



August 12, 2019

Apurva Paulraj, M. Eng., P. Eng., PMP
Environmental Coordinator

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

**Re: Designated Substances Sampling, Level 1 and 2 Interior Upgrades, Lakeshore Lodge,
3197 Lake Shore Blvd. West, Toronto, ON**

Dear Ms. Apurva,

As requested, Fisher Environmental Ltd. (Fisher) has performed an assessment for the designated substances within specific areas on Level 1 and 2 of Lakeshore Lodge, located at 3197 Lake Shore Blvd. West, Toronto, Ontario (the "Site"). Fisher understands that the request to have the sampling done is in anticipation of planned replacement of the handrail, wall protection, crash rails and floorings on the 1st floor and 2nd floor as a part of the Interior Upgradation Project as identified in the drawings provided by the City of Toronto. The purpose of the current survey was to identify Designated Substances including sampling of materials suspected to contain asbestos and/or lead. The assessment scope did not include the entire subject building. Rather, the assessment was limited to locations where the renovation activities are proposed. The fieldwork was conducted on July 23, 2019.

Location names and numbers where current bulk sampling was conducted are referenced from the most recent annual Designated Substance report of the Site, under separate cover.

As a part of the current survey, the Annual Designated Substances Survey report, prepared by Fisher, dated November 2018 (Fisher Project No. 18-8787) and a limited pre-renovation Designated Substance survey report, prepared by Fisher, dated November 2017 (Fisher Project No.17-8527), were reviewed.

Based on current Site observations and reference to these previous reports, vinyl floor tile 1 (12"x12" Beige with Brown Specks) present on the 1st floor corridor and drywall joint compound on the walls within the project area were determined to not contain asbestos.

Asbestos-Containing Materials

During the current survey, twelve (12) samples were collected and submitted to Fisher Environmental Laboratories for Polarised Light Microscopy (PLM) analysis, as outlined in NIOSH Method 9002. The results of PLM analysis are summarized in Table 1, below.

Table 1 - Summary of Bulk Asbestos Sample Analysis (Polarised Light Microscopy)

Sample No.	Sample Description	Sample Location	Asbestos Content (% by Weight/Type)
19-2995-01	Black Mastic	Corridor 1-054, Adjacent to Room G-59, Underneath of VFT-1.	None Detected
19-2995-02	Black Mastic	Corridor 1-054, Adjacent to Room G-55, Underneath of VFT-1.	None Detected
19-2995-03	Black Mastic	Loc. 2-058, Underneath of VFT-2	None Detected
19-2995-04	Vinyl Floor Tile 2, 12"×12", Beige with Brown Speck	Loc. 2-058, Floor	None Detected
19-2995-05	Vinyl Floor Tile 2, 12"×12", Beige with Brown Speck	Loc. 2-071, Floor	None Detected
19-2995-06	Vinyl Floor Tile 2, 12"×12", Beige with Brown Speck	Loc. 2-022, Floor	None Detected
19-2995-07	Vinyl Sheet Flooring 3, Beige with Light Brown Flecks	Loc. 2-058, Washroom,	None Detected
19-2995-08	Vinyl Sheet Flooring 3, Beige with Light Brown Flecks	Loc. 2-045, Washroom	None Detected
19-2995-09	Vinyl Sheet Flooring 3, Beige with Light Brown Flecks	Loc. 2-022, Washroom	None Detected
19-2995-10	Tan Mastic	Loc. 2-058, Washroom, Under VSF-3	None Detected
19-2995-11	Tan Mastic	Loc. 2-045, Washroom, Under VSF-3	None Detected
19-2995-12	Tan Mastic	Loc. 2-022, Washroom, Under VSF-3	None Detected

Ontario Regulation 278/05 ("O. Reg. 278/05") defines an "asbestos-containing" material as that with an asbestos content equal to or greater than 0.5% by weight. Laboratory analysis by PLM method determined the materials sampled to not contain asbestos.

Based on the observations made and findings outlined above, Fisher recommends that the planned construction activities do not require asbestos abatement procedures.

The presence of ACM should be presumed in locations not accessed during the assessment. It is possible that ACM is present at the Site that is not identified in this report. Should additional suspected ACM not outlined in this report be discovered, it should be presumed as ACM until sample analysis determines asbestos content. Due to the limited scope of work and the presence of solid building finishes (i.e. plaster, concrete block or drywall on walls) in many locations throughout the Site, the full extent of potential ACM may not be confirmed. Precautions should be taken when dismantling solid wall finishes, or any other building surfaces which may conceal potential ACM. Such precautions include, but are not limited to, isolation measures and appropriate personal protective equipment.

Lead-Containing Materials

During the current survey, no paint sampling for lead was conducted. However, lead is often present in ceramic building products such as floor or wall tiles, wiring connectors and electric cable sheathing. No special handling or disposal procedures are required for these materials. Workers performing demolition or alterations to these materials should be informed of the potential for lead to be present.

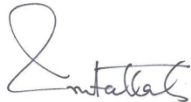
Other Designated Substances

Crystalline silica is a constituent of all concrete and masonry products present at the Site. While the cutting or grinding of materials containing silica is not anticipated, these activities should be completed in accordance with Ontario Ministry of Labour Guidelines for Silica on Construction projects. Specifically, the Guideline prescribes respiratory protection, site isolation, and the use of wetting to control dust emissions during the cutting, grinding, drilling, or demolition of silica-containing materials. Please refer to the Guideline for details concerning Silica on Construction Projects.

No other Designated Substances or other potentially hazardous building materials were identified in the proposed project scope areas. If additional suspected designated substances or other potentially hazardous building materials not identified in this or previous reports pertaining to the Site are discovered, work should be stopped and the material(s) in question should be sampled for determination of content.

We trust you find the enclosed in order, however should you have any questions or concerns please do not hesitate to contact us.

Respectfully submitted,



Iqbal Fattah, M.Sc..
Project Manager



David Fisher, P. Eng., C. Chem.
Principal

Attachment: Attachment A - Laboratory Analysis Report
Attachment B – Site Plans

Attachment A – Laboratory Analysis Report



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Facilities Management
Address: 2nd Floor, Metro Hall
55 John Street, Toronto, ON
M5V 3C6
Tel.: 416-392-9024
E-mail:
Attn: Apurva Paulraj

F.E. Job #: 19-2995
Project Name: Flooring and Hand Rail Replacemen
Project ID: FE-P 19-9617
Date Sampled: 23-Jul-2019
Date Received: 31-Jul-2019
Date Reported: 7-Aug-2019
Location: 3197 Lake Shore Blvd W.
Toronto, ON.


Certificate of Analysis

Analysis Requested:	Asbestos by PLM			
Sample Description:	12 Bulk Samples			
Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
1A- Black Mastic, Corridor 1-054, Adjacent to Room G-59, Underneath of VFT-1.	19-2995-01	Black Mastic		Not Detected
1B- Black Mastic, Corridor 1-054, Adjacent to Room G-55, Underneath of VFT-1.	19-2995-02	Black Mastic		Not Detected
1C- Black Mastic, Loc. 2-058, Underneath of VFT-2	19-2995-03	Black Mastic		Not Detected
2A- Vinyl Floor Tile 2, 12"×12", Beige with Brown Speck, Loc. 2-058, Floor	19-2995-04	Vinyl Floor Tile		Not Detected
2B- Vinyl Floor Tile 2, 12"×12", Beige with Brown Speck, Loc. 2-071, Floor	19-2995-05	Vinyl Floor Tile		Not Detected
2C- Vinyl Floor Tile 2, 12"×12", Beige with Brown Speck, Loc. 2-022, Floor	19-2995-06	Vinyl Floor Tile		Not Detected
3A- Vinyl Sheet Flooring 3, Beige with Light Brown Flecks, Loc. 2-058, Washroom	19-2995-07	Vinyl Sheet Flooring		Not Detected
3B- Vinyl Sheet Flooring 3, Beige with Light Brown Flecks, Loc. 2-045, Washroom	19-2995-08	Vinyl Sheet Flooring		Not Detected
3C- Vinyl Sheet Flooring 3, Beige with Light Brown Flecks, Loc. 2-022, Washroom	19-2995-09	Vinyl Sheet Flooring		Not Detected
4A- Tan Mastic, Loc. 2-058, Washroom, Under VSF-3	19-2995-10	Tan Mastic		Not Detected
4B- Tan Mastic, Loc. 2-045, Washroom, Under VSF-3	19-2995-11	Tan Mastic		Not Detected
4C- Tan Mastic, Loc. 2-022, Washroom, Under VSF-3	19-2995-12	Tan Mastic		Not Detected

Fisher Environmental Laboratories (Lab ID #: 2745) is accredited by CALA (Canadian Association for Laboratory Accreditation Inc.) for asbestos analysis by PLM.

ANALYTICAL METHOD:

Asbestos has been done in accordance with normal professional standard using the following Fisher Environmental Lab Method: Asbestos by PLM (Polarized Light Microscope) F-26, Rev.2.2.

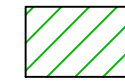
Authorized by: 
Roger Lin, Ph. D., C. Chem.
Laboratory Manager



Attachment B – Site Plans



Legend



Asbestos-Containing Material



Location Number

NAR

No Access to Room



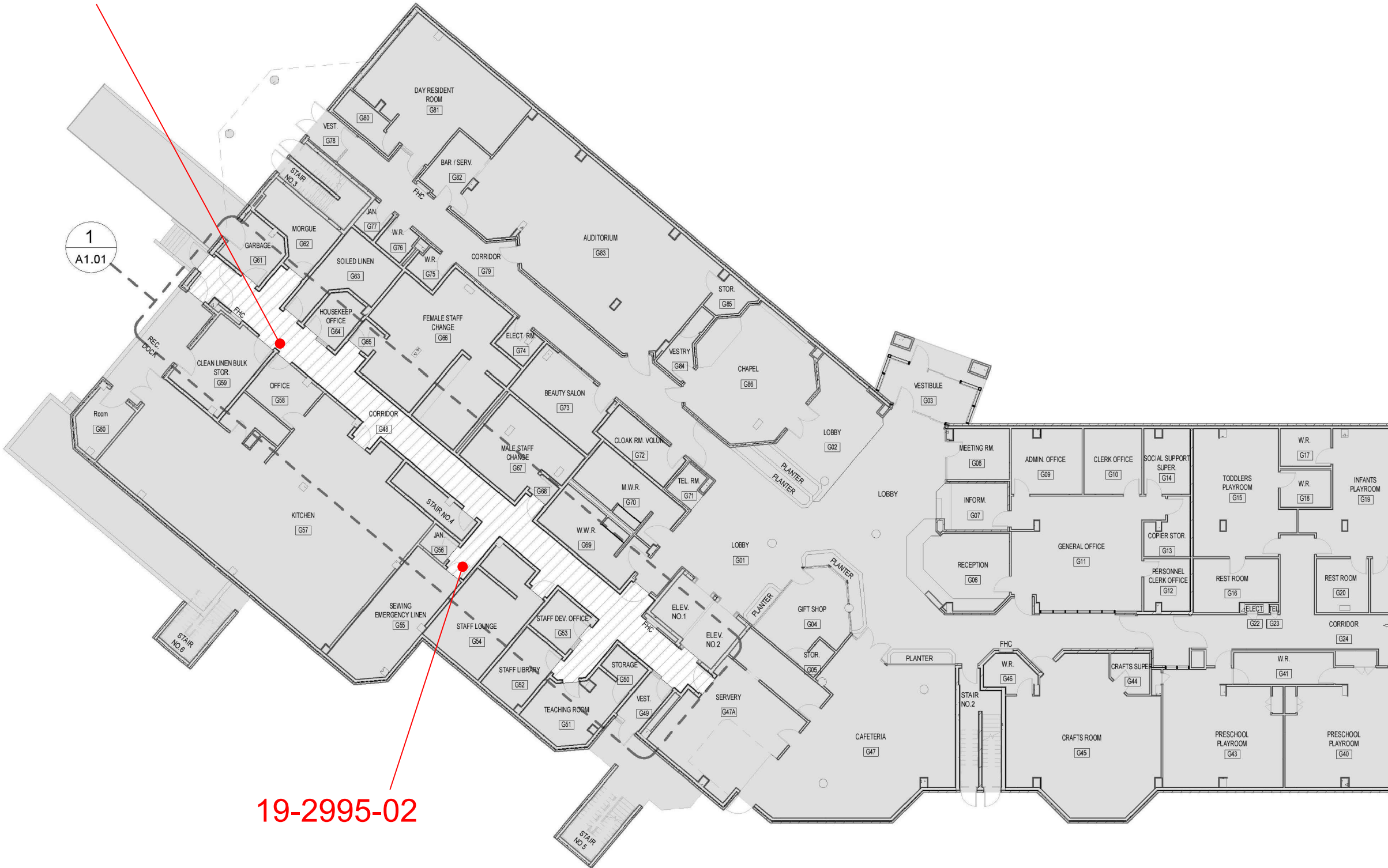
Area Not Surveyed



Asbestos Sample

19-2995-01

1
A1.01



19-2995-02

Figure 1

LOCATION:
3197 Lake Shore Boulevard West
Toronto, Ontario

BUILDING NAME:
Lakeshore Lodge

**First Floor Plan
Bulk Asbestos Sample Location**

CLIENT: City of Toronto

PROJECT NUMBER: FE-P 19-9617 **DATE:** AUG 2019 **DRW BY:** AH

CAD FILE: FIG1 **SCALE:** Not to Scale **CHK BY:** IF

1 KEY PLAN (FLOORING REPLACEMENT) - LEVEL 1
A0.04 1 : 250



19-2995-05

19-2995-04

19-2995-07

19-2995-03

19-2995-10

19-2995-08

19-2995-11

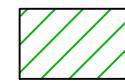
19-2995-12

19-2995-09

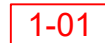
19-2995-06



Legend



Asbestos-Containing Material



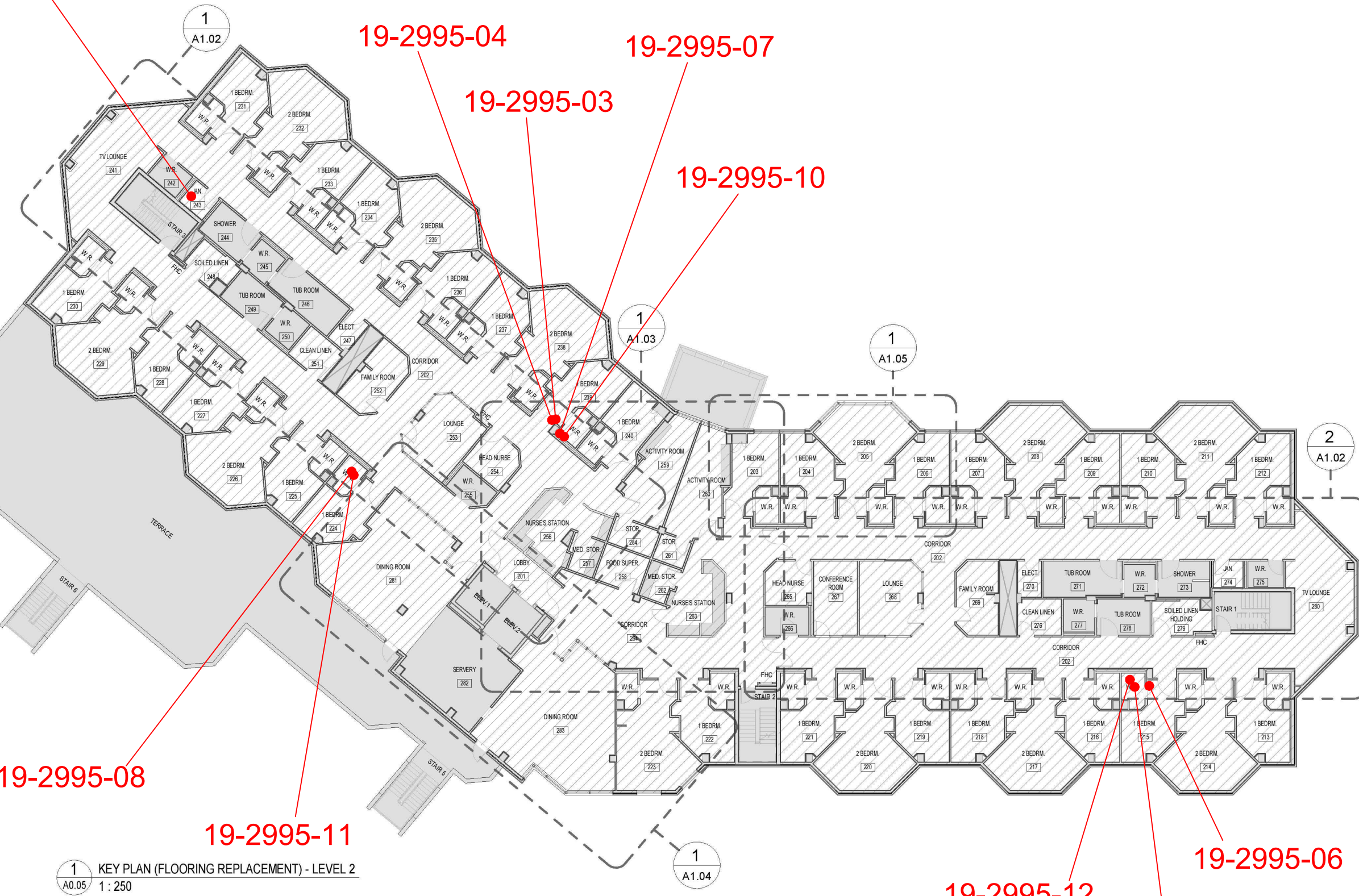
Location Number

NAR

No Access to Room



Asbestos Sample



1 KEY PLAN (FLOORING REPLACEMENT) - LEVEL 2
A0.05 1 : 250

Figure 2

LOCATION:
3197 Lake Shore Boulevard West
Toronto, Ontario

BUILDING NAME:
Lakeshore Lodge

Second Floor Plan Bulk Asbestos Sample Locations

CLIENT: City of Toronto		
PROJECT NUMBER: FE-P 19-9617	DATE: AUG 2019	DRW BY: AH
CAD FILE: FIG2	SCALE: Not to Scale	CHK BY: IF

