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Corporate Services Facility &
Real Estate Division
Design, Construction & Asset Preservation




METRO HALL - SECOND FLOOR
55 JOHN ST. TORONTO, ONT. M5V 3C6

Project Manual
VOLUME I OF II
BIDDING AND CONTRACTING REQUIREMENTS
O'Connor Child Care Centre
Interior Renovations
1386 Victoria Park Avenue
Toronto, Ontario. M4A 2L8

Contractors shall carefully examine and study all of the Contract Documents and shall visit the site(s) of proposed work in order to satisfy themselves by examination as to all conditions and dimensions.

Project No. 23- 40
Tender No.

For Tender
April 17, 2024



- 1 General
- 1.1 OWNER

.1 Owner for the Project is:

**Toronto Child's Services
Metro Hall Second Floor
55 John Street Toronto, Ontario M5V 3C6**

CONSULTANTS

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DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS REASSESSMENT REPORT



**O'Connor Early Learning and Child Care Centre
1368 Victoria Park Avenue
North York, Ontario
M4A 1A5**

Performed for:
**Inder Bhamra (he/him/his), EP, PMP, CSM
Environmental Coordinator - Project Management Office
City of Toronto - Corporate Real Estate Management**

Performed by:
Safetech Environmental Limited

**Niah Daniel, Dip. Env. Tech
Occupational Health and Safety Technician**

Reviewed by:

**Daniel D'Aloisio, B.Sc. A.M.R.T.
Operations Manager – Hazardous Materials**

Date of Issue: November 10, 2023

Safetech Project # 1-3230266

EXECUTIVE SUMMARY

Safetech Environmental Limited (Safetech) was commissioned by the City of Toronto – Corporate Real Estate Management to conduct a designated substances and hazardous materials reassessment for the O’Connor Child Care Centre located at 1386 Victoria Park Avenue, Toronto, Ontario.

The objective of the assessment was to determine the presence, location, condition and quantities of previously identified designated substances and other hazardous materials and, if necessary, provide recommendations based on findings to assist the City of Toronto to achieve regulatory compliance.

A summary of the assessment results and our findings are provided in the following table. This table should be considered a summary only. Complete commentary on each of the designated substances can be found in the body of this report. The executive summary is not intended to substitute for the complete report, nor does it discuss certain specific issues documented in the report. Please refer to the Results, Recommendations and Appendices of our report for additional details.

Table 1: Summary of Hazardous Materials and Designated Substances

Designated Substance	Findings
Asbestos	<p>The following asbestos-containing materials were identified in the subject area:</p> <ul style="list-style-type: none"> - 12"x12" vinyl floor tile (light green with grey smears) - 12"x12" vinyl floor tile (beige white with brown smears) - Drywall joint compound associated with walls and ceilings <p>Building materials identified that are suspected to be asbestos-containing include:</p> <ul style="list-style-type: none"> - Roofing materials - Window caulking
Lead	The following lead-containing materials were identified in the subject area: - grey paint
Mercury	No sources of mercury were observed in the subject area.
Silica	Building materials identified that are suspected to contain crystalline silica include: - concrete - masonry building materials
Other Designated Substances	No other designated substances are expected to be present in any significant quantities or in a form that would represent an exposure concern.
Other Hazardous Materials	Findings
Urea Formaldehyde Foam Insulation	No UFFI was identified or is suspected in the subject area.
Mould Contamination	No suspect mould contamination was observed on building finishes in the subject area.

Pest Infestation	No pest infestations were observed in the areas assessed.
Polychlorinated Biphenyls	No equipment was identified to contain PCBs.
Ozone Depleting and Global Warming Substances	No equipment was observed that is suspected to contain ozone depleting and/or global warming substances

This assessment satisfies the Owner's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OHSA), Revised Statutes of Ontario 1990, as amended.

Should you have any questions regarding the information contained in the report, please contact our office.

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October 26, 2023

City of Toronto – Corporate Real Estate Management

55 John Street, 2nd Floor
Toronto, Ontario
M5V 3C6

Attention: Inder Bhamra (he/him/his), EP, PMP, CSM
Environmental Coordinator - Project Management Office

RE: Designated Substances and Hazardous Materials Reassessment

Children’s Services, O’Connor Child Care Centre
1368 Victoria Park Avenue, North York, Ontario

1.0 INTRODUCTION

Safetech Environmental Limited (Safetech) was contracted by the City of Toronto – Corporate Real Estate Management Office to conduct a designated substances and hazardous materials reassessment survey for Children’s Services, O’Connor Child Care Centre located at 1368 Victoria Park Avenue, North York, Ontario. The site investigation was conducted on October 13, 2023.

The objective of this study was to determine the extent and condition of previously identified designated substances and other hazardous materials within the subject building as required annually by the City of Toronto – Corporate Real Estate Management and Ontario Regulation 278/05 (O.Reg. 278/05), “Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations”. The survey also included an evaluation of the degree of possible exposure and assessing requirements for any further investigation or remedial action, if necessary.

The survey included a review and inspection of individual rooms in order to determine the presence and extent of detected designated substances and hazardous materials that have not been previously abated. The survey addressed only accessible areas of the facility. No destructive testing was performed. An assessment of the following designated substances and hazardous materials was conducted if previously identified:

- Asbestos;
- Lead;
- Mercury;
- Silica;
- Mould;
- Polychlorinated Biphenyls;
- Ozone Depleting and Global Warming Substances

This survey satisfies requirements of Ontario Regulation 278/05 *Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations* as made under the Occupational Health and Safety Act.

1.1 Scope of Work

In accordance with our fee proposal document, our scope of work included the following activities:

- A review of existing documents, including drawings, floor plans and existing environmental assessment reports, etc., where available;
- A visual assessment of accessible area(s) in the subject building to identify the presence, location, condition and quantities of previously identified designated substances and other hazardous materials;
- Interpretation of bulk sample analysis where applicable (if required) for the determination of content and material classification;
- Preparation of a reassessment survey report to document findings and provide recommendations where applicable.

Documents reviewed to aid in the assessment included the following:

- Designated Substance Survey Report, O'Connor Child Care Center, 1386 Victoria Park Avenue, North York, Ontario, by Pinchin, Project: 274992.004, Dated January 20, 2021.

2.0 METHODOLOGY

The scope of the reassessment was limited to accessible areas identified to contain designated substances and hazardous materials as per the City of Toronto Annual DSS Reassessment Report Database. Documents within the existing database were provided by the City of Toronto - Corporate Real Estate Management Office and utilized for this reassessment.

Destructive testing was not performed during this investigation. Locations of identified designated substances and hazardous materials have been detailed in this report where access was readily available. Inaccessible areas such as above solid drywall/plaster ceilings, within walls, enclosed mechanical shafts, enclosed bulkheads and pipe chases were not investigated. However, details regarding the possible presence of suspect materials were provided on a case-by-case basis.

Asbestos-Containing Materials

Safetech relied on existing asbestos survey information for review. Building materials that were visually similar to materials previously tested and that were confirmed to be either ACM or non-ACM were considered to have consistent content and were not re-sampled. Additional sampling was only conducted where the investigator believed a need existed. Disturbance of asbestos-containing materials must be conducted in accordance with

Ontario Regulation 278/05 *Designated Substance – Asbestos on Construction Projects and in Building and Repair Operations.*

Lead-Containing Materials

Paint samples, if collected, are submitted to an independent laboratory for the determination of lead content. The laboratory is accredited by the U.S. Environmental Protection Agency (EPA) for analysis of lead in paint chips through the American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP). Analysis conducted following the EPA “Test Methods for Evaluating Solid Waste, Physical/Chemical Methods” (SW-846), Method 7000B “Flame Atomic Absorption Spectrophotometry”. Result of analysis reported by the laboratory as the percentage of lead by weight of the total sample (% by wt.).

The presence of lead in other materials, such as lead sheeting, pigmented mortar, lead piping, lead solder, etc. would be noted where observed but not sampled to verify lead content. Lead can be present in these materials to varying degrees, depending on their age of application and should be considered lead-containing until proven otherwise.

Mercury Containing Materials

The type, quantity and location of mercury-containing equipment and devices in the subject area were determined by visual inspection based on appearance, age and knowledge of historical uses. Sampling for mercury-containing building materials and dismantling of suspect mercury-containing equipment was not performed. Where possible, attempts were made to verify the presence/absence of mercury by gathering additional information such as equipment model number, serial number, etc.

Silica Containing Materials

The presence of crystalline silica in building materials was determined through visual inspection of building materials only, based on knowledge of the historic use of silica-containing materials in certain building materials. Sampling to verify the presence/absence of silica in building materials was not performed.

Acrylonitrile

Acrylonitrile is typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Acrylonitrile was not included in the assessment unless specific information regarding its use (e.g. in a manufacturing process) was provided to us. No sampling for acrylonitrile was performed.

Arsenic

Arsenic is typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Arsenic was not included in the assessment unless specific information regarding its use (e.g. in a manufacturing process) was provided to us. No sampling for arsenic was performed.

Benzene

Benzene is typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Benzene was not included in the assessment unless specific information regarding its use (e.g. in a manufacturing process) was provided to us. No sampling for benzene was performed.

Coke Oven Emissions

Coke Oven Emissions are typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Coke Oven Emissions were not included in the assessment unless specific information regarding their use (e.g., in a manufacturing process) was provided to us. No sampling for coke oven emissions was performed.

Ethylene Oxide

Ethylene Oxide is typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Ethylene Oxide was not included in the assessment unless specific information regarding its use (e.g. in a manufacturing process) was provided to us. No sampling for ethylene oxide was performed.

Isocyanates

Isocyanates are typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Isocyanates were not included in the assessment unless specific information regarding their use (e.g. in a manufacturing process) was provided to us. No sampling for isocyanates were performed.

Vinyl Chloride

Vinyl Chloride is typically not expected to be encountered in building materials as a significant constituent or in a form that would represent an exposure concern. Vinyl Chloride was not included in the assessment unless specific information regarding its use (e.g. in a manufacturing process) was provided to us. No sampling for vinyl chloride was performed.

Mould Contaminated Materials

A visual inspection to determine the possibility of mould growth was conducted in the subject area. The assessment was limited to identifying evidence of mould growth and water damage (staining, material deterioration, efflorescence, etc.) on the surface of

building materials, which may be an indicator of hidden mould growth. No moisture content readings of building materials were taken to determine their current condition. Additionally, destructive testing to confirm the presence/absence of hidden mould growth and material sampling to verify the presence/absence of mould on suspect surfaces was beyond the scope of this assessment.

Polychlorinated Biphenyls (PCB's)

The presence of PCB-containing electrical equipment in the subject area was identified through visual inspection and knowledge of the timeline of historical use. For stand-alone transformers and capacitors, information from the manufacturer nameplate (such as the date of manufacture, dielectric fluid trade name or "Type Number", etc.) was gathered, where possible, to further evaluate if the equipment may contain PCBs. This information was then compared to the information provided in the Environment Canada document entitled "Handbook on PCB's in Electrical Equipment" (Third Edition, April 1988) to aid in identification. Transformers and capacitors confirmed to be manufactured after 1979 were assumed to not contain PCBs. If appropriate information could not be obtained it was assumed that the transformer or capacitor contained PCBs.

Ozone Depleting and Global Warming Substances

The presence of fixed equipment likely to contain ozone-depleting substances (ODS) and/or global-warming substances (GWS) was identified through visual inspection and knowledge of the timeline of historical use. This included equipment such as chillers, air-conditioners, walk-in refrigeration and freezer units and fixed dry-chemical fire extinguishers, where chemicals such as hydrochlorofluorocarbons (HCFCs), hydrofluorocarbons (HFCs) or halons may be present. Where possible, information regarding the type and quantity of refrigerant present was obtained from the manufacturer nameplate.

3.0 ASSESSMENT OF DESIGNATED SUBSTANCES

3.1 Asbestos Containing Materials

3.1.1 Results

All previously assumed and/or confirmed asbestos containing materials were observed to be in good condition at the time of this assessment.

- 12x12 vinyl floor tiles (light green with grey smears)
- 12x12 vinyl floor tiles (white beige with brown smears)
- Drywall Joint compound walls and ceilings

The following building materials are ***suspected to be asbestos-containing*** but were not sampled as sampling would compromise the integrity of the material, lack of accessibility or potential hazards to the surveyor:

- exterior window caulking,
- roofing materials

Refer to Appendix I - Hazardous Materials Room by Room Inventory Sheet and Appendix III – Site Drawing for types, locations, estimated quantities, and condition of asbestos-containing materials identified.

No additional samples were collected for analysis during this assessment.

3.1.2 Recommendations

Removal or disturbance of identified asbestos-containing materials must be conducted in accordance with O.Reg. 278/05. Asbestos containing materials in Poor condition must be removed and/or repaired immediately following applicable asbestos abatement procedures. Asbestos-containing materials in Good condition can remain in place until major system upgrading, maintenance or demolition which could result in disturbance of this material.

3.2 Lead Containing Materials

3.2.1 Results

Building materials previously identified as suspected lead-containing were observed to be in good condition. No samples were collected for analysis during this assessment.

Suspect lead-containing materials which may be present in the subject building include the following:

- paints and surface coatings (not sampled)

Refer to Appendix I - Hazardous Materials Room by Room Inventory Sheet for types, locations, estimated quantities, and condition of lead-containing materials previously identified in the subject area.

3.2.2 Recommendations

Paints and surface coatings not sampled are assumed to be lead-containing (>0.1% lead content) in the subject area. Any disturbance of the lead-containing paints or surface coatings should be conducted in accordance with the procedures outlined in the Environmental Abatement Council of Canada (EACC) “Lead Guideline” (October 2014) and/or the Ontario Ministry of Labour, Immigration, Training and Skills Development (MLITSD) “Lead on Construction Projects” guideline (April 2011). The extent of procedures required depends on the type of work to be conducted.

It is recommended that any contractor whose work requires lead-containing materials to be disturbed consult the Ontario MLITSD guidelines prior to the start of work to determine the Type of operation(s) and the corresponding control measures (engineering controls,

work/hygiene practices, protective clothing and equipment and worker training) necessary to conduct the work in a manner that will prevent worker overexposure to lead.

3.3 Mercury Containing Materials

3.3.1 Results

Mercury liquid is suspected to be present in thermometers, barometers and other measuring devices (pressure gauges/sensors, vacuum gauges, manometers, etc.), thermostats and a variety of other electrical switches (temperature sensitive, tilt switches, float switches, etc.) associated with mechanical equipment.

Mercury vapour is suspected to be present in the subject building within fluorescent lamps.

3.3.2 Recommendations

It is cautioned that thermometers, barometers and other measuring devices (pressure gauges/sensors, vacuum gauges, manometers, etc.), thermostats and a variety of other electrical switches (temperature sensitive, tilt switches, float switches, etc.) may contain mercury that may not be visible without dismantling the equipment. Such devices should be assumed to contain mercury until proven otherwise and similar precautions to those outlined above should be taken if any of these items are to be disturbed or taken out of service in the future.

Fluorescent lamps that require removal should be handled with care and kept intact to avoid potential exposure to mercury vapour present within the lamps. Under Reg. 347, waste mercury produced in amounts less than 5 kilograms (kg) in any month or otherwise accumulated in an amount less than 5 kg are exempt from hazardous waste registration, treatment and disposal requirements and can be disposed of in landfill as regular waste. Larger quantities of waste mercury must be treated and disposed of in accordance with the requirements of Reg. 347. To prevent the release of mercury into the environment, Safetech recommends that all waste lamps be sent to a lamp recycling facility and not disposed of in landfill.

3.4 Silica Containing Materials

3.4.1 Results

Suspect silica-containing materials were previously identified to be present in the form of: concrete and masonry building materials.

3.4.2 Recommendations

Suspect silica-containing materials were identified to be present in the subject building. In their current state, building materials containing silica do not represent a risk to building occupants or construction workers. Risks associated with exposure to silica arise during demolition activities that cause silica dust to be created (particularly grinding, drilling or cutting operations and during major demolition), resulting in a crystalline silica inhalation hazard.

If any materials suspected to contain silica are to be removed or otherwise disturbed as a result of renovation/demolition activities it is recommended that procedures be put in place to control the generation of dust (such as routine water misting) and thus reduce the potential for worker exposure. Workers that have the potential to be exposed to airborne silica should also wear appropriate protective clothing and respiratory protection.

Any work involving the disturbance of silica-containing materials should follow the procedures outlined in the Ontario MLITSD “Silica on Construction Projects” guideline (April 2011). The appropriate engineering controls, work practices, hygiene practices, personal protective measures and training necessary to conduct the work in a safe manner are provided in this guideline. The general measures and procedures (or Type of operation) necessary depends on the type of work to be conducted.

3.5 Acrylonitrile

3.5.1 Results

Building materials which may contain acrylonitrile were not previously identified within the subject building.

3.5.2 Recommendations

There are no recommendations with regard to acrylonitrile.

3.6 Arsenic

3.6.1 Results

Building materials which may contain arsenic were not previously identified within the subject building.

3.6.2 Recommendations

No protective measures or procedures specific to arsenic are considered necessary.

3.7 Benzene

3.7.1 Results

Building materials which may contain benzene not previously identified within the subject building.

3.7.2 Recommendations

No protective measures or procedures specific to benzene are considered necessary.

3.8 Coke Oven Emissions

3.8.1 Results

Building materials which may contain coke oven emissions were not previously identified within the subject building.

3.8.2 Recommendations

No protective measures or procedures specific to coke oven emissions are considered necessary.

3.9 Ethylene Oxide

3.9.1 Results

Building materials which may contain ethylene oxide were not previously identified within the subject building.

3.9.2 Recommendations

No protective measures or procedures specific to ethylene oxide are considered necessary.

3.10 Isocyanates

3.10.1 Results

Building materials which may contain isocyanates were not previously identified within the subject building.

3.10.2 Recommendations

No protective measures or procedures specific to isocyanates are considered necessary.

3.11 Vinyl Chloride

3.11.1 Results

Building materials which may contain vinyl chloride were not previously identified within the subject building.

3.11.2 Recommendations

No protective measures or procedures specific to vinyl chloride are considered necessary.

3.12 Mould Contaminated Materials

3.12.1 Results

No mould contamination and/or water damage was observed in the surveyed area.

3.12.2 Recommendations

No protective measures or procedures specific to mould contamination and/or water damage are considered necessary at this time.

3.13 Polychlorinated Biphenyls (PCBs)

3.13.1 Results

No sources of polychlorinated biphenyls (PCBs) were observed in the subject building.

3.13.2 Recommendations

No protective measures or procedures specific to polychlorinated biphenyls (PCBs) are considered necessary.

3.14 Ozone Depleting and Global Warming Substances

3.14.1 Results

No fixed equipment suspected to contain ODS/GWS was observed in the subject building.

3.14.2 Recommendations

No protective measures or procedures specific to ozone depleting and global warming substances are considered necessary.

4.0 CORRECTIVE ACTIONS

There are no corrective actions for designated substances and hazardous materials.

5.0 LIMITATIONS

The information and recommendations detailed in this report were carried out by trained professional and technical staff in accordance with generally accepted environmental and industrial hygiene work practices and procedures. Recommendations provided in this report have been generated in accordance with accepted industry guidelines and practices. These guidelines and practices are considered acceptable as of the date of this report.

In preparation of this report, Safetech Environmental Limited (Safetech) relied on information including testing services provided by independent laboratories. Except as expressly set out in this report, Safetech has not made any independent verification of this information provided by independent entities.

Conclusions are based on site conditions at the time of inspection and can only be extrapolated to an undefined limited area around inspected locations. The extent of the limited area depends on building construction and conditions. Safetech cannot warrant against undiscovered environmental liabilities. If any information becomes available that differs from the findings in this report, we request that we be notified immediately to

reassess the conclusions provided herein.

This report has been prepared for the sole use of the person or entity to who it is addressed. No other person or entity is entitled to use or rely upon this report without the express written consent of Safetech Environmental Limited and the person or entity to who it is addressed. Any use that a third party makes of this report, or any reliance based on conclusions and recommendations made, are the responsibility of such third parties. Safetech accepts no responsibility for damages suffered by third parties as a result of actions based on this report.

Appendix I - Hazardous Materials Room by Room Inventory Sheet

APPENDIX I - REASSESSMENT SURVEY FORM

Building Address:	1386 Victoria Park Avenue, Toronto, ON	Date(s) of Current Reassessment:	October 13, 2023
Building Name:	O'Connor Child Care Centre	Organization Completing Reassessment:	Safetech Environmental Ltd

Notes: All previously identified or assumed asbestos containing materials were observed to be in good condition during the 2023 annual reassessment.

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
0-00	Exterior	Roof	Roofing Material	Asbestos	Not Sampled	ACM Assumed	5000 SF	Good	
0-00	Exterior	Windows	Window Caulking	Asbestos	Not Sampled	ACM Assumed	200 SF	Good	
0-00	Exterior	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-01	Vestibule	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	NOT OBSERVED DURING 2023 SURVEY
1-01	Vestibule	Floors	Vinyl Floor Tile	Asbestos	Not Sampled	N/A	N/A	N/A	12" x 12" beige with blue and red specks NOT OBSERVED DURING 2023 SURVEY
1-01	Vestibule	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-01	Vestibule	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	20 SF	Good	
1-01	Vestibule	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-01	Vestibule	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	
1-02	Lounge	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	NOT OBSERVED DURING 2023 SURVEY
1-02	Lounge	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-02	Lounge	Walls	Drywall (DJC)	Asbestos	OCC-BS-01F*	2% Chrysotile	500 SF	Good	*From Jacques Whitford Project No. 1020541, dated January 2007
1-02	Lounge	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-02	Lounge	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern.
1-03	Office	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-03	Office	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-03	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	250 SF	Good	
1-03	Office	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern. NOT OBSERVED
1-04	Supervisor Office	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-04	Supervisor Office	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-04	Supervisor Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	400 SF	Good	
1-04	Supervisor Office	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern. NOT OBSERVED
1-05	Corridor	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	NOT OBSERVED DURING 2023 SURVEY

APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-05	Corridor	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-05	Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	1000 SF	Good	
1-05	Corridor	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-05	Corridor	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	1000 SF	Good	
1-06	Washroom	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-06	Washroom	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-06	Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	NOT OBSERVED DURING 2023 SURVEY
1-06	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-06	Washroom	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	
1-07	Washroom	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-07	Washroom	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-07	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-07	Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	NOT OBSERVED DURING 2023 SURVEY
1-07	Washroom	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	120 SF	Good	
1-08	Play Room	Floors	Vinyl Floor Tile 01	Asbestos	Homogeneous w/ OCC-BS-03A-C	None Detected	N/A	N/A	12" x 12" Beige with brown smears.
1-08	Play Room	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-08	Play Room	Walls	Drywall (DJC)	Asbestos	OCC-BS-01B*	2% Chrysotile	800 SF	Good	*From Jacques Whitford Project No. 1020541, dated January 2007
1-08	Play Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-08	Play Room	Ceiling	Ceiling Tile 02	Asbestos	Homogeneous w/ 18-9038-01 to 03	None Detected	N/A	N/A	2' x 4' Random fleck and hole.
1-08	Play Room	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern.
1-09	Closet	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	100 SF	Good	12" x 12" Light green with grey smears.
1-09	Closet	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	200 SF	Good	
1-09	Closet	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	
1-10	Washroom	Floors	Vinyl Floor Tile 01	Asbestos	Homogeneous w/ OCC-BS-03A-C	None Detected	N/A	N/A	12" x 12" White with brown smears.
1-10	Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	300 SF	Good	
1-10	Washroom	Walls	Block	N/A	N/A	N/A	N/A	N/A	

APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-10	Washroom	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	150 SF	Good	
1-11	Pantry	Floors	Vinyl Floor Tile 01	Asbestos	OCC-BS-03A,B*	None Detected	N/A	N/A	12" x 12" White with brown smears. *From Jacques Whitford Project No. 1020541, dated January 2007
1-11	Pantry	Floors	Vinyl Floor Tile 03	Asbestos	Not Sampled	ACM Assumed	N/A	N/A	12" x 12" Off-white with black and brown streaks NOT OBSERVED
1-11	Pantry	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-11	Pantry	Ceiling	Ceiling Tile 02	Asbestos	Homogeneous w/ 18-9038-01 to 03	None Detected	N/A	N/A	2' x 4' Random fleck and hole.
1-11	Pantry	Ceiling	Ceiling Tile 01	Asbestos	A0002 A-C*	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern. *From Pinchin Project No. 91828.091, dated December 2014 NOT OBSERVED
1-11	Pantry	Structure	Sprayed Fireproofing	Asbestos	A0001 A-C*	None Detected	N/A	N/A	*From Pinchin Project No. 91828.091, dated December 2014
1-12	Storage	Floors	Vinyl Floor Tile 04	Asbestos	Homogeneous w/ A0003 A	3% Chrysotile	50 SF	Good	12" x 12" Beige white and brown smears.
1-12	Storage	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	60 SF	Good	12" x 12" Light green with grey smears.
1-12	Storage	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-12	Storage	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern.
1-12	Storage	Ceiling	Ceiling Tile 02	Asbestos	Homogeneous w/ 18-9038-01 to 03	None Detected	N/A	N/A	2' x 4' Random fleck and hole.
1-13	Corridor	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	NOT OBSERVED DURING 2023 SURVEY
1-13	Corridor	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-13	Corridor	Walls	Drywall (DJC)	Asbestos	OCC-BS-01E,G*	2% Chrysotile	1000 SF	Good	*From Jacques Whitford Project No. 1020541, dated January 2007
1-13	Corridor	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-13	Corridor	Ceiling	Drywall (DJC)	Asbestos	OCC-BS-01D*	2% Chrysotile	2000 SF	Good	*From Jacques Whitford Project No. 1020541, dated January 2007
1-14	Storage	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-14	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	400 SF	Good	
1-14	Storage	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	150 SF	Good	
1-14	Storage	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern. NOT OBSERVED
1-15	Kitchen	Floors	Vinyl Floor Tile 01	Asbestos	OCC-BS-03C*	None Detected	N/A	N/A	12" x 12" White with brown smears. *From Jacques Whitford Project No. 1020541, dated January 2007
1-15	Kitchen	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-15	Kitchen	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	

APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-15	Kitchen	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-15	Kitchen	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	350 SF	Good	
1-16	Nursery	Floors	Vinyl Floor Tile 05	Asbestos	OCC-BS-02A-C*	None Detected	N/A	N/A	12" x 12" White with grey smears. *From Jacques Whitford Project No. 1020541, dated January 2007 NOT OBSERVED DURING 2023 SURVEY
1-16	Nursery	Floors	Laminate	N/A	N/A	N/A	N/A	N/A	Dark Grey
1-16	Nursery	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-16	Nursery	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	600 SF	Good	
1-16	Nursery	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-16	Nursery	Ceiling	Ceiling Tile 02	Asbestos	Homogeneous w/ 18-9038-01 to 03	None Detected	N/A	N/A	2' x 4' Random fleck and hole.
1-17	Sleep Room	Floors	Vinyl Floor Tile 05	Asbestos	Homogeneous w/ OCC-BS-02A-C	None Detected	N/A	N/A	12" x 12" White with grey smears. NOT OBSERVED DURING 2023 SURVEY
1-17	Sleep Room	Floors	Laminate	N/A	N/A	N/A	N/A	N/A	Dark Grey
1-17	Sleep Room	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. VFT were abated in 2009. NOT OBSERVED
1-17	Sleep Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	700 SF	Good	
1-17	Sleep Room	Ceiling	Ceiling Tile 02	Asbestos	Homogeneous w/ 18-9038-01 to 03	None Detected	N/A	N/A	2' x 4' Random fleck and hole.
1-18	Storage/Closet	Floors	Vinyl Floor Tile 02	Asbestos	Homogeneous w/ OCC-BS-04A-B	5% Chrysotile	50 SF	Good	12" x 12" Light green with grey smears.
1-18	Storage/Closet	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	
1-18	Storage/Closet	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	50 SF	Good	
1-19	Play Room	Floors	Vinyl Floor Tile 01	Asbestos	Homogeneous w/ OCC-BS-03A-C	None Detected	N/A	N/A	12" x 12" White with brown smears.
1-19	Play Room	Floors	Vinyl Floor Tile 02	Asbestos	OCC-BS-04A*	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. *From Jacques Whitford Project No. 1020541, dated January 2006 VFT were abated in 2009. NOT OBSERVED
1-19	Play Room	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-19	Play Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	600 SF	Good	
1-19	Play Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-19	Play Room	Ceiling	Ceiling Tile 02	Asbestos	18-9038-01 to 03*	None Detected	N/A	N/A	2' x 4' Random fleck and hole. *From Fisher Project No. 18-8787, dated June 2018
1-20	Washroom	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-20	Washroom	Walls	Ceramic	n/a	N/A	N/A	N/A	N/A	
1-20	Washroom	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	20 SF	Good	

APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-21	HVAC Room	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-21	HVAC Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	
1-21	HVAC Room	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-21	HVAC Room	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern.
1-22	Laundry Room	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	Beige with blue and red specks
1-22	Laundry Room	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-22	Laundry Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-22	Laundry Room	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern.
1-23	Rear Corridor	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-23	Rear Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	50 SF	Good	
1-23	Rear Corridor	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-23	Rear Corridor	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	80 SF	Good	
1-24	Rear Vestibule	Floors	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-24	Rear Vestibule	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	120 SF	Good	
1-24	Rear Vestibule	Walls	Block/Brick	N/A	N/A	N/A	N/A	N/A	
1-24	Rear Vestibule	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	100 SF	Good	
1-25	Storage	Floors	Concrete	N/A	N/A	N/A	N/A	N/A	
1-25	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ OCC-BS-01A-G	2% Chrysotile	200 SF	Good	
1-25	Storage	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-25	Storage	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to metal above
1-26	Classroom	Floors	Wood Laminate	N/A	N/A	N/A	N/A	N/A	
1-26	Classroom	Floors	Vinyl Floor Tile 04	Asbestos	A0003 A*	3% Chrysotile	N/A	N/A	12" x 12" Beige white and brown smears. *From Pinchin Project No. 91828.091, dated December 2014 VFT were abated in 2015. NOT OBSERVED
1-26	Classroom	Floors	Vinyl Floor Tile 02	Asbestos	OCC-BS-04B*	5% Chrysotile	N/A	N/A	12" x 12" Light green with grey smears. *From Jacques Whitford Project No. 1020541, dated January 2006 VFT were abated in 2009. NOT OBSERVED
1-26	Classroom	Walls	Drywall (DJC)	Asbestos	OCC-BS-01A*	2% Chrysotile	600 SF	Good	*From Jacques Whitford Project No. 1020541, dated January 2007
1-26	Classroom	Walls	Grey Paint	Lead	15-2116-01*	<0.001%	N/A	N/A	*From Fisher Project No. 15-7391, dated July 2015 NOT OBSERVED DURING 2023 SURVEY



APPENDIX I - REASSESSMENT SURVEY FORM

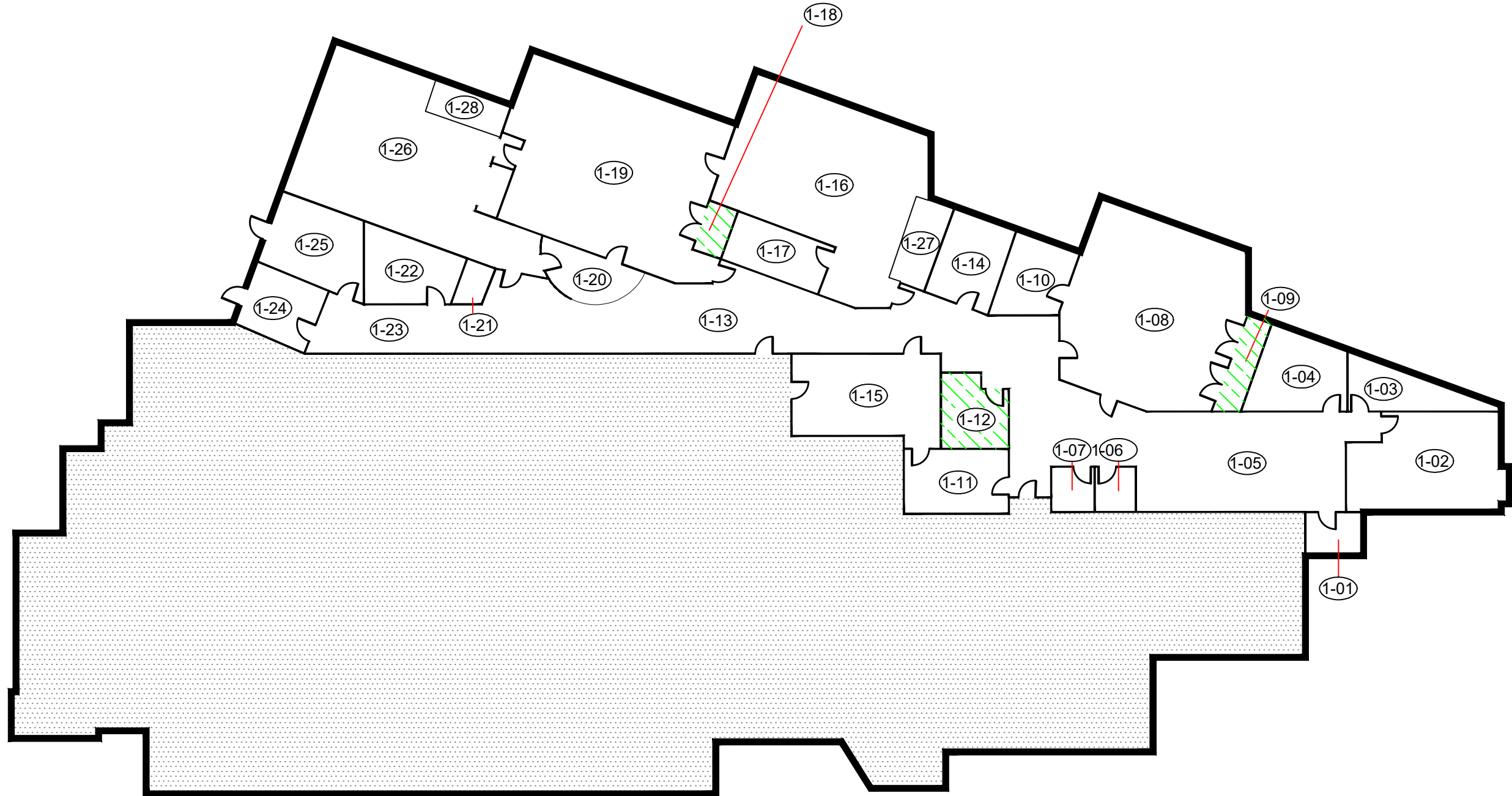
<i>Location Number</i>	<i>Location Name</i>	<i>Building System</i>	<i>Material Observed</i>	<i>Potential Hazardous Material</i>	<i>Sample ID</i>	<i>Analytical Result</i>	<i>Quantity</i>	<i>Condition</i>	<i>Notes / Recommended Actions</i>
1-26	Classroom	Ceiling	Ceiling Tile 01	Asbestos	Homogeneous w/ A0002 A-C	None Detected	N/A	N/A	2' x 4' Random dimple and hole pattern.
1-26	Classroom	Ceiling	Ceiling Tile 02	Asbestos	Homogeneous w/ 18-9038-01 to 03	None Detected	N/A	N/A	2' x 4' Random fleck and hole. NOT OBSERVED

Appendix II – Results of Bulk Sample Analysis

Appendix III – Drawings

LEGEND

-  Location Number
-  Assumed/Confirmed ACM



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS ASSESSMENT REPORT.
 2) NOT ALL ASBESTOS-CONTAINING MATERIALS ARE INDICATED IN THE FLOOR PLAN. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS REPORT FOR FURTHER DETAILS.
 3) REMOVAL OR DISTURBANCE OF ASBESTOS-CONTAINING BUILDING MATERIALS MUST BE CONDUCTED IN ACCORDANCE WITH ONTARIO REGULATION 278/05 "DESIGNATED SUBSTANCE-ASBESTOS ON CONSTRUCTION PROJECTS AND IN BUILDINGS AND REPAIR OPERATIONS".

GROUND FLOOR

CoT CHILD SERVICES - 2023 ANNUAL REASSESSMENTS

1386 VICTORIA PARK AVE

DRAWING NO.

DS-1

DATE: OCTOBER 2023

SAFETECH PROJECT NO.
1-3230266



safetech
ENVIRONMENTAL LTD.

3045 SOUTHCREEK ROAD, UNIT 14
MISSISSAUGA, ONTARIO
L4X 2X7

Appendix IV – Site Photographs

(No Information to Report)

Appendix V – Corrective Actions Inspection Report

(No Information to Report)