



## REPORT

# Pre-Renovation Hazardous Materials Assessment Report

*Science Wing SW247, SW428E, SW526, SW526A, SW545, SW545V & SW546,  
University of Toronto Scarborough, 1265 Military Trail, Toronto, Ontario*

Submitted to:

**Tricia A. Perta - Project Manager**

University of Toronto Scarborough  
1265 Military Trail,  
Toronto, Ontario, M1C 1A4

Submitted by:

**WSP Canada Inc.**

100 Scotia Court Whitby (Ontario)  
L1N 8Y6 Canada  
+1 905 723 2727

CA0049511.7487.0103 Rev1

28 April 2025

## Distribution List

1 PDF Copy - University of Toronto Ontario

1 PDF Copy - WSP

# Table of Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Designated Substances .....	1
1.2	Scope of Work .....	1
1.3	Limitations of Assessment .....	2
<b>2.0</b>	<b>GUIDELINE AND REGULATORY REQUIREMENTS.....</b>	<b>2</b>
<b>3.0</b>	<b>METHOD OF ASSESSMENT .....</b>	<b>2</b>
<b>4.0</b>	<b>BACKGROUND .....</b>	<b>3</b>
4.1	Site Overview .....	3
4.2	Records Review .....	3
<b>5.0</b>	<b>FINDINGS .....</b>	<b>4</b>
5.1	Asbestos.....	4
5.1.1	Confirmed and Presumed ACM .....	4
5.1.2	Non-ACM .....	5
5.2	Lead .....	5
5.2.1	Paint .....	5
5.2.2	Other Lead Products .....	5
5.3	Mercury Products .....	5
5.3.1	Lighting.....	5
5.3.2	Other Devices .....	6
5.4	Silica.....	6
5.5	Other Designated Substances .....	6
5.6	Mould and Water Damage .....	6
<b>6.0</b>	<b>RECOMMENDATIONS .....</b>	<b>6</b>
6.1	Asbestos.....	6
6.2	Lead .....	7
6.3	Mercury .....	7

6.4	Silica .....	7
6.5	Mould and Water Damage .....	7
<b>7.0</b>	<b>LIMITATIONS</b> .....	<b>7</b>
<b>8.0</b>	<b>CLOSURE</b> .....	<b>8</b>

## TABLES

Table 1: General Site Description .....	3
Table 2: Summary of Confirmed and Presumed ACM .....	4
Table 3: Summary of Lead Concentrations in Bulk Paint Samples .....	5

## APPENDICES

### APPENDIX A

Guideline and Regulatory Requirements

### APPENDIX B

Method of Assessment

### APPENDIX C

Analytical Reports

### APPENDIX D

Spreadsheet of Findings

### APPENDIX E

Photographs

### APPENDIX F

Site Plan

### APPENDIX G

Analytical Reports - Bulk Sampling on April 22 & 25, 2025

## 1.0 INTRODUCTION

The University of Toronto Scarborough (UTSC; the Client) retained WSP Canada Inc. (WSP) to conduct a pre-renovation Designated Substances Survey (DSS) of SW247, SW428E, SW526, SW526A, SW545, SW545V & SW546 (Study Areas) located in the Science Wing at the UTSC located at 1265 Military Trail in Toronto, Ontario (the Site).

The purpose of the assessment was to determine if Designated Substances would be affected by the reported renovations within the Study Areas. The assessment was conducted by Arun Nedumthuruthil Asokan of WSP on March 18, 2025. Access to the Study Areas was provided by Camilla Chu of UTSC.

Follow-up Site visits were performed by James Kassabian on April 22 and April 25, 2025.

WSP reviewed drawings prepared by the Client highlighting the scope and the extent of the proposed renovations, which generally includes removing counters and casework, removing flooring, and installing new doors in select areas throughout the Study Areas.

### 1.1 Designated Substances

For the purposes of this assessment, Designated Substances, as defined under the Occupational Health and Safety Act (OHSA) and the Designated Substance Regulation (O. Reg. 490/09, as amended) are as follows:

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

Acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride are not present in a composition, state or quantity in building materials included as part of this DSS. As such, no further review or discussion of these materials is included within this report.

In addition to the Designated Substances, WSP also visually assessed the Study Areas for mould growth and/or water damage. No sampling was performed.

### 1.2 Scope of Work

WSP's scope of work was limited to the following:

- Reviewing existing reports prepared for the building and Study Area.

- Developing a Site-specific Health and Safety Plan for our assessment.
- Collecting representative bulk samples of suspect asbestos containing materials (ACM), paints suspected of containing lead and submitting these samples to an independent accredited laboratory for analysis.
- Determining the approximate location, type, condition, and quantity of ACM.
- Determining the approximate locations and condition of building materials or finishes containing lead, silica, and mercury.
- Conducting a non-destructive visual assessment for mould growth and water damage.
- Preparing this DSS report, including recommendations pertaining to Designated Substances (and mould growth and water damage) within the Study Area.

### 1.3 Limitations of Assessment

Reasonable efforts were made to access and inspect all areas of the Study Area. However, this assessment did not include the following:

- The flooring beneath the existing metal panel flooring within SW545.
- Facility-owned or stored items such as furniture, appliances, etc.
- Materials not associated with building construction, building materials or base building systems.
- Live electrical and mechanical systems.
- Materials concealed by solid wall and ceiling finishes.
- Materials not accessible with a six-foot stepladder.
- Materials concealed by the exterior façade or roof.
- Operations or process materials or products (e.g., chemicals, raw materials, etc.).
- Underground or subsurface pipes, systems, or materials.

If renovation, alteration, or demolition work performed on any part of the building reveals a suspect designated substance or other hazardous material, work that may impact the uncovered material must stop until that material is inspected/tested by a qualified person.

Manufacturing processes, articles within the Study Area such as stored items, chemicals, furniture, etc., subsurface materials or equipment (vessels, drums, underground storage tanks, pipes, etc.), possible contaminants in the soil and groundwater on the site, and sampling of materials that could result in a hazard to the surveyor or damage to the building were not included in the DSS.

## 2.0 GUIDELINE AND REGULATORY REQUIREMENTS

A discussion of regulatory requirements pertaining to the assessment is presented in Appendix A.

## 3.0 METHOD OF ASSESSMENT

The assessment techniques and methods used by are presented in Appendix B.

Asbestos and lead bulk samples collected during the assessment were analyzed at EMSL Analytical Inc. (EMSL) in Markham, Ontario.

## 4.0 BACKGROUND

### 4.1 Site Overview

Table 1 presents a general overview of the Study Area.

**Table 1: General Site Description**

ITEM	DESCRIPTION
Address	1265 Military Trail, Toronto, Ontario – Science Wing
Current Use/State	Academic Institution
Construction Date	~1960's
Floors	Six (6) and basement
Assessed Areas	Rooms SW247, SW428E, SW526, SW526A, SW545, SW545V & SW546
Excluded Areas	All other areas
Interior Walls	Concrete block, textured plaster, concrete
Interior Floors	Metal panel, vinyl sheet and tiles
Interior Ceilings	Ceiling tiles, metal, drywall
HVAC	Gas forced air
Mechanical Insulations	Visible piping: Straight run pipes and pipe fittings (tees, elbows, valves, seams, etc.) were observed to be uninsulated.

### 4.2 Records Review

WSP reviewed and relied upon the following Reports:

- “Asbestos Bulk Sampling in SW246 & SW246A in the Science Wing at the University of Toronto Scarborough, 1265 Military Trail, Toronto, Ontario”, prepared by WSP, dated November 14, 2024 (WSP File No. CA0006434.4467-025).
- “Pre-Renovation Designated Substance Survey, Science Wing SW246, University of Toronto Scarborough, 1265 Military Trail, Toronto, Ontario”, prepared by WSP, dated August 23, 2024 (WSP File No. CA0006434.4467-023).
- “Bulk Sample Analysis Report, Bladen Wing 340, Humanities Wing 103C & 212A, and Science Wing 546, University of Toronto Scarborough, 1265 Military Trail, Scarborough, Ontario), prepared by WSP, dated April 13, 2023 (WSP File No. 23595185-2000).
- “Historic Asbestos Containing Materials Data, University of Toronto – Scarborough Campus, 2021 ACM Reassessment”, prepared by OHE Consultants Inc (OHE).

Relevant information from the above noted reports has been incorporated into our findings where applicable.

## 5.0 FINDINGS

Asbestos and lead laboratory analytical certificates from the initial assessment are presented in Appendix C. A detailed summary of findings is presented in Appendix D. Photographs of Designated Substances (both confirmed and presumed) are presented in Appendix E. Site Diagrams detailing the extent of the Study Area and the locations where samples were collected are presented in Appendix F. Asbestos laboratory certificates from the additional bulk sampling are presented in Appendix G.

### 5.1 Asbestos

#### 5.1.1 Confirmed and Presumed ACM

Table 2 below provides a summary of materials confirmed and/or presumed to contain asbestos. For details of presumed or confirmed ACM refer to Appendix D.

**Table 2: Summary of Confirmed and Presumed ACM**

MATERIAL	LOCATION	FRIABLE	PERCENTAGE & TYPE
Black mastic associated with dark grey vinyl sheet flooring with dark grey spots and associated mastic	SW546	No	Black mastic – 2% Chrysotile
Parging cement insulation on various piping systems	SW428E	Yes	50-75% Chrysotile (OHE, 2021)
White mortar associated with ceramic wall tile (homogeneous with SW246)	SW247	No	0.5% Chrysotile (WSP, November 2024)
Grey caulking around both sides of doorframe	SW546	No	4% Chrysotile
White caulking between cinderblock wall and metal door	SW546	No	3% Chrysotile
Yellow 9" x 9" vinyl floor tile and associated mastic	SW526 and SW526A	No	Vinyl tile – 4% Chrysotile Mastic – 4% Chrysotile

The above materials are present in good condition.

The following suspect materials were excluded from the assessment due to limitations in scope or accessibility:

- Internal components of electrical or mechanical systems (e.g., wiring, gaskets, boilers, elevator brakes, etc.)
- Flooring beneath existing metal panel flooring in SW545.
- Lining/cores of fire doors.
- Fire door frames.
- Dust/debris generated from a suspect or confirmed ACM.
- Floor leveling compound.
- Fire resistant doors.



## 5.1.2 Non-ACM

Refer to Appendix D – Spreadsheet of Findings for a description of materials found to be non-asbestos.

Based on discussions with UTSC, WSP performed extensive supplementary sampling of the countertops in the Study Area (as well as countertops outside the Study Area). WSP collected representative samples of the previously identified countertops within the Study Area (sample sets A03, A04 and A05) and submitted them for laboratory analysis to confirm the presence of asbestos. All additional samples of countertops were determined to be non-asbestos containing by laboratory analysis.

The discrepancy in laboratory analytical results between the initial sample submission and the extensive follow up bulk sample submission on the countertops is due to an initial false positive result that is attributable to cross contamination either during material sampling or laboratory sample preparation. However, based on the results of extensive supplementary sampling and analyses, the countertops should be considered non-asbestos containing.

Please refer to Appendix G for the laboratory certificates associated with the additional sampling of countertops.

## 5.2 Lead

### 5.2.1 Paint

The following Table 3 summarizes the results of laboratory analyses for a bulk paint sample collected during the assessment, which was determined to contain a detectable lead content:

**Table 3: Summary of Lead Concentrations in Bulk Paint Samples**

SAMPLE ID	PAINT COLOUR / SUBSTRATE	LOCATION	RESULTS <sup>1</sup>
Pb-01	White paint on concrete and drywall finishes	Interior walls and bulkhead ceiling within SW546	0.0071% lead by weight

### 5.2.2 Other Lead Products

Lead is also presumed present in the following materials/components which were observed within the Study Area:

- Lead-acid batteries in emergency lighting units
- Cable and wire casing
- Cast iron pipe gaskets and connections
- Solder (plumbing and electrical)

## 5.3 Mercury Products

### 5.3.1 Lighting

Florescent light tubes observed in the Study Area contain mercury vapour.

<sup>1</sup> LOD – Limit of detection

### 5.3.2 Other Devices

The wall-mounted thermostat within SW546 is electronic and therefore is not suspected to contain mercury.

## 5.4 Silica

Many common construction materials contain silica, including brick, concrete, masonry, plaster, ceiling tiles, and refractory materials within mechanical equipment. The dust created by demolition activities disturbing these materials can contain crystalline silica particles. These materials may pose an inhalation risk to Site workers during demolition if dust is generated.

## 5.5 Other Designated Substances

The following designated substances were not identified by the assessment nor are expected to be present based on the usage of the building:

- Acrylonitrile
- Arsenic
- Benzene
- Coke Oven Emissions
- Ethylene Oxide
- Isocyanates
- Vinyl chloride

## 5.6 Mould and Water Damage

Visible water-stained building materials (drywall finishes and ceiling tiles) were noted in select areas of the Study Areas.

## 6.0 RECOMMENDATIONS

### 6.1 Asbestos

Procedures required for disturbance or removal of ACM identified during this assessment are summarized in Appendix D. Recommended actions for repair, or removal of these materials are based on the requirements and procedures prescribed under O. Reg. 278/05 and have been proposed based on the type of disturbance which is anticipated or likely. Alternate handling, repair and removal procedures must fully comply with the requirements of O. Reg. 278/05. These procedures are not a substitute for project specific specifications and are intended as general recommendations for management purposes.

This report is not intended to be a specification or used as a scope of work for bidding purposes. Due to the extent of ACM identified during the assessment, WSP recommends preparing project specific specifications for the planned renovations/demolition.

## 6.2 Lead

Any work that will disturb these materials should be conducted in accordance with the Ministry of Labour, Immigration, Training and Skills Development (MOL) Guideline – Lead on Construction Projects, which will ensure compliance with the Occupational Health and Safety Act (OHSA) and regulations made thereunder.

The type of work must be classified prior to any disturbance of these materials, and the corresponding precautions/safety measures must be followed. In addition, the disposal of any lead-containing materials must also comply with the requirements of O. Reg. 347/90.

The application of a physical barrier (e.g. an encapsulant or new coat of paint) to a stabilized lead-containing paint/surface coating/material, is not considered a “Lead Operation” regardless of the concentration of lead in the underlying material assuming the surface has been prepared prior to application of the barrier.

## 6.3 Mercury

Mercury-containing devices are to be recycled wherever possible. Mercury is a hazardous waste, and recovery and disposal should be completed in accordance with provincial and federal requirements.

## 6.4 Silica

Disturbance of silica-based materials during demolition, renovation, construction, or repair operations must be conducted in accordance with the MOL Guideline - Silica on Construction Projects, updated November 2022.

## 6.5 Mould and Water Damage

Select building materials were noted to have water-staining. Water-impacted materials can be removed/remediated in accordance with Environmental Abatement Council of Canada (EACC) Level 1 mould remediation procedures.

## 7.0 LIMITATIONS

All work was completed in accordance with the Terms and Conditions outlined in the proposal for this project.

This report is intended for the sole use of the Client. Any use of this document or the findings, conclusions or recommendations provided in this report by any person other than the Client is at the sole risk of such user.

Prior to any use of, or reliance upon, this report by any party other than those mentioned above, WSP should be advised.

The report was developed using data and information collected during WSP's site visit and is based solely on the conditions encountered at the time of the assessment. In evaluating the building, WSP has relied in good faith on information provided by others. We accept no responsibility for any deficiency, misstatements, or inaccuracies contained in this report as a result of omissions, misinterpretations or fraudulent acts of the persons involved.

WSP will not be responsible for the real or perceived decrease in the value of the property, its saleability or ability to gain financing through the reporting of factual information.

Because of the limitations stated above, the findings, observations and conclusions expressed by WSP in this report are not, and should not be, considered an opinion concerning compliance of any past or present owner or operator of the building with any federal, provincial or local laws or regulations.

No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of assessment.

WSP assessment reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable occupational health and safety or environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, provincial, or local governmental agencies. Any use of the assessment report constitutes acceptance of the limits of WSP's liability.

## **8.0 CLOSURE**

We pride ourselves in delivering practical, cost-effective environmental consulting programs and services in the field of occupational hygiene. We trust that this report meets your requirements and current needs. If you have any questions regarding the content of this report or require any further information, please do not hesitate to contact the undersigned. Thank you for the opportunity to be of service. We look forward to working with you again.

## Signature Page

### WSP Canada Inc.



James Kassabian  
*EHS Consultant*



Robert Stoyanoff, CIH  
*Senior Industrial Hygienist*

AA/JK/RS/lb

[https://wsponlinecan.sharepoint.com/sites/ca-ca00064344467/shared documents/06. deliverables/0103 pre-reno dss sw 247, 428e, 526\(a\), 545\(v\), 546/report\\_rev1/ca0049511.7487.0104-r-rev1-utsc prerenodss sw\\_28april25.docx](https://wsponlinecan.sharepoint.com/sites/ca-ca00064344467/shared%20documents/06.%20deliverables/0103%20pre-reno%20dss%20sw%20247,%20428e,%20526(a),%20545(v),%20546/report_rev1/ca0049511.7487.0104-r-rev1-utsc%20prerenodss%20sw_28april25.docx)

**APPENDIX A**

# Guideline and Regulatory Requirements

## GUIDELINE AND REGULATORY REQUIREMENTS

### Designated Substances

Section 30 of the Occupational Health and Safety Act (OHSA) requires that prior to the commencement of a project, a list shall be prepared of all designated substances that are present at the building. The locations of designated substances must be identified, and provided in writing to all prospective constructors, contractors and sub-contractors who may work, disturb, or come into contact with these types of materials, prior to project tendering, or entering into contract for work.

The term “designated substance” refers to the eleven chemical agents specifically identified under the OHSA. All these substances are governed by a consolidated regulation, Designated Substances - Ontario Regulation 490/09 (O. Reg. 490/09) that prescribes the minimum health and safety requirements for assuring safe worker-substance interaction as well as the duties and responsibilities of owners, employers, supervisors, and workers in workplaces containing these substances.

O. Reg. 490/09 also prescribes the maximum permissible airborne concentration of each designated substance to which a worker may be exposed, termed short-term exposure (STEL) and time-weighted average (TWA) limits. The TWA is the maximum permissible airborne concentration of a chemical agent, when averaged over an 8-hour day and a 40-hour week. The STEL is the maximum permissible airborne concentration when averaged over any 15-minute period.

### Asbestos

Section 10 of Ontario Regulation 278/05: Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05), as amended and made under the OHSA, prescribes specific procedures for the identification of asbestos containing materials (ACM) in buildings and on construction sites and protocols for their removal or disturbance during renovation. O. Reg. 278/05 defines an ACM as a material that contains 0.5 % or more asbestos by dry weight. For the purposes of WSP’s assessment, the O. Reg. 278/05 definition of asbestos was applied as WSP’s mandate was to review Designated Substances at the Site which are relevant to Ontario, and subsequent remediation work will be carried out by workers falling under the authority of the Ministry of Labour, Immigration, Training and Skills Development (MOL).

### Lead

There is no defining threshold under Ontario legislation for characterizing paints or surface coatings containing lead. It is the position of the MOL that any detectable presence of lead renders it a lead-containing material. Furthermore, if TCLP leachate testing results yield a lead content at or above 5 mg/L, the surface coating is classified as a hazardous waste and subject to waste disposal requirements prescribed under the General – Waste Management Regulation (O. Reg. 347/90), made under the Environmental Protection Act.

Hazardous levels of airborne lead can be generated from any amount of lead in a paint or surface coating, depending on numerous factors such as the concentration of lead in the material, surface area and density of the surface coating, the manner in which the material may be disturbed, the level of air exchange within the work area, and proximity of the worker to the point of dust or fume release. As such, the procedures in the MOL “Guideline - Lead on Construction Projects” (the MOL Lead Guideline), updated in November 2022, are applicable to any operation that impacts a material containing lead.

The MOL Lead Guideline provides guidance for the safe removal or abatement of lead-containing materials based on the propensity for the material to release airborne lead-based particulate matter, and the manner in which the material is to be disturbed or removed. The MOL Lead Guideline also incorporates requirements for respiratory

protection and maximum permissible airborne concentrations prescribed under O. Reg. 490/09 and the Control of Exposure to Biological or Chemical Agents Regulation (O. Reg. 833/90).

Paints/surface coatings determined to be leachable for lead, chromium, arsenic, or mercury should be treated and disposed of as leachable toxic waste in accordance with O. Reg. 347/90. Further environmental details regarding the waste characterization and disposal/treatment will be provided in the waste plan for the site.

**Table A-1: Classification of Lead-Containing Materials**

LEAD CONCENTRATION	CLASSIFICATION	PRECAUTIONS
Less than the reportable detection limit (RDL)	Not detected	<ul style="list-style-type: none"> <li>No lead-specific precautions required</li> </ul>
Greater than RDL	Lead-Containing	<ul style="list-style-type: none"> <li>Classify lead operation in accordance with the MOL Guideline – Lead on Construction Projects for abatement purposes.</li> <li>Employ appropriate lead controls/precautions according to the lead-based operation being performed.</li> </ul>

### Silica

The MOL published the Guideline - Silica on Construction Projects, revised in 2022 (“MOL Silica Guideline”), to raise the awareness of employers and workers in the construction industry of the hazards posed by silica in construction and the measures and procedures that should be taken to control those hazards. The MOL Silica Guideline should be consulted for the removal or disturbance of crystalline silica in absence of specific applicable regulatory requirements governing the removal or disturbance of silica. Currently, this document represents due diligence practice for silica exposure control on construction projects, as enforced by the MOL under the General Duty clause 25(2)(h) of the OHSA. As such, it is referenced within the report, where appropriate, to provide guidance on appropriate handling and exposure control procedures when dealing with silica.

### Mercury

The use of the MOL Lead Guideline for mercury-containing paints is recommended as the procedures in this document incorporates requirements for respiratory protection and maximum permissible airborne concentrations prescribed under O. Regs. 490/09 and 833/90.

### Other Designated Substances

In addition to the four designated substances that have a high probability of being present at the Site, which are discussed in detail in the previous sections, the following seven designated substances as defined under the OHSA were included in this survey: acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride. Based on WSP's professional experience, none of these substances was expected to be present and, as such, no specific observations or sampling of materials potentially containing these substances were undertaken.

### Regulatory Requirements for Waste Management

The disposal of Designated Substance and Hazardous Materials is regulated under O. Reg. 347/90. This regulation prescribes the minimum requirements for the appropriate transport and disposal of subject wastes within Ontario.



The regulation defines "asbestos waste" as "solid or liquid waste that results from the removal of asbestos-containing construction or insulation materials or from the manufacture of asbestos-containing products and contains asbestos in more than a trivial amount or proportion". This regulation requires the disposal of asbestos waste in a double sealed container, properly labelled and free of cuts, tears or punctures. The waste must be disposed of in a licensed waste facility which has been properly notified of the presence of asbestos waste.

**APPENDIX B**

# Method of Assessment

## METHOD OF ASSESSMENT

The assessment involved a systematic and intrusive but non-destructive assessment of all areas in the Subject Building. Non-destructive does not include inspection within plaster/drywall walls or ceilings (except locations where Client approval was granted), areas above 3 meters (10 ft), within mechanical equipment such as boilers, furnaces, HVAC systems, or within electrical equipment. The assessment includes a visual inspection of all accessible areas, and was categorized into the following system groups:

- Floors
- Walls
- Ceilings
- Pipes
- Ductwork
- Mechanical
- Structure

Other locations deemed inaccessible by the assessor (if any) are discussed by the report; as such, materials suspected to contain hazardous materials may be present within these inaccessible areas.

Bulk sampling for suspected hazardous materials will be completed in accordance with applicable provincial and federal regulations and guidelines.

### Evaluation Criteria

Hazardous materials were evaluated with the following criteria:

CRITERIA	DESCRIPTION
Good	The material was found in good condition and was not fraying, delaminating, or otherwise damaged.
Fair	Minor to moderate damage was noted in or on the material. The material can be repaired.
Poor	The material was found damaged and could not be repaired or was found with moderate damage and is beyond the expected lifetime of the product.

### Asbestos

The assessment included the identification of potentially friable and non-friable asbestos-containing materials (ACM) within the assessed area. Asbestos means any of the following fibrous silicates: actinolite, amosite, anthophyllite, chrysotile, crocidolite or tremolite. The term ‘friable’ means a material that when dry, can be crumbled, pulverized, or powdered with moderate hand pressure. The term “friable asbestos” includes previously non-friable ACM that has become damaged to the extent that it may be crumbled, pulverized, or reduced to powder by hand pressure. Asbestos materials that are friable have a greater potential to release airborne asbestos fibres when disturbed.

Non-friable materials are those materials which are not easily crumbled or pulverized by hand pressure, and whose asbestos fibres are less likely to be released into the air when disturbed, because they are bound by

resins, cements, or other binders. Common types of non-friable ACM found in buildings include vinyl floor tiles, gasket materials, asbestos cement (Transite™) pipe, Transite™ board, and asbestos textiles; however, when damaged, deteriorated, or vigorously disturbed with power tools, the resulting dust/debris becomes highly friable.

The assessor inspected the assessed areas of the site for the presence of friable and non-friable ACM. Examples of the most common ACM found in buildings include:

- Sprayed insulation;
- Plasters;
- Drywall joint (finishing) compounds;
- Mechanical (thermal) insulation on pipes and fittings;
- Asbestos cement (i.e., Transite™);
- Acoustic ceiling tiles;
- Vinyl floor tiles and vinyl sheet flooring;
- Caulks and sealants; and
- Roofing materials.

Visual assessment, sampling, and analysis of suspected ACM were performed as part of the assessment. Samples were collected using WSP Standard Operating Procedures (SOPs). Bulk samples of materials suspected to contain asbestos were collected in accordance with the bulk material samples requirements prescribed under Table 1 of O. Reg. 278/05. Bulk samples were submitted to an accredited laboratory for analysis via Polarized Light Microscopy (PLM) following EPA Method 600/R-93/116.

Repair of the sampling location was made using duct-tape. Sampling was performed in discrete locations (behind furniture, at the edge of walls, on the top side of piping, etc.) wherever possible.

In Ontario, ACM are defined as having 0.5% asbestos content or higher. Materials reported by the laboratory to have no asbestos identified or detected, including those referred to as less than the limit of detection (<LOD), are not considered to be asbestos containing.

### Lead (in paint)

Representative paint samples were collected for all paint colours observed. A minimum of 300 mg of paint/coating were collected from each sampling location and were placed in individual clear, resealable bags and labelled. Samples were analyzed at an accredited laboratory for lead content.

### Mercury

An assessment for potential mercury-containing equipment installed in the Study Area / Building was completed as part of the assessment. Mercury, where present in electrical equipment, is contained within a vial or a tube and therefore sampling is not practical. A review of mercury-containing switches, thermostats, and pressure-sensing devices, as well as mercury vapour-containing lighting tubes were visually noted, when observed, to facilitate their removal prior to renovations or demolition activities.

## Silica

The assessors inspected the building for the presence of materials known to contain crystalline silica. Silica is a common component of many building construction materials, including concrete, masonry, plaster, stone, sand, and mortar. Identification of materials/components containing crystalline silica was limited to visual identification only.

**APPENDIX C**

# Analytical Reports



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

**Attn:** Arun N Asokan  
WSP Canada, Inc.  
2 International Blvd  
Toronto, ON M9W 1A2

**Phone:** (416) 798-0065  
**Fax:**  
**Collected:**  
**Received:** 3/19/2025  
**Analyzed:** 3/26/2025

**Proj:** Science Wing DSS - UTSC

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

**Client Sample ID:** AS01-A-Vinyl Sheet Flooring **Lab Sample ID:** 662500088-0001

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Brown/Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-A-Mastic 1 **Lab Sample ID:** 662500088-0001A

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-A-Leveler **Lab Sample ID:** 662500088-0001B

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-A-Mastic 2 **Lab Sample ID:** 662500088-0001C

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Black	0.0%	98.0%	2% Chrysotile	

**Client Sample ID:** AS01-B-Vinyl Sheet Flooring **Lab Sample ID:** 662500088-0002

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray/Blue	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-B-Mastic 1 **Lab Sample ID:** 662500088-0002A

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-B-Leveler **Lab Sample ID:** 662500088-0002B

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

**Client Sample ID:** AS01-B-Mastic 2 **Lab Sample ID:** 662500088-0002C

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025					Positive Stop (Not Analyzed)

**Client Sample ID:** AS01-C-Vinyl Sheet Flooring **Lab Sample ID:** 662500088-0003

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-C-Mastic 1 **Lab Sample ID:** 662500088-0003A

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-C-Leveler **Lab Sample ID:** 662500088-0003B

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS01-C-Mastic 2 **Lab Sample ID:** 662500088-0003C

**Sample Description:** Flooring - SW546 - Vinyl sheet flooring (Grey with dark grey spots)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025					Positive Stop (Not Analyzed)

**Client Sample ID:** AS02-A **Lab Sample ID:** 662500088-0004

**Sample Description:** Countertop - SW546 & SW247 - Transite

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	99.0%	1% Chrysotile	

**Client Sample ID:** AS02-B **Lab Sample ID:** 662500088-0005

**Sample Description:** Countertop - SW546 & SW247 - Transite

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025					Positive Stop (Not Analyzed)

**Client Sample ID:** AS02-C **Lab Sample ID:** 662500088-0006

**Sample Description:** Countertop - SW546 & SW247 - Transite

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025					Positive Stop (Not Analyzed)





# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

**Client Sample ID:** AS03-A **Lab Sample ID:** 662500088-0007

**Sample Description:** Around interior and exterior side of door - SW546 - Caulking - grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	96.0%	4% Chrysotile	

**Client Sample ID:** AS03-B **Lab Sample ID:** 662500088-0008

**Sample Description:** Around interior and exterior side of door - SW546 - Caulking - grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025				Positive Stop (Not Analyzed)	

**Client Sample ID:** AS03-C **Lab Sample ID:** 662500088-0009

**Sample Description:** Around interior and exterior side of door - SW546 - Caulking - grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025				Positive Stop (Not Analyzed)	

**Client Sample ID:** AS04-A-Baseboard **Lab Sample ID:** 662500088-0010

**Sample Description:** Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** AS04-A-Mastic **Lab Sample ID:** 662500088-0010A

**Sample Description:** Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	

**Client Sample ID:** AS04-A-Mortar **Lab Sample ID:** 662500088-0010B

**Sample Description:** Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS04-B-Baseboard **Lab Sample ID:** 662500088-0011

**Sample Description:** Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** AS04-B-Mastic **Lab Sample ID:** 662500088-0011A

**Sample Description:** Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

Client Sample ID: AS04-B-Mortar

Lab Sample ID: 662500088-0011B

Sample Description: Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: AS04-C-Baseboard

Lab Sample ID: 662500088-0012

Sample Description: Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: AS04-C-Mastic

Lab Sample ID: 662500088-0012A

Sample Description: Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: AS04-C-Mortar

Lab Sample ID: 662500088-0012B

Sample Description: Behind baseboard - SW546 - Glue - off-white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: AS05-A

Lab Sample ID: 662500088-0013

Sample Description: Around interior side of windows - SW546 - Caulking -black

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: AS05-B

Lab Sample ID: 662500088-0014

Sample Description: Around interior side of windows - SW546 - Caulking -black

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: AS05-C

Lab Sample ID: 662500088-0015

Sample Description: Around interior side of windows - SW546 - Caulking -black

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: AS06-A

Lab Sample ID: 662500088-0016

Sample Description: Vestibule ceiling - SW545V - Ceiling tile (42" \* 48" pinholes)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray/White	80.0%	20.0%	None Detected	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

**Client Sample ID:** AS06-B **Lab Sample ID:** 662500088-0017

**Sample Description:** Vestibule ceiling - SW545V - Ceiling tile (42" \* 48" pinholes)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray/White	80.0%	20.0%	None Detected	

**Client Sample ID:** AS06-C **Lab Sample ID:** 662500088-0018

**Sample Description:** Vestibule ceiling - SW545V - Ceiling tile (42" \* 48" pinholes)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	80.0%	20.0%	None Detected	

**Client Sample ID:** AS07-A **Lab Sample ID:** 662500088-0019

**Sample Description:** Interior walls - around cinderblock walls - SW546 - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS07-B **Lab Sample ID:** 662500088-0020

**Sample Description:** Interior walls - around cinderblock walls - SW546 - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS07-C **Lab Sample ID:** 662500088-0021

**Sample Description:** Interior walls - around cinderblock walls - SW546 - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS07-D **Lab Sample ID:** 662500088-0022

**Sample Description:** Walls - around cinderblock walls - SW545V - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	<1% Chrysotile	
400 PLM Pt Ct	3/26/2025	Gray	0.0%	100.0%	<0.25% Chrysotile	

**Client Sample ID:** AS07-E-Mortar **Lab Sample ID:** 662500088-0023

**Sample Description:** Walls - around cinderblock walls - SW545V - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	<1% Chrysotile	
400 PLM Pt Ct	3/26/2025	Gray	0.0%	100.0%	<0.25% Chrysotile	

**Client Sample ID:** AS07-E-Brick **Lab Sample ID:** 662500088-0023A

**Sample Description:** Walls - around cinderblock walls - SW545V - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Red	0.0%	100.0%	None Detected	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

**Client Sample ID:** AS07-F **Lab Sample ID:** 662500088-0024

**Sample Description:** Interior walls - around cinderblock walls - SW428E - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	<1% Chrysotile	
400 PLM Pt Ct	3/26/2025	Gray	0.0%	100.0%	<0.25% Chrysotile	

**Client Sample ID:** AS07-G **Lab Sample ID:** 662500088-0025

**Sample Description:** Interior walls - around cinderblock walls - SW428E - Mortar - Grey

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	<1% Chrysotile	
400 PLM Pt Ct	3/26/2025	Gray	0.0%	100.0%	<0.25% Chrysotile	

**Client Sample ID:** AS08-A **Lab Sample ID:** 662500088-0026

**Sample Description:** Between cinderblock wall and metal door - SW546 - Caulking - white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	97.0%	3% Chrysotile	

**Client Sample ID:** AS08-B **Lab Sample ID:** 662500088-0027

**Sample Description:** Between cinderblock wall and metal door - SW546 - Caulking - white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025				Positive Stop (Not Analyzed)	

**Client Sample ID:** AS08-C **Lab Sample ID:** 662500088-0028

**Sample Description:** Between cinderblock wall and metal door - SW546 - Caulking - white

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025				Positive Stop (Not Analyzed)	

**Client Sample ID:** AS09-A-Block Fill **Lab Sample ID:** 662500088-0029

**Sample Description:** Above main door - SW546 - Textured plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** AS09-A-Mortar **Lab Sample ID:** 662500088-0029A

**Sample Description:** Above main door - SW546 - Textured plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS09-B-Block Fill **Lab Sample ID:** 662500088-0030

**Sample Description:** Above main door - SW546 - Textured plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Yellow	0.0%	100.0%	None Detected	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

**Client Sample ID:** AS09-B-Mortar **Lab Sample ID:** 662500088-0030A

**Sample Description:** Above main door - SW546 - Textured plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS09-C-Block Fill **Lab Sample ID:** 662500088-0031

**Sample Description:** Above main door - SW546 - Textured plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** AS09-C-Mortar **Lab Sample ID:** 662500088-0031A

**Sample Description:** Above main door - SW546 - Textured plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** AS10-A **Lab Sample ID:** 662500088-0032

**Sample Description:** Ceiling - SW545V - Ceiling tile (24" \* 48" lateral fissure and pinholes)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	80.0%	20.0%	None Detected	

**Client Sample ID:** AS10-B **Lab Sample ID:** 662500088-0033

**Sample Description:** Ceiling - SW545V - Ceiling tile (24" \* 48" lateral fissure and pinholes)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	80.0%	20.0%	None Detected	

**Client Sample ID:** AS10-C **Lab Sample ID:** 662500088-0034

**Sample Description:** Ceiling - SW545V - Ceiling tile (24" \* 48" lateral fissure and pinholes)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Gray	80.0%	20.0%	None Detected	

**Client Sample ID:** AS11-A-Floor Tile **Lab Sample ID:** 662500088-0035

**Sample Description:** Flooring (between cabinets) - SW526 - Vinyl floor tile (9" \* 9" yellow)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Yellow	0.0%	96.0%	4% Chrysotile	

**Client Sample ID:** AS11-A-Mastic **Lab Sample ID:** 662500088-0035A

**Sample Description:** Flooring (between cabinets) - SW526 - Vinyl floor tile (9" \* 9" yellow)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Black	0.0%	96.0%	4% Chrysotile	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

**Client Sample ID:** AS11-B **Lab Sample ID:** 662500088-0036

**Sample Description:** Flooring (between cabinets) - SW526 - Vinyl floor tile (9" \* 9" yellow)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025					Positive Stop (Not Analyzed)

**Client Sample ID:** AS11-C **Lab Sample ID:** 662500088-0037

**Sample Description:** Flooring - SW526A - Vinyl floor tile (9" \* 9" yellow)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025					Positive Stop (Not Analyzed)

**Client Sample ID:** AS12-A **Lab Sample ID:** 662500088-0038

**Sample Description:** Around duct - SW428E - Mastic - Red

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Red	10.0%	90.0%	None Detected	

**Client Sample ID:** AS12-B **Lab Sample ID:** 662500088-0039

**Sample Description:** Around duct - SW428E - Mastic - Red

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Red	10.0%	90.0%	None Detected	

**Client Sample ID:** AS12-C **Lab Sample ID:** 662500088-0040

**Sample Description:** Around duct - SW428E - Mastic - Red

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	3/26/2025	Brown	10.0%	90.0%	None Detected	



## EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500088  
Customer ID: 55SPLC25  
Customer PO: CA000643414467  
Project ID:

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

---

#### Analyst(s):

---

Javed Ishmail PLM (34)  
400 PLM Pt Ct (1)  
Michelle Bautista PLM (16)  
400 PLM Pt Ct (3)

#### Reviewed and approved by:

---

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

Report amended: 03/26/2025 17:08:15 Replaces initial report from: 03/26/2025 17:05:11 Reason Code: Data Entry-Change to Appearance

**EMSL Canada Inc.**

2756 Slough Street, Mississauga, ON L4T 1G3

Phone/Fax: (289) 997-4602 / (289) 997-4607

<http://www.EMSL.com>[torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Or 552504916  
CustomerID: 55SPLC25  
CustomerPO: CA0006434446701  
ProjectID:

Attn: **Arun N Asokan**  
**WSP Canada, Inc.**  
**2 International Blvd**  
**Toronto, ON M9W 1A2**

Phone: (416) 798-0065  
Fax:  
Received: 3/20/2025 09:49 AM  
Collected: 3/18/2025

Project: **Science Wing DSS-UTSC/ CA0006434.4467(0104)****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>
Pb-01 552504916-0001	3/18/2025	3/20/2025	0.2541 g	0.0064 % wt	0.0071 % wt
Site: Interior walls and ceiling - SW546/ White paint					

Rowena Fanto, Lead Supervisor  
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. \* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.0064% 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 03/27/2025 08:03:19



**APPENDIX D**

# Spreadsheet of Findings

Material Description	Location	Sample Number	Sample Result	Qty	Unit	Friable?	Condition	Recommendation	Photo #	Confirmed / Presumed ACM?
Parging cement insulation on various piping systems	SW428E	Previously sampled (OHE, 2021)	50-75% Chrysotile	14	fittings	Yes	Good	Type 2 asbestos glove-bag operation can be conducted for the removal of less than 1m2 of friable asbestos-containing materials using a glove bag provided the glove bag can withstand the weight of the removed material and can remain sealed during the full extent of the operation.	-	Yes
Grey vinyl sheet flooring with dark grey spots and associated mastic	SW546	AS01(A - C)	Vinyl sheet flooring - None Detected (ND) Beige mastic - ND Leveller - ND Black mastic - 2% Chrysotile	670	square feet	Yes	Good	Type 1 asbestos operation is required for the disturbance or removal of non-asbestos vinyl flooring with adheared asbestos black mastic provided the material is wetted prior to disturbance and work is done using non-powered hand tools only.  Type 2 asbestos operation is required for the disturbance or removal of non-friable black mastic using power tools equipped with a HEPA-vacuum attachment.	1	Black Mastic - Yes  All other phases - No
Countertops	SW247, SW546	Initial Assessment: A02(A-C)	1% Chrysotile	-	-	-	-	Material was previously identified to contain 1% Chrysotile asbestos (sample set AS02, collected during initial assessment - see Appendix C).  Additional bulk sampling of countertops was conducted on April 22 and April 25, 2025 (sample set A03, A04 and A05 - see Appendix G). Additional samples were determined to be non-asbestos containing by laboratory analysis.	2	No
		Supplementary Bulk Sampling: A03(A-C), A04(A-C), A05(A-C)	ND							
Grey caulking around interior and exterior side of doors	SW526	AS03(A - C)	4% Chrysotile	30	linear feet	No	Good	Type 1 asbestos operation is required for the disturbance or removal of non-friable asbestos-containing materials provided the material is wetted prior to disturbance and work is done using non-powered hand tools only.	3	Yes
	SW546			30						
Baseboard and associated glue (beige)	SW546	AS04(A - C)	Baseboard - ND Mastic - ND Mortar - ND	-	-	-	-	-	-	No
Black caulking around interior side of windows	SW546	AS05(A - C)	ND	-	-	-	-	-	-	No
Ceiling tile (24" * 48" pinholes)	SW545V	AS06(A - C)	ND	-	-	-	-	-	-	No
Grey mortar around cinderblock walls	SW546, 545V, 428E	AS07(A - G)	<0.25% Chrysotile	-	-	-	-	-	-	No
White caulking between cinderblock wall and metal door	SW546	AS08(A - C)	3% Chrysotile	18	linear feet	No	Good	Type 1 asbestos operation is required for the disturbance or removal of non-friable asbestos caulking provided the material is wetted prior to disturbance and work is done using non-powered hand tools only.	4	Yes
Textured plaster above doorway	SW546	AS09(A - C)	Block fill: ND Mortar: ND	-	-	-	-	-	-	No

**Note:** This spreadsheet should be read in conjunction with the report. The quantities as reported are estimates only and may not accurately reflect the exact quantities at the Site. Contractors retained to complete asbestos abatement activities should independently confirm reported quantities.



Material Description	Location	Sample Number	Sample Result	Qty	Unit	Friable?	Condition	Recommendation	Photo #	Confirmed / Presumed ACM?
Ceiling tile (24" * 48" lateral fissure and pinholes)	Vestibule ceiling - SW545V	AS10(A - C)	ND	-	-	-	-	-	-	No
Yellow 9" x 9" vinyl floor tiles (concealed by cabinets)	SW526, & SW526A	AS11(A - C) - tile phase	4% Chrysotile	30	square feet	No	Good	Type 1 asbestos operation is required for the disturbance or removal of non-friable asbestos floor tiles provided the material is wetted prior to disturbance and work is done using non-powered hand tools only.  Type 2 asbestos operation is required for the disturbance or removal of non-friable black mastic using power tools equipped with a HEPA-vacuum attachment.	5	Yes
Black mastic associated with Yellow 9" x 9" vinyl floor tiles & non-asbestos vinyl sheet flooring	SW526, & SW526A	AS11(A - C) - mastic phase	4% Chrysotile	200	square feet	No	Good	Type 1 asbestos operation is required for the disturbance or removal of non-friable asbestos floor tiles or provided the material is wetted prior to disturbance and work is done using non-powered hand tools only.  Type 2 asbestos operation is required for the disturbance or removal of non-friable black mastic using power tools equipped with a HEPA-vacuum attachment.	5	Yes
Red mastic around ductwork	SW428E	AS12(A - C)	ND	-	-	-	-	-	-	No
White mortar associated with ceramic wall tile (homogeneous with SW246)	SW247	Previously sampled (WSP, Nov 2024)	0.5% Chrysotile	300	square feet	No	Good	Type 1 asbestos operation is required for the disturbance or removal of non-friable asbestos containing materials provided the material is wetted prior to disturbance and work is done using non-powered hand tools only.  Type 2 asbestos operation is required for the disturbance or removal of non-friable asbestos containing materials using power tools equipped with a HEPA-vacuum attachment.		Yes
White grout associated with ceramic wall tile (homogeneous with SW246)	SW247	Previously sampled (WSP, Nov 2024)	ND	-	-	-	-	-	-	No
Grey mortar on red brick wall (homogeneous with SW246)	SW247	Previously sampled (WSP, Nov 2024)	ND	-	-	-	-	-	-	No
Drywall joint compound - ceiling bulkhead	SW546	Previously sampled (WSP, April 2023)	N/A	-	-	-	-	-	-	No
Ceiling tile	SW247 & SW546	N/A	N/A	-	-	-	-	-	6	No

**Note:** This spreadsheet should be read in conjunction with the report. The quantities as reported are estimates only and may not accurately reflect the exact quantities at the Site. Contractors retained to complete asbestos abatement activities should independently confirm reported quantities.



TABLE D.2. BULK LEAD SAMPLE RESULTS AND  
PRESUMED LEAD-CONTAINING MATERIALS

Science Wing, University of Toronto Scarborough  
1265 Military Trail, Toronto, Ontario

CA0049511.7487.0103 Rev1

Material Description	Location	Sample Number	Sample Result	Qty	Unit	Condition	Recommendation	Photo #	Containing?
White paint on concrete, concrete block and drywall	Interior walls and bulkhead ceiling - SW546	Pb-01	0.0071% wt	-	-	Good	Disturbance should be performed in accordance with Ministry of Labour, Immigration, Training and Skills Development (MOL) "Guideline - Lead on Construction Projects".	7	Yes

TABLE D.3. OTHER PRESUMED HAZARDOUS MATERIALS

Bladen Wing, University of Toronto Scarborough  
1265 Military Trail, Toronto, Ontario

CA0049511.7487.0103 Rev1

Material Description	HazMat	Location	Qty	Unit	Recommendation	Photo #
Drywall ceiling bulkhead	Water-staining	SW546	5	square feet	Less than 10 square feet of water-impacted materials should be removed in accordance with Environmental Abatement Council of Canada (EACC) Level 1 mould remediation procedures.	-
Ceiling tiles	Water-staining	SW545V	4	square feet	Less than 10 square feet of water-impacted materials should be removed in accordance with Environmental Abatement Council of Canada (EACC) Level 1 mould remediation procedures.	10
Ceiling tiles	Water-staining	SW247	6	square feet	Less than 10 square feet of water-impacted materials should be removed in accordance with Environmental Abatement Council of Canada (EACC) Level 1 mould remediation procedures.	-
Ceiling tiles	Water-staining	Exterior side of the door in SW545.	2	square feet	Less than 10 square feet of water-impacted materials should be removed in accordance with Environmental Abatement Council of Canada (EACC) Level 1 mould remediation procedures.	9
Fluorescent light tubes	Mercury	Throughout	55	Units	Manage in place or recycle for reuse by qualified personnel. If recycling is not practicable then dispose of in accordance with procedures prescribed under federal and provincial regulations.	8
Concrete, ceiling tiles, concrete block, mortar and drywall	Silica	Throughout	-	-	Any work involving disturbance to silica should be completed in accordance with the MOL Guideline - Silica on Construction Projects (updated April 2011).	-

**APPENDIX E**

**Photographs**

Science Wing, University of Toronto Scarborough  
1265 Military Trail, Toronto, Ontario


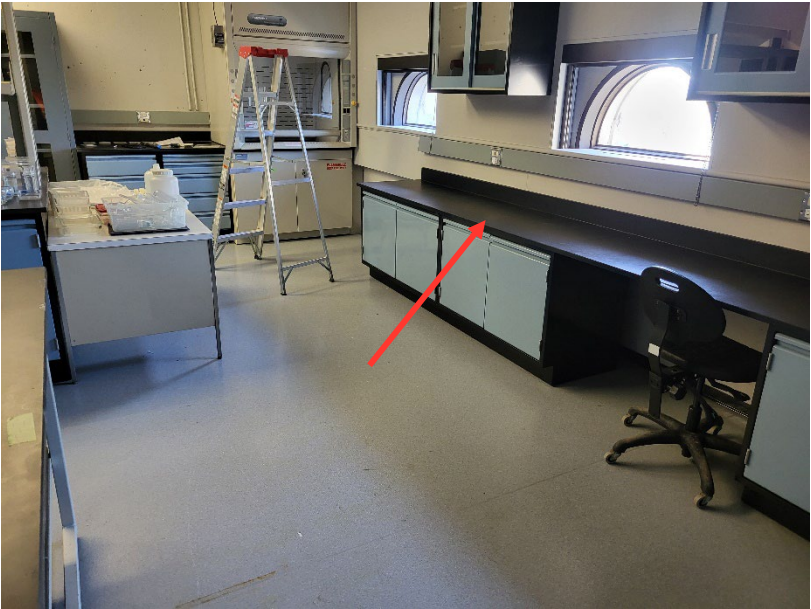
PHOTO NO.	DESCRIPTION & LOCATION	PHOTO
1	Representative view of asbestos-containing vinyl sheet flooring and associated mastic within SW546.	
2	Representative view of the non-asbestos containing countertops observed in SW546.	




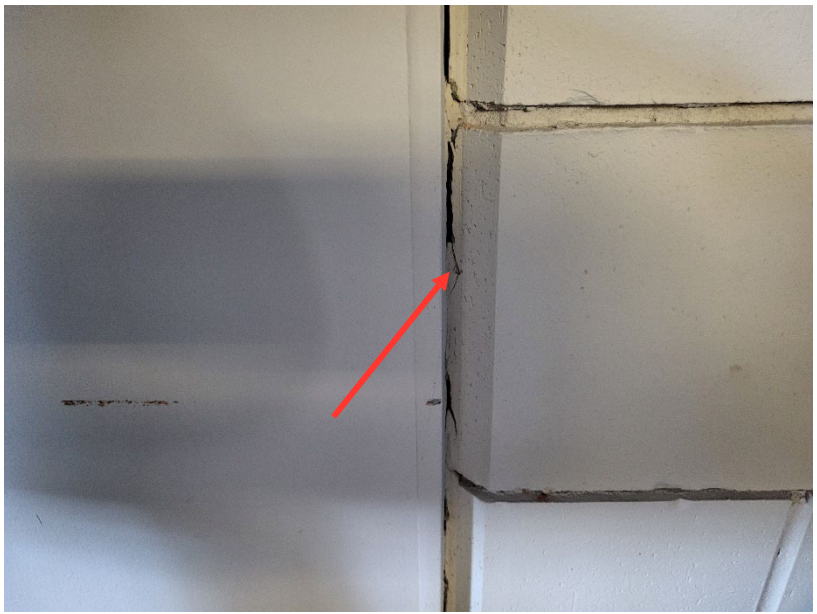
PHOTO NO.	DESCRIPTION & LOCATION	PHOTO
3	View of asbestos containing grey caulking observed around interior and exterior side of doors of SW546.	
4	View of asbestos containing white caulking observed between cinderblock wall and metal door within SW546.	




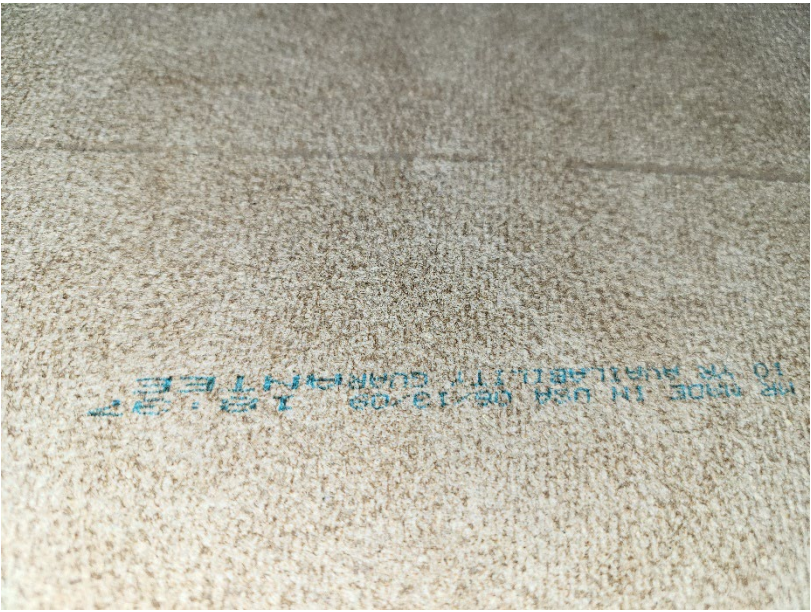
PHOTO NO.	DESCRIPTION & LOCATION	PHOTO
5	View of asbestos containing vinyl floor tile (9" x 9" yellow) and associated mastic observed as flooring (between cabinets) within SW526 and SW526A.	
6	Representative view of date stamp on ceiling tiles within SW546.	



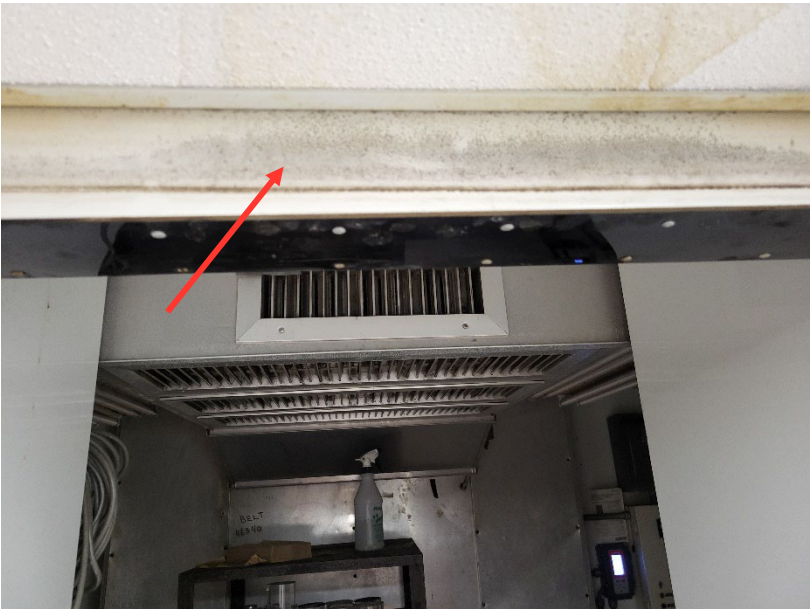

PHOTO NO.	DESCRIPTION & LOCATION	PHOTO
7	View of lead-containing white paint observed on interior walls and bulkhead ceiling within SW546.	
8	View of suspected mercury-containing fluorescent light tubes observed throughout the Study Area.	



PHOTO NO.	DESCRIPTION & LOCATION	PHOTO
9	View of black staining observed on top of exterior side of door of SW545.	
10	Representative view of water staining observed on ceiling tiles in SW545V.	

**APPENDIX F**

**Site Plan**



LEGEND

- ▲ NON-ASBESTOS BULK SAMPLE LOCATION
- BOUNDS OF STUDY AREA

ASBESTOS SAMPLE

A03A – COUNTERTOPS



PROJECT NAME: PRE-RENOVATION DESIGNATED SUBSTANCE SURVEY

CLIENT NAME: UNIVERSITY OF TORONTO SCARBOROUGH

PROJECT LOCATION: SW247, 2<sup>ND</sup> FLOOR OF THE SCIENCE WING

FIGURE NAME: STUDY AREA

PROJECT NUMBER: CA0049511.7487-0103

DRAWN BY: VM      REVIEWED BY: JK

SCALE: N.T.S.

DATE: MARCH 31, 2025

FIGURE NUMBER: 1 OF 3

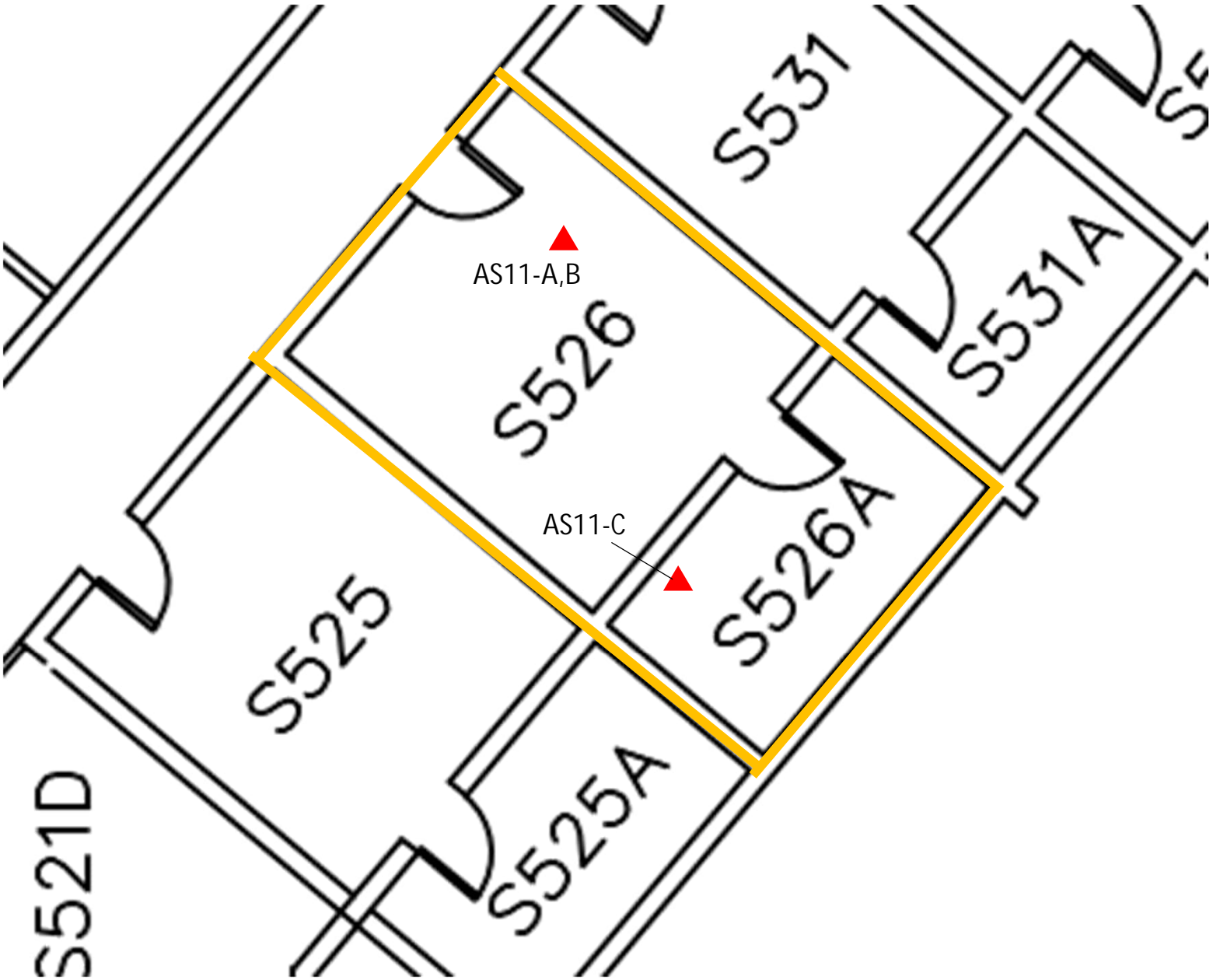
DISCLAIMER NOTES:

1. DRAWING NOT TO SCALE/PROVIDED BY CLIENT
2. THE FULL REPORT MUST BE REFERENCED WHEN REVIEWING THIS DRAWING
3. SAMPLE LOCATIONS ARE APPROXIMATE



DISCLAIMER NOTES:

1. DRAWING NOT TO SCALE/PROVIDED BY CLIENT
2. THE FULL REPORT MUST BE REFERENCED WHEN REVIEWING THIS DRAWING
3. SAMPLE LOCATIONS ARE APPROXIMATE



- LEGEND
- ▲ ASBESTOS BULK SAMPLE LOCATION
  - BOUNDS OF STUDY AREA

ASBESTOS SAMPLES

AS11(A-C) – 9"x9" YELLOW VINYL FLOOR TILE



PROJECT NAME: PRE-RENOVATION DESIGNATED SUBSTANCE SURVEY	
CLIENT NAME: UNIVERSITY OF TORONTO SCARBOROUGH	
PROJECT LOCATION: S526 & S526A, 5 <sup>TH</sup> FLOOR OF THE SCIENCE WING	
FIGURE NAME: STUDY AREA	
PROJECT NUMBER: CA0049511.7487-0103	
DRAWN BY: VM	REVIEWED BY: JK
SCALE: N.T.S.	
DATE: MARCH 31, 2025	
FIGURE NUMBER: 3 OF 3	

DISCLAIMER NOTES:

- DRAWING NOT TO SCALE/PROVIDED BY CLIENT
- THE FULL REPORT MUST BE REFERENCED WHEN REVIEWEING THIS DRAWING
- SAMPLE LOCATIONSARE APPROXIMATE

**APPENDIX G**

**Analytical Reports - Bulk Sampling  
on April 22 & 25, 2025**





# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500142  
Customer ID: 55GOLD54  
Customer PO:  
Project ID:

**Attn:** James Kassabian  
WSP Canada, Inc.  
6925 Century Avenue  
Suite 100  
Mississauga, ON L5N 7K2

**Phone:** (905) 567-4444  
**Fax:** (905) 567-6561  
**Collected:**  
**Received:** 4/22/2025  
**Analyzed:** 4/23/2025

**Proj:** UTSC, Bulk Sampling Science Wing

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

**Client Sample ID:** A01a **Lab Sample ID:** 662500142-0001  
**Sample Description:** EV 034 / Sticker "Job #N9005 - 4P1"

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A01b **Lab Sample ID:** 662500142-0002  
**Sample Description:** EV 034 / Sticker "Job #N9005 - 3P1"

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A01c **Lab Sample ID:** 662500142-0003  
**Sample Description:** EV 034 / with casework & no sticker

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A02a **Lab Sample ID:** 662500142-0004  
**Sample Description:** SW 200P / "Do not throw out" sticker

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A02b **Lab Sample ID:** 662500142-0005  
**Sample Description:** SW 200P / "SW 322 Sticker"

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A02c **Lab Sample ID:** 662500142-0006  
**Sample Description:** SW 200P / with overhang & red sticker

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A03a **Lab Sample ID:** 662500142-0007  
**Sample Description:** SW 247

TEST	Analyzed	Color	Non-Asbestos		Asbestos	Comment
	Date		Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500142  
Customer ID: 55GOLD54  
Customer PO:  
Project ID:

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

Client Sample ID: A03b

Lab Sample ID: 662500142-0008

Sample Description: SW 546 / "sodium" sticker with bottles

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: A03c

Lab Sample ID: 662500142-0009

Sample Description: SW 546 / counters under windows

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: A03d

Lab Sample ID: 662500142-0010

Sample Description: SW 546 / beside fume hood

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/23/2025	Black	0.0%	100.0%	None Detected	

### Analyst(s):

Marzan Regaspi PLM (7)  
Michelle Bautista PLM (3)

### Reviewed and approved by:

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: 04/23/2025 11:06:34



# EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500147  
Customer ID: 55GOLD54  
Customer PO:  
Project ID:

**Attn:** James Kassabian  
WSP Canada, Inc.  
6925 Century Avenue  
Suite 100  
Mississauga, ON L5N 7K2  
**Proj:** UTSC, bulk sampling SW 546

**Phone:** (905) 567-4444  
**Fax:** (905) 567-6561  
**Collected:**  
**Received:** 4/25/2025  
**Analyzed:** 4/25/2025

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

**Client Sample ID:** A04a **Lab Sample ID:** 662500147-0001  
**Sample Description:** SW 546/Countertop w/ sink

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/25/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A04b **Lab Sample ID:** 662500147-0002  
**Sample Description:** SW 546/Countertop w/ sink

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/25/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A04c **Lab Sample ID:** 662500147-0003  
**Sample Description:** SW 546/Countertop w/ sink

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/25/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A05a **Lab Sample ID:** 662500147-0004  
**Sample Description:** SW 546/Countertop beside sink

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/25/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A05b **Lab Sample ID:** 662500147-0005  
**Sample Description:** SW 546/Countertop w/ bottles (stickers O to D)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/25/2025	Black	0.0%	100.0%	None Detected	

**Client Sample ID:** A05c **Lab Sample ID:** 662500147-0006  
**Sample Description:** SW 546/Countertop w/ bottles (stickers E to N)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	4/25/2025	Black	0.0%	100.0%	None Detected	



## EMSL Canada Inc.

20 Amber Street Unit #16 Markham, ON L3R 5P4  
Phone/Fax: (289) 271-4362 / (289) 799-3563  
<http://www.EMSL.com> / [markhamlab@EMSL.com](mailto:markhamlab@EMSL.com)

EMSL Canada Order 662500147  
Customer ID: 55GOLD54  
Customer PO:  
Project ID:

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

#### Analyst(s):

Marzan Regaspi PLM (4)  
Michelle Bautista PLM (2)

#### Reviewed and approved by:

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: 04/25/2025 15:30:03

