke oven emissions include smelting and thermal electrical generating plants. Inhalation of coke oven emissions has been linked to lung cancer.

1.5.10 Ethylene Oxide

Ethylene oxide is a colorless gas with an ether-like odour at room temperature and pressure. It may be used in the gaseous state or compressed as a liquid. It is a major industrial chemical used largely in the production of ethylene glycol for automotive antifreezes, in the polyester industry and for the production of detergents.

Exposure to humans can occur through inhalation, ingestion and by dermal or eye contact. Short-term exposure to ethylene oxide can cause nausea, headache, weakness, vomiting, drowsiness, un-coordination and irritation of the eyes, nose throat and lungs. Skin contact with ethylene oxide can cause blisters, edema, burns, frostbite, and severe dermatitis. Long term exposure to ethylene oxide can cause skin sensitization, numbing of the sense of smell and respiratory infection.

1.5.11 Isocyanates

Isocyanates are a class of chemicals used in the manufacture of certain plastics, coatings, foams and other products. Isocyanates contain a group of atoms (-NCO) which readily react with certain other types of molecules. They may be found in liquid form (colorless to pale yellow or dark brown and viscous) or solid form (white or yellow in colour). The following

products and processes use isocyanates: foams, soft synthetic rubbers, adhesives, sealants, coatings, insulation, packaging, paint hardeners, printing inks, foundry core binders, wire varnish, and textile finishing.

Exposure to isocyanates may occur from inhalation of vapor, mist, or dust. This may cause eye, nose or throat irritation. Liquid isocyanates can damage the skin or eyes on contact; however, they are not absorbed into the body through the skin. High exposure can cause chest tightness, bronchitis, bronchospasm, fluid in the lungs and asthmatic attacks. Other health risks include skin sensitization, rashes and temporary decreases in sharpness of vision.

1.5.12 Polychlorinated Biphenyls (PCBs)

PCBs were commonly used as dielectric fluid in electrical equipment such as transformers and capacitors, and in the ballasts of fluorescent light fixtures and high intensity discharge (HID) lamps. Lamp ballasts are designed to maintain constant electrical current despite variations in applied voltage. The most common fluorescent lamp ballasts are the rapid start ballasts used to operate two (2) four-foot fluorescent light tubes. These ballasts are typically mounted between the tubes on the light fixture and are shielded by a metal cover to reduce heat radiation. The production of PCBs in North America started in 1929 and was banned at the beginning of 1977. After 1980, no manufacturers produced fluorescent lamps with PCB-containing ballasts.

In addition, PCBs were added as a plasticizer in caulking to seal joints between masonry units and around windows because of their water and chemical resistance, durability, and elasticity properties. Caulking containing PCBs was expected to be used in some building primarily constructed between 1950 and 1980.

The import, manufacture, and sale of materials containing PCBs became illegal in Canada in 1977. In Canada both the federal and provincial governments share responsibility for the management, transportation and disposal of PCBs. Canadian federal and provincial Ministers of the Environment establish policy, and provide scientific and technical guidance on PCB management, through an organization known as the Canadian Council of Ministers of the Environment (CCME).

Health effects that have been associated with exposure to PCBs include acne-like skin conditions in adults and neurobehavioral and immunological changes in children. PCBs are known to cause cancer in animals.

1.5.13 Ozone Depleting Substances (ODS)

Controls on the consumption of ozone depleting substances were initiated with the introduction of the Montreal Protocol in 1987. Within Ontario, the general use of ozone depleting substances is controlled through Sections 58 and 59 of the Environmental Protection Act (EPA) and through Regulation 463 made under the EPA.

Presently, regulation of ozone depleting substances identifies substances of concern as Class 1 or Class 2 Ozone Depleting Substances. Production of ODS in the form of hydrochlorofluorocarbons (HCFCs) and chlorofluorocarbons (CFCs) ceased in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997. As detailed in Regulation 463/10, the use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

1.5.14 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

Currently there are no regulations governing mould; however, there are several guidelines for conducting mould assessments and abatement. At the moment the industry standards include the Canadian Construction Association (CCA) document 82-

2004 titled “mould guidelines for the Canadian construction industry” and the Environmental Abatement Council of Canada (EACC) guidelines titled “EACC Mould Abatement Guidelines, Edition 3 (2015)”.

It is important to note that The Ministry of Labour (MOL) has governed protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

DRAFT

2 Survey Method

The survey included a visual assessment for the presence of asbestos, lead, mercury, other Designated Substances, and Specified Hazardous Building Materials noted in Section 1 of this report. In addition, materials suspected of containing asbestos and paint suspected of containing lead were sampled and sent to an accredited laboratory for testing and analysis. The site work was carried out on October 19, 2022 by Mr. Sahil and Mr. Jason McCann. All laboratory certificates of analyses are provided in Appendix B. Figures illustrating sample locations and the locations of identified ACMs are provided in Appendix E.

The following subsections present descriptions of the methodologies used.

2.1 Site Investigation

EXP conducted room by room visual assessment of the construction materials of the subject building to determine the presence of suspect designated substances and specified hazardous building materials noted in Section 1 of this report. In addition, materials suspected of containing asbestos and paint suspected of containing lead were sampled and sent to an accredited laboratory for testing.

Certain materials which may contain asbestos were not sampled to avoid damage and compromising the integrity of building systems. For instance, window, door or flashing caulking materials were not sampled to ensure that the integrity of the window and door seals and joints remains intact. To avoid possible damage to the roof, nullifying any roofing warranty and compromising the building envelope, the survey did not include sampling of roofing materials. These materials are considered as non-friable ACMs and should be considered to contain asbestos unless sampling and analysis as per O. Reg. 278/05 confirms otherwise.

The survey was limited to accessible areas of the subject building. An area, behind a closed door, behind an access hatch or above suspended ceiling tile less than eight (8) feet high from the floor level is considered accessible. An area enclosed by gypsum board, panels, plaster, underneath carpet, hardwood or multiple layers of flooring, behind paneling, area above suspended ceiling tile more than eight (8) feet high from the floor level, boiler refractory, block wall cavities, confined/restricted space, etc., where minor or major demolition is required to gain entry, is considered inaccessible and was not included as part of this assessment.

Assessment of the roof-top for the presence of designated substances and hazardous building materials was not conducted as part of this assignment.

Mechanical equipment or HVAC ducts were not disassembled to sample for possible asbestos-containing materials (such as gaskets or interior boiler components). These materials noted above should be considered to contain asbestos until sampling and analysis confirms otherwise.

Fibreglass insulation was not submitted for analysis as it can be positively identified visually and in itself, was never manufactured with asbestos.

EXP's survey of the subject building was based on clear, unobstructed visual identification of suspect Designated Substances and Hazardous Building Materials noted above in Section 1 of this report.

In addition, the survey did not include the assessment of the buried utilities that maybe running underneath the building. Upon excavation the pipe insulation and/or sheathing on the utilities should be assessed for possible Designated Substances and Hazardous Materials.

2.2 Asbestos

The survey included the identification of potential friable and non-friable asbestos-containing materials within the subject building. Accessible friable and non-friable materials suspected of containing asbestos were sampled. In addition, the condition, accessibility, friability and hazard ranking of the suspected materials were noted.

Building materials suspected of containing asbestos were identified and representative sampling and laboratory testing of these materials was conducted. O. Reg. 278/05 outlines requirements for the collection of multiple samples of each homogeneous material suspected of containing asbestos, as presented in Table 2 O. Reg. 278/05 s. 3 (3).

Table 2: O. Reg. 278/05 s. 3(3) – Minimum Asbestos Bulk Material Sample Requirements

Item	Type of material	Size of area of homogeneous material	Minimum number of bulk material samples to be collected
1.	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	Less than 90 square meters	3
		90 or more square meters, but less than 450 square meters	5
		450 or more square meters	7
2.	Thermal insulation, except as described in item 3	Any size	3
3.	Thermal insulation patch	Less than 2 linear meters or 0.5 square meters	1
4.	Other material	Any size	3

The number of bulk material samples collected from a homogeneous material were taken in accordance with Table 2 of O. Reg. 278/05 s. 3 (3).

Materials suspected of containing asbestos were collected using wetting techniques and hand sampling tools. These materials (approximately one teaspoon full in quantity) were placed in sealable plastic bags and labelled for QA/QC. Forty-five (45) samples of eleven (11) potentially asbestos-containing materials were collected from the subject building and were sent to an accredited laboratory for analysis.

A hazard assessment of identified ACMs was also carried out as part of this survey. The rankings of potential hazard range from 1-most hazardous to 4-least hazardous. A decision tree to assist in the Hazard Ranking of the ACM is attached to this report in Appendix F.

All samples were analyzed for asbestos by EMSL Canada Inc. (EMSL), an independent laboratory that participates in the National Voluntary Laboratory Accreditation Program (NVLAP) for asbestos fiber analysis (NVLAP code # 201040-0). A chain of custody form containing relevant information accompanied all submissions. A copy of the laboratory analysis report is included in Appendix B.

The bulk samples for asbestos were analyzed by Polarized Light Microscopy (PLM). As required under O. Reg. 278/05 s. 3(1), the bulk samples were analyzed in accordance with 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.

In accordance with the O. Reg. 278/05, if a material was found to contain 0.5% or greater than 0.5% asbestos, additional bulk material samples taken from the same homogeneous materials were not analyzed.

A summary of potential asbestos-containing samples collected and the locations where these samples were taken are presented in Table A-1 provided in Appendix A.

2.3 Lead

Samples of paints suspected of containing lead were collected (one teaspoon in size) from the subject building and placed in sealed plastic bags and submitted to an accredited laboratory to determine the presence of lead. A total of five (5) paint samples were collected from the subject building. The specific locations from where the samples were taken are noted in Table A-2 provided in Appendix A.

The samples were analyzed by EMSL Canada Inc., an independent industrial hygiene laboratory that participates in the American Association for Laboratory Accreditation (A2LA) Environmental Lead Testing Laboratory Accreditation Program (Certificate #2845.08) for dust/wipe and paint chip and soil sample analysis. A chain of custody form containing relevant information accompanied all submissions.

2.4 Mercury

A visual survey of the subject building was conducted to determine whether any equipment or devices containing mercury were present. The type, quantity, and location of mercury-containing equipment was noted.

2.5 Silica

A visual survey of the subject building's structural materials was made to determine if silica was present.

2.6 Other Designated Substances

A visual survey of the subject building was made to determine if other Designated Substances (acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride) were present.

2.7 Polychlorinated Biphenyls (PCBs)

A visual survey of the assessed areas of the subject building was conducted to determine if any electrical components which may contain PCBs were present. A representative number of fluorescent light fixtures were disassembled and the ballast codes and producers were then cross referenced with the Environment Canada publication - Identification of Lamp Ballasts Containing PCBs, Report EPS 2/CC/2, August 1991, to determine if they contained or were likely to contain PCBs.

Testing of suspected PCB-containing materials (i.e. caulking materials) or liquids was not completed as part of the survey.

2.8 Ozone Depleting Substances (ODS)

Fixed equipment suspected of containing hydrochlorofluorocarbons (HCFCs) and/or chlorofluorocarbons (CFCs) within the subject building was reviewed. Name plate details from any potential ODS-containing equipment were recorded to determine the likelihood of ODS content.

2.9 Mould

A visual assessment consisting of a walkthrough of the subject building to identify water damaged building materials and/or mould growth was performed.

2.10 Survey Limitations

This report reflects only the observations, findings, and analysis of materials sampled at the time of the survey. Analytical results reflect the sampled materials at the specific sampling locations. Visually similar materials were referenced to specific analyzed samples.

In general, the survey was limited to accessible areas of the assessed areas of the subject building. Intrusive sampling was not conducted during the Site visit, however, it is possible designated substances may be present in inaccessible areas such as within block wall cavities, above concealed ceilings, behind walls or within bulkheads. EXP's survey of the subject building was based on clear, unobstructed visual identification of suspect Designated Substances and Hazardous Building Materials noted above in Section 1 of this report.

It is imperative to note that this report is for management and due diligence purposes only and not for renovations and or construction projects. An intrusive Designated Substances Survey report is required prior to commencement of renovation or demolition project.

Fibreglass insulation was not submitted for analysis as it can be identified visually and was never manufactured with asbestos.

3 Results and Findings

3.1 Asbestos

Based on the visual assessment and analytical results for the samples collected as per Table A-1 provided in Appendix A, the following materials are confirmed or presumed to be asbestos-containing material (ACM).

3.1.1 Friable Asbestos

Friable ACMs were not identified within the subject building.

3.1.2 Non - Friable Asbestos

Non-friable asbestos-containing joint compound associated with gypsum wallboard and ceiling board was identified throughout the mezzanine level and ground floor of the subject building. The joint compound was found to contain 3% Chrysotile asbestos. As per O. Reg. 278/05, when joint compound is identified as an ACM, the entire gypsum board is considered as ACM. Refer to Photograph No. 4.1, 4.2, 4.3 and 4.4 in Appendix C of this report.

Given the current sampling and analytical results, all gypsum wallboard and ceiling board throughout the mezzanine level and ground floor have to be considered as an ACM. It is imperative to note that most buildings of this type undergo constant renovations, including removal and replacement of gypsum ceiling board and wallboard partitions, therefore extensive sampling of joint fill compound would be necessary to confirm the extent of asbestos content. Furthermore, any attempt to distinguish and delineate old asbestos-containing joint compound from new non-asbestos-containing joint compound is often unachievable, therefore all gypsum wall board and ceiling board throughout the mezzanine level and ground floor should be considered as ACM unless sampling and analysis confirms otherwise.

Non-friable asbestos-containing off-white coloured vinyl floor tiles with grey streaks, measuring 12"x12" were found to contain 2% Chrysotile asbestos and identified on the mezzanine level and ground floor of the subject building. Refer to Photograph No. 2.1 and 2.2 in Appendix D of this report.

Non-friable asbestos-containing white coloured vinyl floor tiles (2nd layer) were identified underneath asbestos-containing off-white with grey Streaks VFT (1st layer) within the subject building. The vinyl floor tiles were found to contain 2% Chrysotile asbestos. Refer to Photograph No. 3 in Appendix D of this report.

Non-friable asbestos-containing white caulking associated with the Dollarama signs was identified on the exterior of the subject building. The caulking was found to contain 3% Chrysotile asbestos. Refer to Photograph No. 5.1 and 5.2 in Appendix D of this report.

Based on the age of the building, roofing materials and caulking materials associated with windows, doors and flashing are presumed to contain asbestos unless sampling and analysis as per O. Reg. 278/05 confirms otherwise.

3.1.2 Hazard Assessment of ACMs

The asbestos-containing vinyl floor tiles and gypsum board was observed to be damaged in isolated locations within the subject building with potential for disturbance during maintenance activities. This material was assigned a Hazard Rank of 1 (High Risk) and must be repaired or removed properly in accordance with O. Reg. 278/05. Waste generated must be disposed of asbestos waste in accordance with O. Reg. 347.

The remaining identified ACMs were observed to be generally in good condition with low potential for disturbance during maintenance activities. These materials were assigned a Hazard Rank of 4 (Low Risk) and can either remain in place or

removed in accordance with O. Reg. 278/05. Waste generated must be disposed of as asbestos waste in accordance with O. Reg. 347.

Detailed summary table provided in Appendix C presenting the locations, approximate quantities and condition of the confirmed ACMs. The sample numbers in this Table are denoted as BS-#.# for the material that was sampled. Materials that were visually similar to previously sampled materials, and therefore were not re-sampled, are denoted as V-#.#, corresponding to the sampled materials sample number.

3.2 Lead

The laboratory analytical results of the lead paint samples are provided in Table A-2 in Appendix A.

Based on the analytical results, lead based paint was not identified within the subject building.

Based on the analytical results following paint is considered to be lead-containing paint (i.e., lead concentration less than 0.5% by dry weight but greater than 0.1% by dry weight) as per the EACC guidelines:

- Exterior - West Elevation - Black Paint on doors.

The above-mentioned paint was observed to be flaking and peeling within the subject building at the time of the site visit.

All remaining sampled paints are considered to contain low-levels (i.e. virtually safe levels) of lead as per the EACC Lead Guideline.

It should be noted that additional areas within the subject building were identified to contain visually similar paint finishes as those sampled above and shall be treated as outlined above, unless additional sampling and analytical results determine otherwise.

Batteries containing lead acid were observed within the emergency light fixtures and various electrical boxes within the subject building.

Lead may also be present in the materials listed below in the subject building. Lead in these materials is considered to be in a stable form and as such, is not expected to be of concern with respect to renovation and/or demolition activities.

- Solder used on domestic water lines;
- Solder used in bell fittings for cast iron pipes; and,
- Solder used in electrical equipment.

3.3 Mercury

Mercury is likely to be present in vapour form in the fluorescent light tubes found within the subject building. Approximately 550 fluorescent light tubes were observed within the subject building.

The thermostat switches within the subject building were observed to contain vials of liquid mercury.

3.4 Silica

Silica is expected to be present in building materials such as concrete, mortar/exterior coating and panels. Silica in such materials does not meet the definition of silica as a Designated Substance – “crystalline silica in a respirable form”. In the event of renovation or demolition activities that impact on silica containing materials there is the possibility that “crystalline silica in a respirable form” will be generated.

3.5 Vinyl Chloride

Generally, vinyl chloride (monomer) is likely to be present in stable form within poly-vinyl-chloride (PVC) piping and conduits and as a component of interior finishes.

3.6 Acrylonitrile

Acrylonitrile may be present in stable form in paints and adhesives located throughout the subject building.

3.7 Arsenic

Arsenic or arsenic compounds may be present in stable form in paints and adhesives located throughout the subject building.

3.8 Benzene

Benzene may be present in stable form in roofing materials, paints, and adhesives located throughout the subject building. In addition, benzene may also be present in hydraulic oils found in machinery such as air compressors, machine gears and switches, etc.

3.9 Coke Oven Emissions

Based on what is known of the history of the subject building, it is not expected that coke oven emissions are of concern.

3.10 Ethylene Oxides

It is not expected that ethylene oxides are of concern with respect to the subject building.

3.11 Isocyanates

Isocyanate compounds may be present in stable form in paint finishes, varnishes, polyurethane plastics, synthetic rubbers, foams and adhesives.

3.12 Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are typically found in fluorescent lamp ballasts, HID light ballasts, transformers, and other electrical equipment containing insulating fluids.

In addition, PCBs were added as a plasticizer in caulking to seal joints between masonry units and around windows because of their water and chemical resistance, durability, and elasticity properties. Caulking containing PCBs was expected to be used in some buildings primarily constructed between 1950 and 1980.

The import, manufacture, and sale of materials containing PCBs became illegal in Canada in 1977. In Canada both the federal and provincial governments share responsibility for the management, transportation and disposal of PCBs. Canadian federal and provincial Ministers of the Environment establish policy, and provide scientific and technical guidance on PCB management, through an organization known as the Canadian Council of Ministers of the Environment (CCME).

3.12.1 Light Ballasts

The subject building contained approximately 191 fluorescent light ballasts. The assessed ballasts indicated that they do not contain PCBs. As not all ballasts could be assessed it is important that prior to any renovation or demolition activities, each ballast is assessed for the presence or absence of PCBs.

Table 3 provides manufacturer information and PCB content for the fluorescent light ballasts assessed within the assessed areas.

Table 3: Fluorescent Light Ballasts

Approximate Number of Fluorescent Light Ballast Throughout the Subject Building	Suspect Ballast Manufacturer and Serial Number	Presence of PCBs
191	FUSION FB432MVE-N	No

3.12.2 Transformers

Transformers suspected of containing PCBs were not observed within the subject building.

3.12.3 Caulking

Testing of suspect PCB-containing materials or liquids was not completed as part of the survey.

The import, manufacture, and sale of materials containing PCBs became illegal in Canada in 1977. The site building was developed prior to 1980. As such, PCB-containing caulking materials would be present in a building of this age.

3.13 Ozone Depleting Substances

A visual assessment for equipment which may contain ozone depleting substances (ODS) was conducted.

The refrigerators were observed within the building and listed as containing refrigerants R134a and R290. Refrigerants R134a and R290 are not considered to be an ozone depleting substance.

Assessment of the roof-top for the presence of designated substances and hazardous building materials was not conducted as part of this assignment. As such, roof top HVAC units are suspect to contain ODS unless further assessment confirms otherwise.

3.14 Mould

Visible mould growth and signs of water damage were observed on the building materials in isolated locations within the subject building at the time of site visit. Refer to Photograph No. 7.1 and 7.2 in Appendix D.

4 Conclusions & Recommendations

On the basis of our walk-through examination of the subject building, representative sampling and laboratory analysis of suspected asbestos and lead containing materials, the following recommendations are presented.

Trained, experienced, and qualified professionals in hazardous materials abatement industry must carry out the work. Before commencing any designated substances and hazardous building materials related work provide to Owner or Owner's representative satisfactory proof that every worker involved in the abatement/remediation activities has had instruction and training in the hazards of identified designated substances and hazardous building materials exposure, in personal hygiene and work practices, and in the use, cleaning, and disposal of respirators and protective clothing. Where applicable, include fit tests for the type of respirators to be used during remediation procedures.

Prior to commencement of abatement activities, provide Site Specific Abatement Plan for the removal, handling, storage and disposal of identified designated substances and hazardous building materials to ensure worker exposure level is not exceeded as per O. Reg. 490/09. Provide Site Specific Dust control plan that will be utilized during the removal of identified designated substances and hazardous building materials as well as demolition of the building addressing demolition of lead and silica containing materials.

Proceed with abatement work only after all submittals have been completed, provided and the approval of Owner has been obtained.

4.1 Asbestos

Analytical results confirmed the presence of non-friable ACMs within the subject building.

Refer to Appendix C for the locations and approximate quantities of identified ACMs.

- *Damaged asbestos-containing materials must be repaired or removed following appropriate asbestos abatement work measures and procedures (Type 1, Type 2 or Type 3) as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;*
- *Prior to any renovation or demolition activities, an intrusive assessment of the work area (behind walls, within bulk heads etc.) shall be conducted to determine the presence of Designated Substances and Specified Hazardous Building Materials;*
- *Prior to renovation or demolition activities which may disturb the identified asbestos-containing materials, identified asbestos-containing materials must be removed following appropriate asbestos abatement work measures and procedures (Type 1, Type 2 or Type 3) as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;*
- *Prior to renovation or demolition activities activities which may disturb the presumed asbestos-containing materials, these materials must be sampled and analyzed to confirm asbestos content as per O. Reg. 278/05. If confirmed as ACMs, this material shall be removed following appropriate asbestos abatement work measures and procedures (Type1, Type 2 or Type 3) as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;*
- *Prior to the demolition of the subject building, roofing and window caulking material samples must be collected in accordance with Ontario Regulation 278/05 to determine the presence or absence of asbestos;*
- *Any suspect asbestos-containing material uncovered during the course of renovation or demolition activities that is not mentioned in this report shall be considered asbestos-containing until sampling and analysis as per O. Reg. 278/05 indicates otherwise. If confirmed as ACM, this material shall be removed following appropriate asbestos abatement*

work procedures (Type 1/ Type 2/ Type 3) as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;

- Sub-surface utilities may be encased in cement (transite) pipe conduits which may contain asbestos. As such, pre-caution shall be exercised during removal of sub-surface utilities. If suspect ACM is discovered during excavation operations, then this material shall be considered as ACM unless sampling and analysis as O. Reg. 278/05 confirms otherwise. If considered or confirmed as ACM, this material shall be removed following appropriate asbestos abatement work measures and procedures (Type 1/ Type 2/ Type 3) as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;
- Sub-trades working with or in close proximity to asbestos-containing material must be informed of its presence; and,
- Ontario Regulation 278/05, made under the Occupational Health and Safety Act, specifies that an Asbestos Management Plan (AMP) must be implemented if any asbestos-containing materials (friable or non-friable) are known to be present in the building and are to remain in place. An inventory of asbestos-containing materials must be kept on site. All materials must be routinely inspected to ensure no damage has occurred and the inventory must be updated once in each 12-month period and as may be required based on expected changing site conditions, abatement and/or renovation activities.

4.2 Lead

Based on the analytical results, lead based paints were not identified within the subject building. Lead-containing paint or paints containing low-levels of lead were identified within the subject building.

Lead acid batteries are suspected in the emergency light fixtures within the subject building.

- Prior to lead remediation, which may disturb potentially asbestos-containing materials, these materials must be cross referenced with any existing information or tested for asbestos and if identified as asbestos- and lead containing, appropriate precautions (Type 1/2/3) must be taken during remediation and disposal in accordance with O. Reg. 278/05
- The disturbance of building materials where low levels of lead paint or lead containing paint (i.e. lead concentration less than 0.5% by dry weight) is intact to substrate will not expose a construction or maintenance worker to lead in excess of the TWA for inhalation of lead (i.e. Time Weighted Average (TWA) for Lead – 0.05 mg/m³) provided that the TWA for Particles Not Otherwise Specified (PNOS) or nuisance dust (5 mg/m³) is not exceeded. General hygiene measures including but not limited to: no smoking, eating, chewing gum or drinking within the work area and washing of hands and face prior to leaving the work area. It is also recommended that the contractor/employer implement a dust control program to ensure the effectiveness of the hygiene measures;
- Any peeling or flaking paints uncovered during the course of renovation or demolition activities that are not mentioned in this report shall be considered to be lead-based until sampling and analysis indicates otherwise; and,
- Sub-trades working with or in close proximity to lead-containing materials should be informed of its presence;
- If removed, batteries containing lead-acid must be disposed of as lead waste in accordance with O. Reg. 347.

4.3 Mercury

Mercury vapours and liquid mercury within fluorescent light tubes and thermostat switches respectively, pose no risk to workers or occupants provided that these devices remain intact and undisturbed.

- Prior to renovation/demolition activities, mercury-containing equipment which may be disturbed shall be removed and stored in a safe, secured location until disposal. Removal and handling of mercury-containing equipment shall be

undertaken following written procedures which detail precautions to be taken, including clean-up procedures in case of breakage, that are sufficient to control worker exposure to mercury in compliance with O.Reg. 490/09; and,

- *Mercury containing equipment must be re-cycled or disposed of mercury waste in accordance with O. Reg. 347.*

4.4 Silica

Precautions should be taken as required during renovation/demolition projects on concrete (i.e. coring through concrete slabs, demolition of masonry, etc.) to ensure that workers' exposure levels to crystalline silica does not exceed 0.05 mg/m³. This can be achieved by:

- Wetting the surface of the materials to prevent dust emissions;
- Providing workers with facilities to properly wash prior to exiting the work area; and,
- Providing the workers with respiratory protection.
- *Renovation/Demolition work that is likely to impact silica-containing materials should be carried out in accordance with the requirements detailed in the Ontario Ministry of Labour document entitled "Guideline: Silica on Construction Projects", dated April 2011.*

4.5 Other Designated Substances

Other Designated Substances (acrylonitrile, arsenic, coke oven emissions, ethylene oxide, isocyanates, benzene or vinyl chloride) are either not expected to be present, expected to be present in stable form, or not expected to be present in the building in sufficient quantities to cause an exceedance of Ministry of Labour exposure guidelines.

4.6 Polychlorinated Biphenyls (PCBs)

A representative number of the total ballasts associated with fluorescent light fixtures were inspected in the subject building. It should be noted that there was either one or two ballasts in each fluorescent light fixture. The assessed ballasts were labelled as not containing PCBs. As not all ballasts could be assessed it is important that prior to any renovation or demolition activities, that each ballast is assessed for the presence or absence of PCBs.

Transformers suspected to contain PCBs were not observed in the subject building.

Testing of suspect PCB-containing materials or liquids was not completed as part of the survey. The site building was developed prior to 1980. As such, PCB-containing caulking materials would be present in a building of this age.

- *Prior to renovation or demolition activities which may impact potential PCB-containing caulking materials, these materials shall be sampled to confirm PCBs content and if identified as PCBs this material shall be removed following appropriate procedures as mentioned in U.S. Environmental Protection Agency (EPA) document titled, "Steps to Safe Renovation and Abatement of Buildings That Have PCBs Containing Caulk" and disposed of as PCBs waste in accordance with O. Reg. 362 – Waste Management – PCB's and CEPA Regulation - SOR-2008-273 – PCB Regulations;*
- *Prior to PCBs caulking material remediation, which may disturb potentially asbestos-containing caulking materials, these materials must be cross referenced with any existing information or tested for asbestos and if identified as asbestos, appropriate precautions (Type 1/2/3) must also be taken during remediation in accordance with O. Reg. 278/05;*
- *Prior to renovation or demolition activities which may impact potential PCB-containing light ballasts, these ballasts shall be removed from their fixtures and inspected to determine the presence of PCBs; and,*
- *Any ballasts listed as PCB-containing or "likely to contain PCBs" shall be treated as PCB-containing and disposed of as PCB waste by a licensed contractor.*

4.7 Ozone Depleting Substances (ODS)

Equipment containing or suspected of containing ODS were not observed within the subject building. Assessment of the roof-top for the presence of designated substances and hazardous building materials was not conducted as part of this assignment. As such, roof top HVAC units are suspect to contain ODS unless further assessment confirms otherwise.

- *Prior to any renovation/demolition activities which may impact equipment containing ODS, all equipment containing or suspected to contain ODS must be assessed and decommissioned by a licensed contractor in accordance with O. Reg. 189/94 and 238/01 such that ozone depleting substances are contained and not released to the environment.*

4.8 Mould

Signs of water damage and visible mould growth were observed on the building materials in various isolated locations within the subject unit of the building at the time of site visit. Refer to Photograph No. 7.1 and 7.2 in Appendix D.

- *Prior to mould remediation, which may disturb potentially asbestos-containing materials, these materials must be cross referenced with any existing information or tested for asbestos and if identified as asbestos- and lead containing, appropriate precautions (Type 1/2/3) must be taken during remediation and disposal in accordance with O. Reg. 278/05;*
- *Water damaged building materials should be repaired or removed to prevent mould growth;*
- *Mould impacted building materials should be removed following appropriate mould removal measures and procedures (i.e. Level 1, 2 or 3) as per EACC Mould Abatement Guidelines Edition 3 (2015) document; and,*
- *Prior to the re-instatement of building materials, all sources of water intrusion must be repaired.*

5. General Limitations

The services performed and outlined herein were based in part, upon visual observations of the subject building. Our opinion cannot be extended to portions of the building that were unavailable for direct observation by objects or coverings at the time of our site visits.

Any of our observations relating to designated substances materials in the environment at the building are described in this report. Where testing was performed, it was executed in accordance with our contract for these services. It should be noted that other compounds or materials not tested for may be present in the environment.

The objective of this report was to audit the environmental conditions at the building within the context of our contract with respect to existing Regulations and Guidelines within the applicable jurisdiction. Compliance of past and current owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.

The conclusions of this report are based, in part, on the information provided by others and any testing and analyses described in the report. The possibility remains that unexpected environmental conditions may be encountered at the building in locations not explored. Should such an event occur, EXP should be notified in order that we may determine if modifications to our conclusions are necessary.

This report has been prepared in accordance with generally accepted environmental study and/or engineering practices. No other warranties, either expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

This report has been prepared for the exclusive use of CreateTO in accordance with accepted environmental study and/or engineering practices for a Designated Substances Survey. No other warranties, either expressed or implied, are made as to the professional services provided under the terms of the Designated Substances Survey and included in this report. Any use which a third party makes of this report, or any part hereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust the above report meets with your approval. Should you have any questions, please do not hesitate to contact us.

6 Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.

Sahil
Hazardous Materials Technologist
Environmental Services

Manjinder Athwal, A.Sc.T.
Senior Project Manager
Environmental Services

Appendix A – Sample Location Tables

DRAFT

Table A-1: Asbestos Sampling Locations and Laboratory Results				
Sample ID	Location	Material	Asbestos Type and Content	Friability
BS1.1	Retail Area - South Side - Bulkhead	Drywall Joint Compound - White	None Detected	N/A
BS1.2	Retail Area - South Side - Bulkhead	Drywall Joint Compound - White	None Detected	N/A
BS1.3	Storage Area - Adjacent to Manager Office - West Side - Wall	Drywall Joint Compound - White	None Detected	N/A
BS1.4	Storage Area - South Side - Wall	Drywall Joint Compound - White	None Detected	N/A
BS1.5	Storage Area - South Side - Ceiling	Drywall Joint Compound - White	None Detected	N/A
BS1.6	Storage Area - Filling Room - Southwest Side - Ceiling	Drywall Joint Compound - Tan	3% Chrysotile	Non-Friable
BS1.7	Mezzanine Level - Hallway - South Side - Wall	Drywall Joint Compound - White	None Detected	N/A
		Drywall Joint Compound - Tan	3% Chrysotile	Non-Friable
BS2.1	Retail Area - Northwest Side - Floor	VFT 12"x12" - Off-White with Grey Streaks	2% Chrysotile	Non-Friable
		Mastic - Black	None Detected	N/A
BS2.2	Retail Area - West Side - Floor	VFT 12"x12" - Off-White with Grey Streaks	Positive Stop (Not Analyzed)	Non-Friable
		Mastic/Leveler - Brown/Black	None Detected	N/A
BS2.3	Mezzanine Level - Lunch Room - Floor	VFT 12"x12" - Off-White with Grey Streaks	Positive Stop (Not Analyzed)	Non-Friable
		Mastic/Leveler - Brown/Black	None Detected	N/A
BS3.1	Storage Area - Manager Office - West Side - Floor	VFT 12"x12" - Grey with Grey & White Streaks	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
BS3.2	Storage Area - Manager Office - West Side - Floor	VFT 12"x12" - Grey with Grey & White Streaks	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
BS3.3	Storage Area - Manager Office - West Side - Floor	VFT 12"x12" - Grey with Grey & White Streaks	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
BS4.1	Retail Area - West Side - Floor	White VFT (2nd Layer) under 1st Layer Off-White VFT	2% Chrysotile	Non-Friable
		Mastic - Black	None Detected	N/A
BS4.2	Retail Area - West Side - Floor	White VFT (2nd Layer) under 1st Layer Off-White VFT	Positive Stop (Not Analyzed)	Non-Friable
		Mastic - Black	None Detected	N/A

Table A-1: Asbestos Sampling Locations and Laboratory Results				
Sample ID	Location	Material	Asbestos Type and Content	Friability
BS4.3	Retail Area - West Side - Floor	White VFT (2nd Layer) under 1st Layer Off-White VFT	Positive Stop (Not Analyzed)	Non-Friable
		Mastic - Black	None Detected	N/A
BS5.1	Retail Area - West Side - Floor	VFT 12"x12" - Black with White Streaks	None Detected	N/A
		Mastic - Clear	None Detected	N/A
BS5.2	Retail Area - West Side - Floor	VFT 12"x12" - Black with White Streaks	None Detected	N/A
		Mastic - Clear	None Detected	N/A
BS5.3	Retail Area - West Side - Floor	VFT 12"x12" - Black with White Streaks	None Detected	N/A
		Mastic - Clear	None Detected	N/A
BS6.1	Retail Area - Central Elevation - Floor	VFT 12"x12" - Blue with White Streaks	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
		Leveler - Grey	None Detected	N/A
BS6.2	Retail Area - Central Elevation - Floor	VFT 12"x12" - Blue with White Streaks	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
		Leveler - Grey	None Detected	N/A
BS6.3	Retail Area - Central Elevation - Floor	VFT 12"x12" - Blue with White Streaks	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
		Leveler - Grey	None Detected	N/A
BS7.1	Storage Area - South Side - Wall	Concrete Block Mortar	None Detected	N/A
BS7.2	Storage Area - South Side - Wall	Concrete Block Mortar	None Detected	N/A
BS7.3	Storage Area - South Side - Wall	Concrete Block Mortar	None Detected	N/A
BS7.4	Storage Area - Southwest Side - Wall	Concrete Block Mortar	None Detected	N/A
BS7.5	Storage Area - Southwest Side - Wall	Concrete Block Mortar	None Detected	N/A
BS7.6	Storage Area - West Side - Wall	Concrete Block Mortar	None Detected	N/A
BS7.7	Storage Area - West Side - Wall	Concrete Block Mortar	None Detected	N/A
BS8.1	Storage Area - South Side - Wall	Brick Mortar	None Detected	N/A
BS8.2	Storage Area - South Side - Wall	Brick Mortar	None Detected	N/A

Table A-1: Asbestos Sampling Locations and Laboratory Results				
Sample ID	Location	Material	Asbestos Type and Content	Friability
BS8.3	Exterior - West Side - Wall	Brick Mortar	None Detected	N/A
BS8.4	Exterior - West Side - Wall	Brick Mortar	None Detected	N/A
BS8.5	Exterior - Northwest Side - Wall	Brick Mortar	None Detected	N/A
BS8.6	Exterior - Northeast Side - Wall	Brick Mortar	None Detected	N/A
BS8.7	Exterior - East Side - Wall	Brick Mortar	None Detected	N/A
BS9.1	Retail Area - South Side - Ceiling	SCT 2'x4' - Large Fissures with Pinholes	None Detected	N/A
BS9.2	Retail Area - South Side - Ceiling	SCT 2'x4' - Large Fissures with Pinholes	None Detected	N/A
BS9.3	Storage Area - Adjacent to Manager Office - West Side - Ceiling	SCT 2'x4' - Large Fissures with Pinholes	None Detected	N/A
BS10.1	Mezzanine Level - Hallway - Ceiling	1'x1' Ceiling Tile - Dot Pattern	None Detected	N/A
BS10.2	Mezzanine Level - Hallway - Ceiling	1'x1' Ceiling Tile - Dot Pattern	None Detected	N/A
BS10.3	Mezzanine Level - Hallway - Ceiling	1'x1' Ceiling Tile - Dot Pattern	None Detected	N/A
BS11.1	Exterior - East Elevation	Caulking - White	3% Chrysotile	Non-Friable
BS11.2	Exterior - East Elevation	Caulking - White	Positive Stop (Not Analyzed)	Non-Friable
BS11.3	Exterior - East Elevation	Caulking - White	Positive Stop (Not Analyzed)	Non-Friable

Notes:

- N/A = Not Applicable;
- An Asbestos-Containing Material (ACM) is defined by the Ontario Regulation 278/05, Asbestos on Construction Projects in Buildings and Repair Operations – made under the Occupation Health and Safety Act (O. Reg. 278/05) as a material that contains 0.5 % or more asbestos by dry weight;
- Stop Positive = In accordance with the O. Reg. 278/05, if a material was found to contain 0.5% or greater than 0.5% asbestos, additional bulk material samples taken from the same homogeneous materials were not analyzed; and,
- Detailed summary tables are located in Appendix C presenting the locations, approximate quantities and condition of the ACMs. The sample numbers in this Table are denoted as BS-#. # for the material that was sampled.

Table A-2 Lead Sampling Locations and Laboratory Results			
Sample ID	Sample Location	Colour	Lead Concentration (% weight)
Pb01	Storage Area - Paint on Wall (Drywall)	Beige	<0.0080%
Pb02	Storage Area - Manager Office - West Side - Paint on Wall (Drywall)	Grey	<0.0081%
Pb03	Retail Area - Paint on Wall (Drywall)	Light Grey	<0.0081%
Pb04	Exterior - West Elevation - Paint on Door	Black	0.18%
Pb05	Exterior - East Elevation	Green	0.049%

Notes:

- Paints and coatings containing equal to or less than 0.1% are considered as containing low levels of lead as per EACC Lead Guideline For Construction, Renovation, Maintenance or Repair dated October 2014;
- Paints and coatings containing greater than 0.1% and less than 0.5% are considered *lead-containing* as per EACC Lead Guideline For Construction, Renovation, Maintenance or Repair dated October 2014; and,
- Paints and coatings containing equal to or greater than 0.5% are considered *lead-based* as per EACC Lead Guideline For Construction, Renovation, Maintenance or Repair dated October 2014 and United States Environmental Protection Agency – Housing and Urban Development Guide.

GTR-22012367-A0
1337 Queen Street West, Toronto, ON
November 01, 2022

Appendix B – Laboratory Analytical Results

DRAFT



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EMSL Canada Order 552216051
Customer ID: 55TROW22
Customer PO: GTR-22012367-A0
Project ID:

Attn: Sahil
EXP Services Inc.
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Phone: (905) 793-9800
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Collected: 10/19/2022
Received: 10/19/2022
Analyzed: 10/26/2022

Proj: GTR-22012367-A0 - 1337 Queen Street, Toronto, ON

Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

Client Sample ID: BS1.1 **Lab Sample ID:** 552216051-0001

Sample Description: Retail Area - South Side - Bulkhead/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: BS1.2 **Lab Sample ID:** 552216051-0002

Sample Description: Retail Area - South Side - Bulkhead/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: BS1.3 **Lab Sample ID:** 552216051-0003

Sample Description: Storage Area - Adjacent to Manager Office - West Side - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: BS1.4 **Lab Sample ID:** 552216051-0004

Sample Description: Storage Area - South Side - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: BS1.5 **Lab Sample ID:** 552216051-0005

Sample Description: Storage Area - South Side - Ceiling/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: BS1.6 **Lab Sample ID:** 552216051-0006

Sample Description: Storage Area - Filling Roomouthwest Side - Ceiling/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Tan	0.0%	97.0%	3% Chrysotile	

Client Sample ID: BS1.7-Joint Compound 1 **Lab Sample ID:** 552216051-0007

Sample Description: Mezzanine Level - Hallway - South Side - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	100.0%	None Detected	



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Client Sample ID:	BS1.7-Joint Compound 2					Lab Sample ID:	552216051-0007A
Sample Description:	Mezzanine Level - Hallway - South Side - Wall/Drywall Joint Compound						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022	Tan	0.0%	97.0%	3% Chrysotile		
Client Sample ID:	BS2.1-Vinyl Floor Tile					Lab Sample ID:	552216051-0008
Sample Description:	Retail Area - Northwest Side - Floor/VFT 12"x12" - Off-White with Grey Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022	White	0.0%	98.0%	2% Chrysotile		
Client Sample ID:	BS2.1-Mastic					Lab Sample ID:	552216051-0008A
Sample Description:	Retail Area - Northwest Side - Floor/VFT 12"x12" - Off-White with Grey Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022	Black	0.0%	100.0%	None Detected		
Client Sample ID:	BS2.2-Vinyl Floor Tile					Lab Sample ID:	552216051-0009
Sample Description:	Retail Area - West Side - Floor/VFT 12"x12" - Off-White with Grey Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022				Positive Stop (Not Analyzed)		
Client Sample ID:	BS2.2-Mastic					Lab Sample ID:	552216051-0009A
Sample Description:	Retail Area - West Side - Floor/VFT 12"x12" - Off-White with Grey Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022	Black	0.0%	100.0%	None Detected		
Client Sample ID:	BS2.3-Vinyl Floor Tile					Lab Sample ID:	552216051-0010
Sample Description:	Mezzanine Level - Lunch Room - Floor/VFT 12"x12" - Off-White with Grey Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022				Positive Stop (Not Analyzed)		
Client Sample ID:	BS2.3-Mastic					Lab Sample ID:	552216051-0010A
Sample Description:	Mezzanine Level - Lunch Room - Floor/VFT 12"x12" - Off-White with Grey Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022	Brown	0.0%	100.0%	None Detected		
Client Sample ID:	BS3.1-Vinyl Floor Tile					Lab Sample ID:	552216051-0011
Sample Description:	Storage Area - Manager Office - West Side - Floor/VFT 12"x12" - Grey with Grey & White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment	
			Fibrous	Non-Fibrous			
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected		



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Client Sample ID: BS3.1-Mastic		Lab Sample ID: 552216051-0011A				
Sample Description: Storage Area - Manager Office - West Side - Floor/VFT 12"x12" - Grey with Grey & White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	
Client Sample ID: BS3.2-Vinyl Floor Tile		Lab Sample ID: 552216051-0012				
Sample Description: Storage Area - Manager Office - West Side - Floor/VFT 12"x12" - Grey with Grey & White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS3.2-Mastic		Lab Sample ID: 552216051-0012A				
Sample Description: Storage Area - Manager Office - West Side - Floor/VFT 12"x12" - Grey with Grey & White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	
Client Sample ID: BS3.3-Vinyl Floor Tile		Lab Sample ID: 552216051-0013				
Sample Description: Storage Area - Manager Office - West Side - Floor/VFT 12"x12" - Grey with Grey & White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS3.3-Mastic		Lab Sample ID: 552216051-0013A				
Sample Description: Storage Area - Manager Office - West Side - Floor/VFT 12"x12" - Grey with Grey & White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	
Client Sample ID: BS4.1-Vinyl Floor Tile		Lab Sample ID: 552216051-0014				
Sample Description: Retail Area - West Side - Floor/White VFT (2nd Layer) under 1st Layer Off-White VFT						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	98.0%	2% Chrysotile	
Client Sample ID: BS4.1-Mastic		Lab Sample ID: 552216051-0014A				
Sample Description: Retail Area - West Side - Floor/White VFT (2nd Layer) under 1st Layer Off-White VFT						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Black	0.0%	100.0%	None Detected	
Client Sample ID: BS4.2-Vinyl Floor Tile		Lab Sample ID: 552216051-0015				
Sample Description: Retail Area - West Side - Floor/White VFT (2nd Layer) under 1st Layer Off-White VFT						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022					Positive Stop (Not Analyzed)



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Client Sample ID: BS4.2-Mastic

Lab Sample ID: 552216051-0015A

Sample Description: Retail Area - West Side - Floor/White VFT (2nd Layer) under 1st Layer Off-White VFT

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: BS4.3-Vinyl Floor Tile

Lab Sample ID: 552216051-0016

Sample Description: Retail Area - West Side - Floor/White VFT (2nd Layer) under 1st Layer Off-White VFT

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022		Positive Stop (Not Analyzed)			

Client Sample ID: BS4.3-Mastic

Lab Sample ID: 552216051-0016A

Sample Description: Retail Area - West Side - Floor/White VFT (2nd Layer) under 1st Layer Off-White VFT

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS5.1-Vinyl Floor Tile

Lab Sample ID: 552216051-0017

Sample Description: Retail Area - West Side - Floor/VFT 12"x12" - Black with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: BS5.1-Mastic

Lab Sample ID: 552216051-0017A

Sample Description: Retail Area - West Side - Floor/VFT 12"x12" - Black with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Clear	0.0%	100.0%	None Detected	

Client Sample ID: BS5.2-Vinyl Floor Tile

Lab Sample ID: 552216051-0018

Sample Description: Retail Area - West Side - Floor/VFT 12"x12" - Black with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: BS5.2-Mastic

Lab Sample ID: 552216051-0018A

Sample Description: Retail Area - West Side - Floor/VFT 12"x12" - Black with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Clear	0.0%	100.0%	None Detected	

Client Sample ID: BS5.3-Vinyl Floor Tile

Lab Sample ID: 552216051-0019

Sample Description: Retail Area - West Side - Floor/VFT 12"x12" - Black with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Black	0.0%	100.0%	None Detected	



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Client Sample ID: BS5.3-Mastic

Lab Sample ID: 552216051-0019A

Sample Description: Retail Area - West Side - Floor/VFT 12"x12" - Black with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Clear	0.0%	100.0%	None Detected	

Client Sample ID: BS6.1-Vinyl Floor Tile

Lab Sample ID: 552216051-0020

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Blue	0.0%	100.0%	None Detected	

Client Sample ID: BS6.1-Mastic

Lab Sample ID: 552216051-0020A

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS6.1-Leveler

Lab Sample ID: 552216051-0020B

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS6.2-Vinyl Floor Tile

Lab Sample ID: 552216051-0021

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Blue	0.0%	100.0%	None Detected	

Client Sample ID: BS6.2-Mastic

Lab Sample ID: 552216051-0021A

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS6.2-Leveler

Lab Sample ID: 552216051-0021B

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS6.3-Vinyl Floor Tile

Lab Sample ID: 552216051-0022

Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Blue	0.0%	100.0%	None Detected	



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Client Sample ID: BS6.3-Mastic		Lab Sample ID: 552216051-0022A				
Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Yellow	0.0%	100.0%	None Detected	
Client Sample ID: BS6.3-Leveler		Lab Sample ID: 552216051-0022B				
Sample Description: Retail Area - Central Elevation - Floor/VFT 12"x12" - Blue with White Streaks						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	5.0%	95.0%	None Detected	
Client Sample ID: BS7.1		Lab Sample ID: 552216051-0023				
Sample Description: Storage Area - South Side - Wall/Concrete Block Mortar						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS7.2		Lab Sample ID: 552216051-0024				
Sample Description: Storage Area - South Side - Wall/Concrete Block Mortar						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS7.3		Lab Sample ID: 552216051-0025				
Sample Description: Storage Area - South Side - Wall/Concrete Block Mortar						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS7.4		Lab Sample ID: 552216051-0026				
Sample Description: Storage Area - Southwest Side - Wall/Concrete Block Mortar						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS7.5		Lab Sample ID: 552216051-0027				
Sample Description: Storage Area - Southwest Side - Wall/Concrete Block Mortar						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	
Client Sample ID: BS7.6		Lab Sample ID: 552216051-0028				
Sample Description: Storage Area - West Side - Wall/Concrete Block Mortar						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	



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Client Sample ID: BS7.7 **Lab Sample ID:** 552216051-0029

Sample Description: Storage Area - West Side - Wall/Concrete Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.1 **Lab Sample ID:** 552216051-0030

Sample Description: Storage Area - South Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.2 **Lab Sample ID:** 552216051-0031

Sample Description: Storage Area - South Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.3 **Lab Sample ID:** 552216051-0032

Sample Description: Exterior - West Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.4 **Lab Sample ID:** 552216051-0033

Sample Description: Exterior - West Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.5 **Lab Sample ID:** 552216051-0034

Sample Description: Exterior - Northwest Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.6 **Lab Sample ID:** 552216051-0035

Sample Description: Exterior - Northeast Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS8.7 **Lab Sample ID:** 552216051-0036

Sample Description: Exterior - East Side - Wall/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	0.0%	100.0%	None Detected	



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Client Sample ID: BS9.1		Lab Sample ID: 552216051-0037				
Sample Description: Retail Area - South Side - Ceiling/SCT 2'x4' - Large Fissures with Pinholes						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	65.0%	35.0%	None Detected	
Client Sample ID: BS9.2		Lab Sample ID: 552216051-0038				
Sample Description: Retail Area - South Side - Ceiling/SCT 2'x4' - Large Fissures with Pinholes						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	65.0%	35.0%	None Detected	
Client Sample ID: BS9.3		Lab Sample ID: 552216051-0039				
Sample Description: Storage Area - Adjacent to Manager Office - West Side - Ceiling/SCT 2'x4' - Large Fissures with Pinholes						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Gray	65.0%	35.0%	None Detected	
Client Sample ID: BS10.1		Lab Sample ID: 552216051-0040				
Sample Description: Mezzanine Level - Hallway - Ceiling/1'x1' Ceiling Tile - Dot Pattern						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Brown	95.0%	5.0%	None Detected	
Client Sample ID: BS10.2		Lab Sample ID: 552216051-0041				
Sample Description: Mezzanine Level - Hallway - Ceiling/1'x1' Ceiling Tile - Dot Pattern						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Brown	95.0%	5.0%	None Detected	
Client Sample ID: BS10.3		Lab Sample ID: 552216051-0042				
Sample Description: Mezzanine Level - Hallway - Ceiling/1'x1' Ceiling Tile - Dot Pattern						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	Brown	95.0%	5.0%	None Detected	
Client Sample ID: BS11.1		Lab Sample ID: 552216051-0043				
Sample Description: Exterior - East Elevation/Caulking - White						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022	White	0.0%	97.0%	3% Chrysotile	
Client Sample ID: BS11.2		Lab Sample ID: 552216051-0044				
Sample Description: Exterior - East Elevation/Caulking - White						
TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022					Positive Stop (Not Analyzed)



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Client Sample ID: BS11.3

Lab Sample ID: 552216051-0045

Sample Description: Exterior - East Elevation/Caulking - White

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	10/26/2022				Positive Stop (Not Analyzed)	

Analyst(s):

Brianne Bedard PLM (40)
Ewa Krupinska PLM (6)
Simon Parent PLM (12)

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 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. Estimation of uncertainty available upon request. This report is a summary of multiple methods of analysis, fully compliant reports are available upon request. A combination of PLM and TEM analysis may be necessary to ensure consistently reliable detection of asbestos. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government.

Samples analyzed by EMSL Canada Inc. Ottawa, ON NVLAP Lab Code 201040-0

Initial report from: 10/26/2022 16:30:12

**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

EMSL Canada Or 552215986
CustomerID: 55TROW22
CustomerPO: GTR-22012367-A0
ProjectID:

Attn: **Sahil**
EXP Services Inc.
1595 Clark Blvd
Brampton, ON L6T 4V1

Phone: (905) 793-9800
Fax: (905) 793-0641
Received: 10/19/2022 04:15 PM
Collected: 10/19/2022

Project: **GTR-22012367-A0 - 1337 Queen Street, Toronto, ON****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>
Pb01 552215986-0001		10/19/2022	10/20/2022	0.2491 g	0.0080 % wt	<0.0080 % wt
	Site: Storage Area - Beige Paint on Wall (Drywall)					
Pb02 552215986-0002		10/19/2022	10/20/2022	0.2478 g	0.0081 % wt	<0.0081 % wt
	Site: Storage Area - Manager Office - West Side - Grey Paint on Wall (Drywall)					
Pb03 552215986-0003		10/19/2022	10/20/2022	0.2454 g	0.0081 % wt	<0.0081 % wt
	Site: Retail Area - Light Grey Paint on Wall (Drywall)					
Pb04 552215986-0004		10/19/2022	10/20/2022	0.2518 g	0.0080 % wt	0.18 % wt
	Site: Exterior - West Elevation - Black Paint on Door					
Pb05 552215986-0005		10/19/2022	10/20/2022	0.2474 g	0.0081 % wt	0.049 % wt
	Site: Exterior - East Elevation - Green Paint					

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 0.008% 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 #196142

Initial report from 10/26/2022 09:08:23

Appendix C – Confirmed ACMs Location and Quantity Table

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Location	Type of ACM	Sample #	Asbestos Content	Approx. Quantity of ACM	Hazard Rank	Type of Removal as per O. Reg. 278/05
Ground Floor - Walls and Ceilings	Drywall	BS1.1 - 1.7	3% Chrysotile	593 m ²	4	Type 2
				7 m ²	1	
Mezzanine Level - Walls and Ceilings				125 m ²	4	
Retail Area - Floor	VFT 12"x12" - Off-White with Grey Streaks	BS2.1 - 2.2	2% Chrysotile	653 m ²	4	Type 1
				2 m ²	1	
Mezzanine Level - Floor		BS2.3		30 m ²	4	Type 1
Retail Area - Floor	White VFT (2nd Layer) under Off-White VFT	BS4.1 - 4.3	2% Chrysotile	655 m ²	4	Type 1
Exterior	White Caulking Associated with Dollarama Signs	BS11.1 - 11.3	3% Chrysotile	7 m	4	Type 1

Notes:

- The Consultant or Client will not be held responsible for, or pay any claim which may result, by reason of, any variation between the approximate quantities and the actual quantities of work done. The Contractor is responsible for confirming the actual quantities of ACM and no claim will be considered for additional quantities of ACM unless new materials are found during the removal process which could clearly not have been predicted or seen and quantified by visual inspection;
- Type of removal listed above is for information only and shall be based on the type of ACM, quantity and method of removal as per O. Reg. 278/05;
- The ACM quantities include materials within accessible areas only. Additional quantities of identified asbestos-containing materials may be present within the bulkheads, behind walls, above concealed ceilings or underneath multiple layers of flooring;
- Asbestos-containing floor tiles should be included to the full extent of the rooms despite carpet or other coverings;
- Despite the listed quantities of pipe straight and fitting insulation it shall be assumed to be included all the way back to the source; and,
- Sub-surface utilities may be encased in cement (transite) pipe conduits which may contain asbestos.

Appendix D – Photographs

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Photograph No. 1: Exterior view of the subject building located at 1337 Queen Street West, Toronto, Ontario.



Photograph No. 2.1 and 2.2: View of asbestos-containing Off-white colour vinyl floor tiles identified throughout the mezzanine level and ground floor of the subject building.



Photograph No. 3: View of asbestos-containing white vinyl floor tiles (2nd layer) identified underneath off-white asbestos containing vinyl floor tiles throughout the retail area on the ground floor of the subject building.



Photograph No. 4.1, 4.2, 4.3 and 4.4: View of asbestos-containing drywall/gypsum wallboard and ceiling board identified throughout mezzanine level and ground floor of the subject building.



Photograph No. 5.1 and 5.2: View of asbestos-containing white caulking associated with Dollarama signs was identified on the exterior of the subject building.



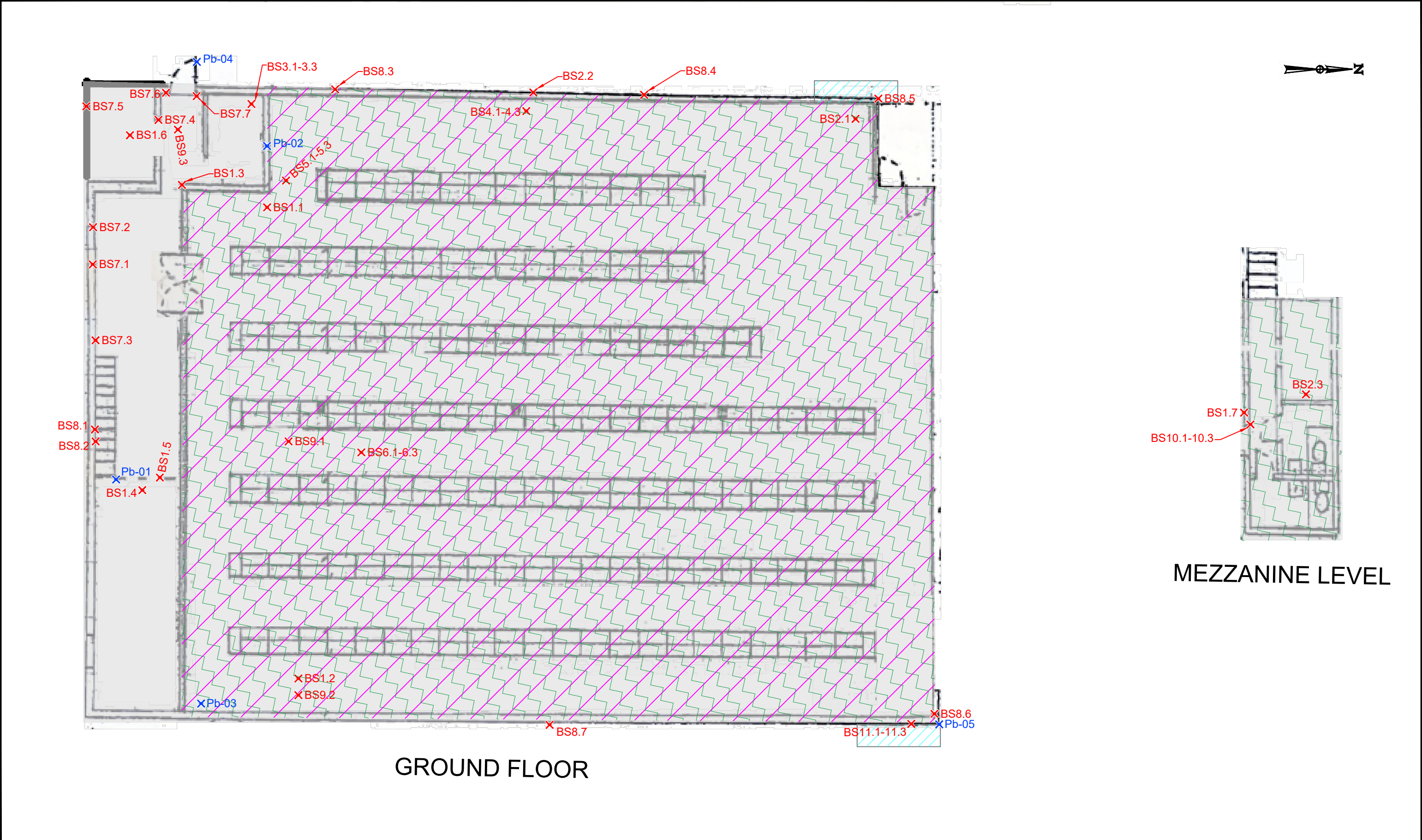
Photograph No. 6: View of a thermostat switch containing a single vial of liquid mercury.



Photograph No. 7.1 and 7.2: Visible mould Growth and signs of water damage observed on the building materials within the subject building.

Appendix E – Figures

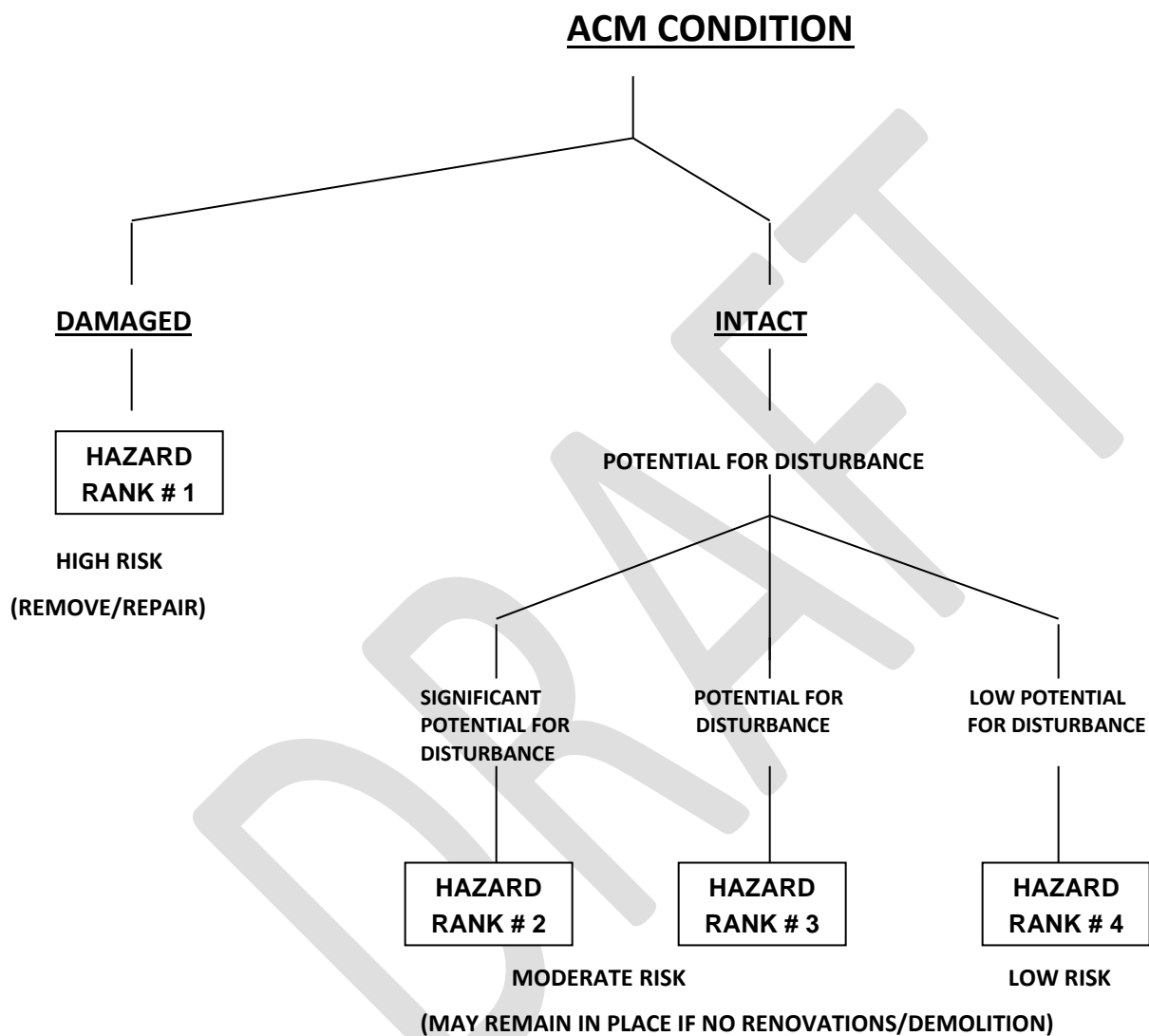
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Appendix F – Hazard Ranking Decision Tree

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**CLASSIFICATION FOR ASBESTOS HAZARD POTENTIAL
(DECISION TREE DISPLAY)**



Appendix G – List of Distribution

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List of Distribution

Report Distributed To:

CreateTO
61 Front Street West
Union Station, East Wing, 3rd Floor
Toronto, Ontario M5J 1E5

Attention:

Ms. Tracey Smith

via e-mail: tsmith@createto.ca

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