



2600 Rutherford Road, Vaughan, ON

Designated Substance Survey – The Sports Village

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Project Name and Site Address:

Designated Substance Survey – The Sports Village
2600 Rutherford Road, Vaughan, ON

Project Number:

GTR-23013661-A0
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1 Introduction

EXP Services Inc. (EXP) was retained by The Corporation of The City of Vaughan to carry out a Designated Substances Survey (DSS) of a two-storey recreational building, known as The Sports Village, located at 2600 Rutherford Road in Vaughan, 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.

1.1 Building Description

Table 1: Assessed Building Description at 2600 Rutherford Road, Vaughan, ON

Building Address	Item	Description
2600 Rutherford Road	Type of Building	Recreational building – The Sports Village
	Building Construction Date	Built circa 1999
	Storeys	Two-storey
	Exterior Finishes	White PVC formwork with polyisocyanurate insulation with concrete-filled cavities and EIFS
	Interior Wall Finishes	White PVC formwork with polyisocyanurate insulation with concrete-filled cavities, drywall, concrete, ceramic tile, EIFS, and exposed concrete block
	Floor	Concrete, wood flooring, rubber flooring, vinyl sheet flooring, carpet tile, and ceramic tile
	Ceiling	Suspended ceiling tile, insulation, metal decking, and drywall
	Heating and Cooling	Electric baseboard heaters, a/c wall unit, ceiling heaters, and natural gas fired HVAC units
	Hot Water Source	Hot water tanks
	Domestic Water Pipes	Combination of uninsulated and insulated with fibreglass
	Rainwater Leaders Pipe	PVC
	HVAC Ducts	Combination of uninsulated and insulated with fibreglass
	Roof	Built-up roof and metal roof

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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 [Ozone Depleting Substances (ODS) and Mould].

This Designated Substance survey report complies with the requirements of the Occupational Health & Safety Act for due diligence and management 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. This assessment did not involve destructive sampling or intrusive investigations (i.e. assessment within interior and exterior wall cavities, underneath multiple layers of flooring, carpet or of concealed ceilings was not conducted);
- Bulk sampling and analysis of representative materials suspected of containing asbestos;
- Bulk sampling and analysis of representative paints and finishes suspected of containing lead;
- 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.

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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.

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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.

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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 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.

1.5.13 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, 2015, Edition 3”.

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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.

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 27 and 30, 2023 by Mr. Sahil. All laboratory certificates of analyses are provided in Appendix B. Figure illustrating site location plan is provided in Appendix D.

The following subsections present descriptions of the methodologies used.

2.1 Site Investigations

EXP conducted a 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, bulk samples of building materials suspected of containing asbestos and paint suspect of containing lead were sampled and sent to an accredited laboratory for testing.

As the subject building was occupied, destructive or intrusive investigations were not performed as part of this survey.

In general, 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, plaster, within block walls, underneath multiple layers of flooring, boiler refractory, 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.

Certain materials which may contain asbestos were not sampled to avoid damage and compromising the integrity of building systems. For instance, caulking materials were not sampled to ensure that the integrity of the window 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. Mechanical equipment and fire doors were not disassembled to sample for possible concealed asbestos-containing materials (such as gaskets or parging cement). 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.

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).

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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 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. Thirty-nine (39) bulk samples of nine (9) potentially asbestos-containing homogenous building materials were collected from the subject building and were sent to an accredited laboratory for analysis.

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 # 600317-0). 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.

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

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The samples were analyzed by EMSL Canada Inc. (EMSL), an independent industrial hygiene laboratory that participates in the AIHA-LAP, LLC -ELLAP Accreditation Program (Lab ID # 196142) 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, lead, isocyanates and vinyl chloride) were present.

2.7 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.

2.8 Mould

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

2.9 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. 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 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.

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 friable or non-friable ACMs were not identified within the subject building during this survey.

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. The following paint is considered to be a lead-containing paint (i.e. Paints and coatings containing greater than 0.1% and less than 0.5% by dry weight) as per the EACC guidelines:

- Grey coloured lead-containing paint identified on the metal columns.

The remaining sampled paints are considered to contain low levels of lead (virtually safe levels of lead) as lead concentration was identified equal to 0.1% or less than 0.1% by dry weight as per the EACO guidelines.

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 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 and High Intensity Discharge (HID) bulbs found within the subject building. Approximately 1,000 fluorescent light tubes and High Intensity Discharge (HID) bulbs were observed within the subject building.

The thermostat switches within the subject building were observed to be either dry type (does not contain mercury) or containing 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 activities that impact on silica containing materials there is the possibility that “crystalline silica in a respirable form” will be generated.

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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, roofing material, varnishes, polyurethane plastics, synthetic rubbers, foams and adhesives.

3.12 Ozone Depleting Substances

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

Walk-in freezer units were observed within the subject building and listed as containing refrigerants R407A, R22, R407C, R448A, R449A, R404A, R507.

Refrigerators, freezers, and commercial refrigerators units were observed within the subject building and listed as containing refrigerants R134a and R600a. Some of the units had no label or no refrigerant information or were not accessible and are suspected to be an ozone depleting substance.

Wall air conditioner unit was observed within the subject building and listed as containing refrigerants R410a.

HVAC units were observed on the rooftop of the subject building and listed as containing refrigerants R410a.

Refrigerants R134a, R600a, R410a, R407A, R407C, R448A, R449A, R404A, and R507 are not considered to be an ozone depleting substance. Refrigerants R22 are a hydrochlorofluorocarbon (HCFC) and are considered to be an ozone depleting substance.

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3.13 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. 3.1, 3.2, 3.3 and 3.4 in Appendix C.

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.

4.1 Asbestos

Based on the visual assessment and analytical results for the samples collected as per Table A-1 provided in Appendix A, the friable or non-friable ACMs were not identified within the subject building during this survey.

- *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 roofing and/or caulking materials, this material must be sampled and analyzed as per O. Reg. 278/05 to confirm the asbestos content. 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;*
- *Any suspect asbestos-containing material uncovered during the course of renovation/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; and,*
- *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.*

4.2 Lead

Based on the analytical results, lead based paint was not identified within the subject building. The following paint is considered to be a lead-containing paint (i.e. Paints and coatings containing greater than 0.1% and less than 0.5% by dry weight) as per the EACC guidelines:

- Grey coloured lead-containing paint identified on the metal columns.

The remaining sampled paints are considered to contain low levels of lead (virtually safe levels of lead) as lead concentration was identified equal to 0.1% or less than 0.1% by dry weight as per the EACO guidelines.

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.

- The disturbance/demolition of building materials associated with lead-containing paint must be completed in accordance with the Classifications of Work Operations (Section 7) and the corresponding procedures in Section 8 of the EACO Lead Guideline;
- The disturbance of building materials where low levels of lead paint (i.e. lead concentration less than 0.1% 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;
- There is no need to remove lead-containing paint that is firmly bound to the substrate. If during renovation/demolition activities, lead-containing paint located in the work area is found to be creating a potential dust hazard, the paint shall be removed by following Class 2a or Class 3 operations as described in the EACO Lead Guideline dated October 2014 and disposed of as lead waste as per O. Reg. 347;
- Any peeling or flaking paints uncovered during the course of renovation/demolition activities that are not mentioned in this report shall be considered to be lead-based until sampling and analysis indicates otherwise;
- 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;
- Prior to the disposal of building materials with lead-containing paint firmly bound to the substrate, a leachate test (TCLP analysis) of representative demolition debris is recommended to determine the material's leachable concentration of lead and material shall be disposed of in accordance with O.Reg. 347. The disposal of wood and/or metal intact with lead-containing paint is likely to exceed the leachable criteria for lead as per O. Reg. 347 as such the most practical, feasible and economic method of managing this waste would be to remove the lead-based or lead-containing paint from the substrate and dispose of as lead hazardous waste in accordance with O. Reg. 347. An alternative to removing lead-based or lead-containing paint from the substrate would be to provide qualified recyclers with the analytical data and obtain written acceptance of the material in its "as is" from the recyclers in accordance with their Environmental Compliance Approval (ECA) and/or other facility permits.

4.3 Mercury

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

- Prior to renovation or demolition activities which may disturb mercury containing equipment, mercury-containing equipment 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 or 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:

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- 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 buildings in sufficient quantities to cause an exceedance of Ministry of Labour exposure guidelines.

4.6 Ozone Depleting Substances (ODS)

Equipment listed as containing or suspected of containing ODS was observed within the subject building.

- *Prior to renovation or demolition activities, 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.*

4.7 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. 3.1, 3.2, 3.3 and 3.4 in Appendix C.

- *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 EACO Mould Abatement Guidelines Edition 3 (2015) document; and,*
- *Prior to the re-instatement of building materials, all sources of water intrusion must be repaired.*

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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 The Corporation of The City of Vaughan 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.

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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, C.E.T.
Team Leader, Hazardous Materials Services
Environmental Services



Amir Bahadori, M.Sc., P.Eng.
Senior Air Quality Engineer
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EXP Services Inc.

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Appendix A – Sample Location Tables

Project Site Address: 2600 Rutherford Road, Vaughan, ON
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Table A-1: Asbestos Sampling Locations and Laboratory Results				
Sample ID	Location	Material	Asbestos Type and Content	Friability
BS1.1	Exterior - South Side - Wall	E.I.F.S - Grey	None Detected	N/A
BS1.2	Exterior - South Side - Wall	E.I.F.S - Grey	None Detected	N/A
		E.I.F.S - Purple	None Detected	N/A
BS1.3	Exterior - South Side - Wall	E.I.F.S - Grey	None Detected	N/A
		E.I.F.S - Purple	None Detected	N/A
BS1.4	Exterior - South Side - Wall	E.I.F.S - Grey	None Detected	N/A
		E.I.F.S - Purple	None Detected	N/A
BS1.5	Exterior - South Side - Wall	E.I.F.S - Grey	None Detected	N/A
BS2.1	Ground Floor - Main Lobby - Joist	Spray Fireproofing - Tan	None Detected	N/A
BS2.2	Ground Floor - Main Lobby - Joist	Spray Fireproofing - Tan	None Detected	N/A
BS2.3	Ground Floor - Main Lobby - Joist	Spray Fireproofing - Tan	None Detected	N/A
BS2.4	Ground Floor - Main Lobby - Beam	Spray Fireproofing - Tan	None Detected	N/A
BS2.5	Ground Floor - Main Lobby - Beam	Spray Fireproofing - Tan	None Detected	N/A
BS2.6	Ground Floor - Main Lobby - Beam	Spray Fireproofing - Tan	None Detected	N/A
BS2.7	Ground Floor - Main Lobby - Electrical Conduit	Spray Fireproofing - Tan	None Detected	N/A
BS3.1	Ground Floor - Kitchen - Floor	VSF - White/Black with Red and Black Dot Pattern	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
BS3.2	Ground Floor - Kitchen - Floor	VSF - White with Red and Black Dot Pattern	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
BS3.3	Ground Floor - Kitchen - Floor	VSF - White with Red and Black Dot Pattern	None Detected	N/A
		Mastic - Yellow	None Detected	N/A
BS4.1	Ground Floor - Restaurant - Bar Area - Sink	Sink Coating - White	None Detected	N/A
BS4.2	Ground Floor - Restaurant - Bar Area - Sink	Sink Coating - White	None Detected	N/A
BS4.3	Ground Floor - Restaurant - Bar Area - Sink	Sink Coating - White	None Detected	N/A

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Table A-1: Asbestos Sampling Locations and Laboratory Results				
Sample ID	Location	Material	Asbestos Type and Content	Friability
BS5.1	Ground Floor - Ring A Shower #1 - Wall	Concrete Block Mortar - Grey	None Detected	N/A
BS5.2	Ground Floor - Ring B Shower #2 - Wall	Concrete Block Mortar - Grey	None Detected	N/A
BS5.3	Ground Floor - Ring C Shower #2 - Wall	Concrete Block Mortar - Grey	None Detected	N/A
BS6.1	Ground Floor - Guest Services Office - Column	Drywall Joint Compound - White	None Detected	N/A
BS6.2	Ground Floor - Restaurant - Column	Drywall Joint Compound - White	None Detected	N/A
BS6.3	Ground Floor - Training Centre Corridor - Wall	Drywall Joint Compound - White	None Detected	N/A
BS6.4	Ground Floor - Loading Bay Corridor - Wall	Drywall Joint Compound - White	None Detected	N/A
BS6.5	2nd Floor - North Administration Office - Wall	Drywall Joint Compound - White	None Detected	N/A
BS6.6	2nd Floor - Lobby - Ceiling	Drywall Joint Compound - White	None Detected	N/A
BS6.7	2nd Floor - South Administration Office - Wall	Drywall Joint Compound - White	None Detected	N/A
BS7.1	Ground Floor - Principal Room - Ceiling	SCT - 2'x4' Small Fissures with Pinholes	None Detected	N/A
BS7.2	2nd Floor - Lobby - Ceiling	SCT - 2'x4' Small Fissures with Pinholes	None Detected	N/A
BS7.3	2nd Floor - North Administration Corridor - Ceiling	SCT - 2'x4' Small Fissures with Pinholes	None Detected	N/A
BS8.1	2nd Floor - North Administration - Office - Floor	Carpet Tile Mastic - Beige	None Detected	N/A
		Carpet Tile Mastic - Yellow	None Detected	N/A
BS8.2	2nd Floor - North Administration - Office - Floor	Carpet Tile Mastic - Beige	None Detected	N/A
		Carpet Tile Mastic - Yellow	None Detected	N/A
BS8.3	2nd Floor - North Administration - Office - Floor	Carpet Tile Mastic - Beige	None Detected	N/A
		Carpet Tile Mastic - Yellow	None Detected	N/A
BS9.1	Ground Floor - Principal Room - Deck	Cementitious Layer on Concrete deck - Grey	None Detected	N/A
BS9.2	Ground Floor - Principal Room - Deck	Cementitious Layer on Concrete deck - Grey	None Detected	N/A

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Table A-1: Asbestos Sampling Locations and Laboratory Results				
Sample ID	Location	Material	Asbestos Type and Content	Friability
BS9.3	Ground Floor - Principal Room - Deck	Cementitious Layer on Concrete deck - Grey	None Detected	N/A
BS9.4	Ground Floor - Principal Room - Deck	Cementitious Layer on Concrete deck - Grey	None Detected	N/A
BS9.5	Ground Floor - Principal Room - Deck	Cementitious Layer on Concrete deck - Grey	None Detected	N/A

Notes:

- E.I.F.S. = Exterior Insulation Finishing System Pannel
- VFT = Vinyl Floor Tile
- VSF = Vinyl Sheet Flooring
- SCT = Suspended Ceiling Tile
- N/A = Not Applicable; and,
- 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.

Table A-2 Lead Sampling Locations and Laboratory Results			
Sample ID	Sample Location	Colour	Lead Concentration (% weight)
Pb01	Ground Floor - Loading Bay Corridor - Wall	Off-white	<0.0081%
Pb02	Ground Floor - Northwest Stairs - Wall	Light Blue	<0.0082%
Pb03	Ground Floor - Northwest Stairs - Metal Column	Grey	0.11%
Pb04	Ground Floor - Guest Services Office - Wall	Dark Red	<0.0080%
Pb05	2nd Floor - North Administration - Office closet - Wall	Dar Beige	<0.0081%

Notes:

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

EXP Services Inc.

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Appendix B – Laboratory Analytical Results



EMSL Canada Inc.

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<http://www.EMSL.com> / markhamlab@EMSL.com

EMSL Canada Order 662300434
Customer ID: 55TROW22
Customer PO:
Project ID:

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

Phone: (905) 793-9800
Fax: (905) 793-0641
Collected: 10/27/2023
Received: 10/30/2023
Analyzed: 11/06/2023

Proj: GTR-23013661- A0 - 2600 Rutherford Rd, Vaughan, ON

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

Client Sample ID: BS1.1 **Lab Sample ID:** 662300434-0001

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS1.2-Purple

Lab Sample ID: 662300434-0002

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Purple	0.0%	100.0%	None Detected	

Client Sample ID: BS1.2-Gray

Lab Sample ID: 662300434-0002A

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS1.3-Purple

Lab Sample ID: 662300434-0003

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Purple	0.0%	100.0%	None Detected	

Client Sample ID: BS1.3-Gray

Lab Sample ID: 662300434-0003A

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS1.4-Purple

Lab Sample ID: 662300434-0004

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Purple	0.0%	100.0%	None Detected	

Client Sample ID: BS1.4-Gray

Lab Sample ID: 662300434-0004A

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	



EMSL Canada Inc.

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EMSL Canada Order 662300434
Customer ID: 55TROW22
Customer PO:
Project ID:

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

Client Sample ID: BS1.5-Purple **Lab Sample ID:** 662300434-0005

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Purple	0.0%	100.0%	None Detected	

Client Sample ID: BS1.5-Gray **Lab Sample ID:** 662300434-0005A

Sample Description: Exterior - South Side - Wall/E.I.F.S

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS2.1 **Lab Sample ID:** 662300434-0006

Sample Description: Ground Floor - Main Lobby - Joist/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	25.0%	75.0%	None Detected	

Client Sample ID: BS2.2 **Lab Sample ID:** 662300434-0007

Sample Description: Ground Floor - Main Lobby - Joist/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	25.0%	75.0%	None Detected	

Client Sample ID: BS2.3 **Lab Sample ID:** 662300434-0008

Sample Description: Ground Floor - Main Lobby - Joist/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	25.0%	75.0%	None Detected	

Client Sample ID: BS2.4 **Lab Sample ID:** 662300434-0009

Sample Description: Ground Floor - Main Lobby - Beam/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	25.0%	75.0%	None Detected	

Client Sample ID: BS2.5 **Lab Sample ID:** 662300434-0010

Sample Description: Ground Floor - Main Lobby - Beam/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	25.0%	75.0%	None Detected	

Client Sample ID: BS2.6 **Lab Sample ID:** 662300434-0011

Sample Description: Ground Floor - Main Lobby - Beam/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	25.0%	75.0%	None Detected	



EMSL Canada Inc.

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EMSL Canada Order 662300434
Customer ID: 55TROW22
Customer PO:
Project ID:

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

Client Sample ID: BS2.7 **Lab Sample ID:** 662300434-0012

Sample Description: Ground Floor - Main Lobby - Electrical Conduit/Spray Fireproofing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Tan	30.0%	70.0%	None Detected	

Client Sample ID: BS3.1-Vinyl Sheet Flooring **Lab Sample ID:** 662300434-0013

Sample Description: Ground Floor - Kitchen - Floor/VSF - White with Red and Black Dot Pattern

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White/Black	0.0%	100.0%	None Detected	

Client Sample ID: BS3.1-Mastic **Lab Sample ID:** 662300434-0013A

Sample Description: Ground Floor - Kitchen - Floor/VSF - White with Red and Black Dot Pattern

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS3.2-Vinyl Sheet Flooring **Lab Sample ID:** 662300434-0014

Sample Description: Ground Floor - Kitchen - Floor/VSF - White with Red and Black Dot Pattern

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White/Black	0.0%	100.0%	None Detected	

Client Sample ID: BS3.2-Mastic **Lab Sample ID:** 662300434-0014A

Sample Description: Ground Floor - Kitchen - Floor/VSF - White with Red and Black Dot Pattern

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS3.3-Vinyl Sheet Flooring **Lab Sample ID:** 662300434-0015

Sample Description: Ground Floor - Kitchen - Floor/VSF - White with Red and Black Dot Pattern

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White/Black	0.0%	100.0%	None Detected	

Client Sample ID: BS3.3-Mastic **Lab Sample ID:** 662300434-0015A

Sample Description: Ground Floor - Kitchen - Floor/VSF - White with Red and Black Dot Pattern

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS4.1 **Lab Sample ID:** 662300434-0016

Sample Description: Ground Floor - Restaurant - Bar Area - Sink/Sink Coating

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	



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<http://www.EMSL.com> / markhamlab@EMSL.com

EMSL Canada Order 662300434
Customer ID: 55TROW22
Customer PO:
Project ID:

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

Client Sample ID: BS4.2 **Lab Sample ID:** 662300434-0017

Sample Description: Ground Floor - Restaurant - Bar Area - Sink/Sink Coating

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS4.3 **Lab Sample ID:** 662300434-0018

Sample Description: Ground Floor - Restaurant - Bar Area - Sink/Sink Coating

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS5.1 **Lab Sample ID:** 662300434-0019

Sample Description: Ground Floor - Ring A Showers #1- Wall/Concrete Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS5.2 **Lab Sample ID:** 662300434-0020

Sample Description: Ground Floor - Ring B Showers #1 - Wall/Concrete Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS5.3 **Lab Sample ID:** 662300434-0021

Sample Description: Ground Floor - Ring C Showers #1 - Wall/Concrete Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS6.1 **Lab Sample ID:** 662300434-0022

Sample Description: Ground Floor - Guest Services Office - Column/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS6.2 **Lab Sample ID:** 662300434-0023

Sample Description: Ground Floor - Restaurant - Column/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS6.3 **Lab Sample ID:** 662300434-0024

Sample Description: Ground Floor - Training Centre Corridor - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	



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Customer ID: 55TROW22
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Project ID:

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

Client Sample ID: BS6.4 **Lab Sample ID:** 662300434-0025

Sample Description: Ground Floor - Loading Bay Corridor - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS6.5 **Lab Sample ID:** 662300434-0026

Sample Description: 2nd Floor - North Administration Office - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS6.6 **Lab Sample ID:** 662300434-0027

Sample Description: 2nd Floor - Lobby - Ceiling/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS6.7 **Lab Sample ID:** 662300434-0028

Sample Description: 2nd Floor - South Administration Corridor - Wall/Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	White	0.0%	100.0%	None Detected	

Client Sample ID: BS7.1 **Lab Sample ID:** 662300434-0029

Sample Description: Ground Floor - Principle Room - Ceiling/SCT - 2'x4' Small Fissures with Pinholes

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	70.0%	30.0%	None Detected	

Client Sample ID: BS7.2 **Lab Sample ID:** 662300434-0030

Sample Description: 2nd Floor - Lobby - Ceiling/SCT - 2'x4' Small Fissures with Pinholes

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	85.0%	15.0%	None Detected	

Client Sample ID: BS7.3 **Lab Sample ID:** 662300434-0031

Sample Description: 2nd Floor - North Administration Corridor - Ceiling/SCT - 2'x4' Small Fissures with Pinholes

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	80.0%	20.0%	None Detected	

Client Sample ID: BS8.1-Beige **Lab Sample ID:** 662300434-0032

Sample Description: 2nd Floor - North Administration - Office - Floor/Carpet Tile Mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Beige	0.0%	100.0%	None Detected	



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EMSL Canada Order 662300434
Customer ID: 55TROW22
Customer PO:
Project ID:

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

Client Sample ID: BS8.1-Yellow **Lab Sample ID:** 662300434-0032A

Sample Description: 2nd Floor - North Administration - Office - Floor/Carpet Tile Mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS8.2-Beige **Lab Sample ID:** 662300434-0033

Sample Description: 2nd Floor - North Administration - Office - Floor/Carpet Tile Mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Beige	0.0%	100.0%	None Detected	

Client Sample ID: BS8.2-Yellow **Lab Sample ID:** 662300434-0033A

Sample Description: 2nd Floor - North Administration - Office - Floor/Carpet Tile Mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS8.3-Beige **Lab Sample ID:** 662300434-0034

Sample Description: 2nd Floor - North Administration - Office - Floor/Carpet Tile Mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Beige	0.0%	100.0%	None Detected	

Client Sample ID: BS8.3-Yellow **Lab Sample ID:** 662300434-0034A

Sample Description: 2nd Floor - North Administration - Office - Floor/Carpet Tile Mastic

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: BS9.1 **Lab Sample ID:** 662300434-0035

Sample Description: Ground Floor - Principle Room - Desk/Cementitious Layer on Concrete Desk

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS9.2 **Lab Sample ID:** 662300434-0036

Sample Description: Ground Floor - Principle Room - Desk/Cementitious Layer on Concrete Desk

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS9.3 **Lab Sample ID:** 662300434-0037

Sample Description: Ground Floor - Principle Room - Desk/Cementitious Layer on Concrete Desk

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	



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Customer ID: 55TROW22
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Project ID:

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

Client Sample ID: BS9.4

Lab Sample ID: 662300434-0038

Sample Description: Ground Floor - Principle Room - Desk/Cementitious Layer on Concrete Desk

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Client Sample ID: BS9.5

Lab Sample ID: 662300434-0039

Sample Description: Ground Floor - Principle Room - Desk/Cementitious Layer on Concrete Desk

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/06/2023	Gray	0.0%	100.0%	None Detected	

Analyst(s):

Marzan Regaspi PLM (12)
Michelle Bautista PLM (37)

Reviewed and approved by:

Stephanie Achaiya, Laboratory Manager
or Other Approved Signatory

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

Samples analyzed by EMSL Canada Inc. Markham, ON NVLAP Lab Code 600317-0

Initial report from: 11/06/2023 14:45:18

**EMSL Canada Inc.**

2756 Slough Street, Mississauga, ON L4T 1G3

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EMSL Canada Or 552316768
CustomerID: 55TROW22
CustomerPO: GTR23013661A026
ProjectID:

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

Phone: (905) 793-9800
Fax: (905) 793-0641
Received: 10/31/2023 09:54 AM
Collected: 10/27/2023

Project: **GTR- 23013661-A0- 2600 Rutherford Rd, Vaughan, ON****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)***

<i>Client SampleDescription</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
Pb01 552316768-0001	10/27/2023	11/3/2023	0.2455 g	0.0081 % wt	<0.0081 % wt
Site: Ground Floor - Loading Bay Corridor - Off- white Paint on Wall					
Pb02 552316768-0002	10/27/2023	11/3/2023	0.2453 g	0.0082 % wt	<0.0082 % wt
Site: Ground Floor - Northwest Stairs - Light Blue Paint on Wall					
Pb03 552316768-0003	10/27/2023	11/3/2023	0.2536 g	0.0080 % wt	0.11 % wt
Site: Ground Floor - Northwest Stairs - Grey Paint on Metal Column					
Pb04 552316768-0004	10/27/2023	11/3/2023	0.2518 g	0.0080 % wt	<0.0080 % wt
Site: Ground Floor - Guest Services Office - Dark Red Paint on Wall					
Pb05 552316768-0005	10/27/2023	11/3/2023	0.2475 g	0.0081 % wt	<0.0081 % wt
Site: 2nd Floor - North Administration - Office closet - Dark Beige Paint on Wall					

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 Accredited #196142

Initial report from 11/07/2023 08:31:56

EXP Services Inc.

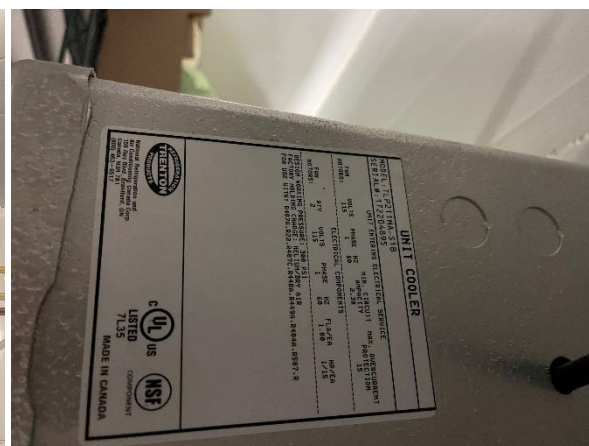
Project Site Address: 2600 Rutherford Road, Vaughan, ON
Project Name: Designated Substance Survey – The Sports Village
EXP Project No.: GTR-23013661-A0
Date: November 13, 2023

Appendix C – Photographs

Project Site Address: 2600 Rutherford Road, Vaughan, ON
Project Name: Designated Substance Survey – The Sports Village
EXP Project No.: GTR-23013661-A0
Date: November 13, 2023



Photograph No. 1: Exterior view of the subject building at 2600 Rutherford Road, Vaughan, ON.



Photograph No. 2.1 and 2.2: View of walk-in freezer unit, containing ODS refrigerant – R22, observed within the subject building.

Project Site Address: 2600 Rutherford Road, Vaughan, ON
Project Name: Designated Substance Survey – The Sports Village
EXP Project No.: GTR-23013661-A0
Date: November 13, 2023

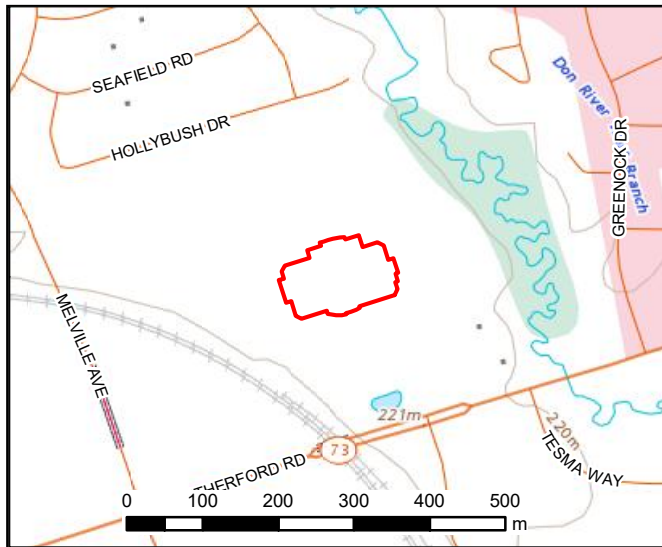


Photograph No. 3.1,3.2, 3.3 and 3.4: View of water damage and visible mould growth were observed on the building materials in various isolated locations throughout the subject building.

EXP Services Inc.

Project Site Address: 2600 Rutherford Road, Vaughan, ON
Project Name: Designated Substance Survey – The Sports Village
EXP Project No.: GTR-23013661-A0
Date: November 13, 2023

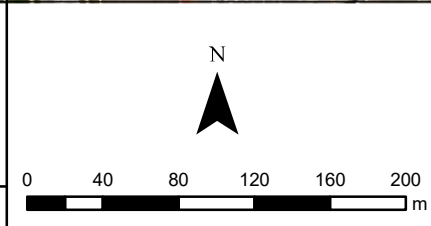
Appendix D – Figures



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TITLE AND LOCATION:
**SITE LOCATION PLAN
DESIGNATED SUBSTANCES SURVEY
2600 Rutherford Road
Vaughan, Ontario**

PROJECT No.: GTR-23013661-A0	OWN: HY
SCALE: AS NOTED	CHKD: MA
DATE: NOVEMBER 2023	FIG. No.: 1

EXP Services Inc.

Project Site Address: 2600 Rutherford Road, Vaughan, ON
Project Name: Designated Substance Survey – The Sports Village
EXP Project No.: GTR-23013661-A0
Date: November 13, 2023

Appendix E – List of Distribution

EXP Services Inc.

Project Site Address: 2600 Rutherford Road, Vaughan, ON
Project Name: Designated Substance Survey – The Sports Village
EXP Project No.: GTR-23013661-A0
Date: November 13, 2023

List of Distribution

Report Distributed To:

The Corporation of The City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1

Attention:

Mr. Vick Vignarajah

via electronic mail: vick.vignarajah@vaughan.ca

