

March 18, 2004

City of Toronto

Economic Development, Culture and Tourism
55 John Street, 24th Floor
Toronto, Ontario
M5V 3C6

Attention: Policy and Development Div., Capital Project Section

Re: **Oakridge C.C.**,
63 Pharmacy Avenue, Toronto
Visual Designated Hazardous Substance Survey
Building Ref. No. E31-C, Our Reference No. 6542

In accordance with your instructions, **Construction Control Inc. (CCI)** has performed a hazardous materials survey at the above referenced site.

The purpose of the survey was to determine by visual inspection only, the presence of building products or mechanical equipment containing certain materials referred to as Designated Substances in the building. The Ontario Ministry of Labour (OMOL) has issued regulations for these materials under the Occupational Health and Safety Act (R.S.O. 1990, c.321).

The site is located in Ward 35 (East district), at 63 Pharmacy Avenue. We were advised by City personnel that the building was constructed in 1989.

The assessment was based only on the structure and finishes. It did not consider current or past owner or occupant articles within the building (i.e. process materials or equipment, curriculum items, furniture, etc.) and does not report on possible contaminants in the soil under and surrounding the building, or contents of vessels, drums, etc. that may be concealed.

The survey for this report was conducted by Shahid Rahu of CCI on April, 15, 2003. After that time, hazardous substances may have been removed from or added to the building. It is the owner's responsibility to disclose whether any hazardous substances have been added to or removed from the building.

The locations inspected include the Main Entrance, Office 1, Office 2, Kids Classroom, Janitor Room, Kids Play Room, Weight Room, Storage Room 1, Office 3, Storage Room 2, Office 4, Men Change Room, Corridor 1, Electrical Room, Pool Equipment, Mechanical Room, Ladies Change Room, Stairwell 1, Ladies Washroom, Men Washroom, Storage Room 3, Entrance 2, Kitchen, Corridor 2, Multi Purpose Room, Storage Room 4, Storage Room 5, Sprinkler Room, Elevator Machine Room, Classroom, Crafts Room, Stairwell 2 and Pool.

PREVIOUS REPORT

No previous Hazardous Materials Survey Report was found for this building.

FINDINGS

Asbestos

Our visual inspection did not reveal the presence of any suspected friable asbestos insulation within the building.

Floor tiles suspected to contain non-friable asbestos were noted within the building. It should be noted, however, that these are standard building materials which do not pose a health risk in their current non-friable form. Should their removal be necessitated in the future, there are standard procedures which address the safe removal and disposal of these materials.

Ceiling tiles are present in the building. Given that the building was constructed subsequent to 1977, these ceiling tiles are not expected to contain any form of asbestos.

Lead

Given that the building was constructed subsequent to 1977, it is not expected that lead-based paint has been used in the building.

Lead may be present in solder joints on copper piping for drinking water supply.

Mercury

Mercury is often present in the fluorescent lights, high intensity discharge lamps (HID) and thermal gauges.

The building is illuminated by fluorescent lights, which are expected to contain mercury. These are standard building materials, and do not pose a health risk in their current form.

No High intensity discharge lamps (HID) were noted in building.

No thermal gauges were noted in building.

Silica

Free crystalline silica should be assumed to be present in the concrete throughout the building.

In the event renovation or demolition work is proposed which would involve sanding, scraping, etc., we would recommend that measures be implemented to prevent dust, which may contain silica from becoming airborne, e.g. misting. It would also be advisable that the demolition workers wear protective dust masks while working with this material.

OTHER DESIGNATED SUBSTANCES

Isocyanates, vinyl chloride, acrylonitrile, coke oven emissions, arsenic and ethylene oxide, were not noted, and would not be expected to be present in the building.

Polychlorinated Biphenyls (PCBs)

The building is illuminated by fluorescent lights. Generally the ballasts in the fluorescent light fixtures which were manufactured prior to 1977 contain PCBs, and given that the building was constructed after this time, the ballasts in the fixtures are unlikely to contain PCBs.

CONCLUSIONS

The findings presented above reveal that the building does not contain any hazardous building materials which are harmful to the occupants of the building.

Noted throughout the building were non-friable asbestos floor tiles, ceiling tiles which may contain non-friable asbestos and fluorescent lights containing mercury.

COST

Since our visual inspection did not reveal the presence of any suspected friable asbestos insulation within the building, no removal or repair work is required for this building.

GENERAL CONSIDERATIONS AND LIMITATIONS

The information presented in this report is based on information provided by others and direct visual observation made by personnel with CCI.

The findings detailed in this report are based upon the information available at the time of preparation of the report. No investigative method eliminates the possibility of obtaining imprecise or incomplete information. Professional judgement was exercised in gathering and analyzing the information obtained and in the formulation of our conclusions and recommendations.

CCI does not certify or warrant the environmental status of the property nor the building on the property.

Please note that the passage of time affects the information provided in the report. Environmental conditions of a site can change. Opinions relating to the site conditions are based upon information that existed at the time that the conclusions were formulated.

We trust that we have detailed our findings clearly and that we have satisfactorily addressed the scope of work you require at this time. In the event you wish us to review our findings with you, or require our services further in this regard, please do not hesitate to contact our office.

yours truly,

CONSTRUCTION CONTROL INC.