



Environmental Consulting
Occupational Health

**PRE-RENOVATION DESIGNATED SUBSTANCES AND
HAZARDOUS MATERIALS ASSESSMENT**

**CHILD CARE PROGRAM
MCNICOLL AVENUE
155 MCNICOLL AVENUE
TORONTO, ON**

Prepared for:

BGIS

4175 14th Avenue

Markham, ON L3R 0J2

Attention: Jean Weiss-Bartelli, Sr. Project Manager

Prepared by:

ECOH

75 Courtneypark Drive West, Unit 1
Mississauga, ON L5W 0E3

BGIS Project No.: IONP004400

ECOH Project No.: 29547

December 2, 2025

1. INTRODUCTION

ECOH Management Inc. (ECOH) was retained by BGIS to conduct a Pre-Renovation Designated Substances and Hazardous Materials Survey (the “Survey”) regarding the planned upgrade to replace perimeter convactor controls, isolation valves, and thermostats throughout the McNicoll Avenue Child Care Program located at 155 McNicoll Avenue, Toronto, ON (the “Site”). Mr. Pathik Tadvī completed an assessment on November 17, 2025. The assessment included a visual inspection and testing for the presence of Designated Substances (asbestos, lead, mercury, etc.) and other hazardous materials (such as mould, UFFI, PCBs, etc.) as required.

BGIS has informed ECOH of plans to upgrade and replace perimeter convactor controls, isolation valves, and thermostats throughout the aforementioned facility (the “Project Area”). The intent of this survey is to identify designated substances and potentially hazardous materials, which may be demolished, removed, or disturbed during the renovation work. Certain materials (i.e., roofing felts, mechanical gaskets, etc.) may not be sampled for the presence of hazardous materials to avoid compromising the integrity of mechanical systems or the building envelope, or were beyond the scope of work.

2. DETAILS AND OBSERVATIONS

1. Areas of investigation were determined based on project information and/or floor plans provided by BGIS and are limited to the Project Area that may be impacted by the planned renovation scope of work.
2. The following report was reviewed to determine the presence of asbestos and designated substances in the project area, and supplemented by additional sampling as necessary:
 - a) The HMIS (Hazardous Materials Inventory System) *All Data Report* database as of November 5, 2025.
3. Laboratory results for bulk asbestos and lead samples collected during this assessment are attached to this report in Appendix I.
4. Site photographs of various sampled materials are attached to the report as Appendix II.
5. General site conditions and asbestos-related information, as it pertains to the project scope of work, includes the following:
 - a) Flooring within the Project Area is composed of the following materials:
 - Various Vinyl floor tile. These materials have been previously sampled and determined to be **asbestos-containing (0.5-5% Chrysotile)**, however, flooring is not expected to be disturbed based off the renovation scope of work.

- Vinyl Sheet Flooring: This material was previously sampled and confirmed to be non-asbestos containing.
 - Ceramic Tile Grout. This material is present in the Project Area but are not expected to be disturbed by the renovation scope of work.
- b) Walls within the Project Area are composed of the following materials:
- Drywall and Joint Compound. This material was previously sampled and confirmed to be **asbestos-containing (0.5-5% Chrysotile)**.
 - Concrete Block Mortar. This material was previously sampled and confirmed to be **asbestos-containing (0.5% Chrysotile)**.
 - Masonry Brick Mortar. This material was previously sampled and determined to contain trace concentration of asbestos (<0.25% Chrysotile). The trace quantities of asbestos are below the regulatory threshold of an “asbestos-containing material” in Ontario (greater than or equal to 0.5% asbestos content) and as such is not considered to be an asbestos-containing material.
 - Ceramic Tile Grout. This material is present in the Project Area but are not expected to be disturbed by the renovation scope of work.
- c) Ceilings within the Project Area are composed of the following materials.
- Drywall and Joint Compound. This material was previously sampled and confirmed to be **asbestos-containing (0.5-5% Chrysotile)**.
 - 1' x 1' Glue on ceiling tiles (Medium fissures and pinholes). Three (3) representative samples were collected (Sample ID: 29547-ASB-01A-C) from the Project Area and determined by laboratory analysis to be non-asbestos containing.
 - 1' x 1' Glue-on ceiling tile associated mastic. This material was not accessible for sampling during the assessment and is **assumed to be asbestos-containing**.
 - 2' x 4' Lay-in ceiling tiles (Round fissures and pinholes). Three (3) representative samples were collected (Sample ID: 29547-ASB-02A-C) from the Project Area and determined by laboratory analysis to be non-asbestos containing.
 - 2' x 4' Lay-in ceiling tiles (Long fissures and pinholes). Three (3) representative samples were collected (Sample ID: 29547-ASB-03A-C) from the Project Area and determined by laboratory analysis to be non-asbestos containing.
 - 2' x 4' Lay-in ceiling tiles (Textured). This material was previously sampled and confirmed to be **asbestos-containing (0.5-5% Chrysotile)**.
 - 2' x 4' Lay-in ceiling tiles (Small Fissures and Pinholes). This material was previously sampled and confirmed to be non-asbestos containing.
 - Fibreglass panels. This material is not suspected to contain asbestos.

- d) Structural components (deck, beams, joists, etc.) in the Project Area are composed of metal.
- White Cementitious Material on Steel Joists. Three (3) representative samples were collected (Sample ID: 29547-ASB-05A-C) from the Project Area and determined by laboratory analysis to be **asbestos-containing material (0.5% Chrysotile)**.
- e) Observed straight sections of pipe in the Project Area are either uninsulated or insulated with non-asbestos fibreglass.
- f) Duct systems in the Project Area are either uninsulated or insulated with non-asbestos fibreglass.
- g) Grey Caulking. Three (3) representative samples of this material were collected (29547-ASB-04A-C) and determined by laboratory analysis to be non-asbestos containing.
- h) Window Sealer. Three (3) representative samples of this material were collected (29547-ASB-06A-C) and determined by laboratory analysis to be non-asbestos containing.
- i) The following **asbestos-containing materials** are known to be present in the Project Area; However, these materials are not expected to be disturbed by the renovation scope of work:
- Parging cement,
 - Gasket,
 - Cementitious firestopping material,
 - Gold sink mastic,
 - Caulking on roof mechanical and flashing,
 - Various patterned vinyl floor tiles and associated mastic.

Please refer to Table 1 for a summary of the results for asbestos sampling.

Table 1: Summary of Asbestos Sampling			
Sample Number	Location	Description of Material	Result
29547-ASB-01A	Classroom 101 (Loc. 108)	1' x 1' Glue-on ceiling tiles – Medium Fissures and Pinholes	None Detected
29547-ASB-01B	Classroom 101 (Loc. 108)	1' x 1' Glue-on ceiling tiles – Medium Fissures and Pinholes	None Detected
29547-ASB-01C	Classroom 101 (Loc. 108)	1' x 1' Glue-on ceiling tiles – Medium Fissures and Pinholes	None Detected
29547-ASB-02A	Classroom/Sleep Room (Loc. 113)	2' x 4' Lay-in ceiling tiles – Round Fissures and Pinholes	None Detected

Table 1: Summary of Asbestos Sampling			
Sample Number	Location	Description of Material	Result
29547-ASB-02B	Classroom/Sleep Room (Loc. 113)	2' x 4' Lay-in ceiling tiles – Round Fissures and Pinholes	None Detected
29547-ASB-02C	Classroom/Sleep Room (Loc. 113)	2' x 4' Lay-in ceiling tiles – Round Fissures and Pinholes	None Detected
29547-ASB-03A	Stairwell 2 nd Floor (Loc. 201)	2' x 4' Lay-in ceiling tiles – Long Fissures and Pinholes	None Detected
29547-ASB-03B	Stairwell 2 nd Floor (Loc. 201)	2' x 4' Lay-in ceiling tiles – Long Fissures and Pinholes	None Detected
29547-ASB-03C	Stairwell 2 nd Floor (Loc. 201)	2' x 4' Lay-in ceiling tiles – Long Fissures and Pinholes	None Detected
29547-ASB-04A	Classroom (Loc. 101)	Grey Caulking	None Detected
29547-ASB-04B	Classroom (Loc. 101)	Grey Caulking	None Detected
29547-ASB-04C	Classroom (Loc. 101)	Grey Caulking	None Detected
29547-ASB-05A	Classroom/Kitchen (Loc. 109)	White Cementitious Material	0.5% Chrysotile
29547-ASB-05B	Classroom/Kitchen (Loc. 109)	White Cementitious Material	Stop Positive (Not Analyzed)
29547-ASB-05C	Classroom/Kitchen (Loc. 109)	White Cementitious Material	Stop Positive (Not Analyzed)
29547-ASB-06A	Office (Loc. 108)	Window Sealer	None Detected
29547-ASB-06B	Office (Loc. 108)	Window Sealer	None Detected
29547-ASB-06C	Office (Loc. 108)	Window Sealer	None Detected
- Shading Indicates Positive Sample			

6. Although no regulations exist in Ontario, guidelines indicate that paints and surface coatings that contain 0.5% lead concentration by dry weight (i.e., concentrations of lead at or above 0.5%, or 5000 parts per million (ppm)) is considered to be a “lead-based paint or surface coating”. Paints or surface coatings that contain concentrations of lead greater than 0.1% by dry weight (1000 ppm), and less than 0.5% by dry weight (5000 ppm), is considered to be a “lead-containing paint or surface coating”. Paints or surface coatings that contain concentrations of lead at, or below, 0.1% by dry weight (1000 ppm) is considered to be a “low-level lead paint or surface coating”.

The presence of lead in paint was assessed by the collection and submission of bulk material samples to a professional laboratory for analysis by flame atomic absorption spectroscopy.

Please refer to Table 2 for a summary of the bulk paint chip analysis results for lead.

Table 2: Summary of Lead Sampling			
Sample Number	Location	Description of Material	Results
29547-Pb-01	Office (Loc. 108)	Beige Paint on Wall	92 ppm
29547-Pb-02	First Aid Room (Loc. 104)	Brown Paint on Radiator	8 ppm
29547-Pb-03	Office (Loc. 206)	Green Paint on Wall	<5 ppm
29547-Pb-04	Classroom (Loc. 205)	Sky Blue Paint on Wall	34 ppm
29547-Pb-05	Office (Loc. 206)	Blue Paint on Wall	<5 ppm
29547-Pb-06	Classroom (Loc. 101)	Light Blue Paint on Wall	57 ppm
29547-Pb-07	Classroom (Loc. 216)	Orange Paint on Wall	44 ppm
29547-Pb-08	Classroom/Kitchen (Loc. 205)	Beige Paint on Wall	1,160 ppm
<i>- Shading Indicates Positive Sample</i>			

The following paints are lead-containing:

- Beige Paint on Wall – **1,160 ppm**

No other major sources of lead or lead-containing products were observed during this survey. However, the following should be noted: lead may be present in wiring connectors, ceramic tile glazing, electric cable sheathing, and in solder joints on copper piping.

7. Fluorescent lamp ballasts and transformers present within the Project Area are assumed to contain polychlorinated biphenyls (PCBs).
8. Free crystalline silica in the form of common construction sand is present in all gypsum, concrete and masonry products within the work areas.
9. Mercury may be present in minor quantities within the Project Area in the following forms: as a possible constituent of paints and adhesives and as a vapour within fluorescent light tubes.
10. Other designated substances and hazardous materials including Arsenic, Acrylonitrile, Benzene, Coke Oven Emissions, Ethylene Oxide, Ozone Depleting Substances, Isocyanates, Visible Mould, and Vinyl Chloride Monomer were not observed within the Project Area.

3. DISCUSSION AND RECOMMENDATIONS

The following recommendations meet requirements of the Occupational Health and Safety Act. Asbestos recommendations meet the requirements of Ontario Regulation 278/05 Designated Substance –*Asbestos on Construction Projects and in Buildings and Repair Operations*. Based upon the observations of this assessment, ECOH offers the following for your consideration.

1. As asbestos-containing materials (ACMs) are present throughout the Project Area, ECOH recommends that all workers have asbestos awareness and respirator training before commencing work. Asbestos awareness training will provide on-site workers the understanding of asbestos-related health and safety issues; the ability to recognize ACMs and any situation that may present a potential asbestos exposure, and the ability to respond appropriately to an inadvertent disturbance of ACM in the work area.
2. The following is recommended for the removal or disturbance of confirmed ACMs present in the Project Area if **required to complete the project scope of work**:
 - Non-friable asbestos-containing concrete block mortar observed throughout the Facility/Project Area:
 - Type 1 Asbestos Safety Precautions should be utilized for the disturbance or removal of concrete block mortar, provided that materials are wetted to control the spread of dust or fibres and work is done only by means of non-powered hand-held tools; or
 - Type 2 Asbestos Safety Precautions should be utilized for the disturbance or removal of concrete block mortar, provided that any power tools used are attached to dust-collecting devices equipped with HEPA filters.
 - Potentially friable asbestos-containing ceiling tiles observed throughout the Facility/Project Area:
 - Type 1 Asbestos Safety Precautions should be utilized for the disturbance or removal of less than 7.5 square meters of asbestos-containing ceiling tiles; provided that ceiling tiles are not broken, cut, drilled, abraded, ground, sanded or vibrated.
 - Type 2 Asbestos Safety Precautions should be utilized for the disturbance or removal of more than or equal to 7.5 square meters of asbestos-containing ceiling tiles; provided that ceiling tiles are not broken, cut, drilled, abraded, ground, sanded or vibrated.
 - Friable asbestos-containing white cementitious material observed on structural joists in the Facility/Project Area:
 - Type 2 Asbestos Safety Precautions must be utilized for the disturbance or removal of one square meter (~10 sq.ft.) or less of friable ACMs.

- Type 2 Glove Bag Asbestos Safety Precautions can be utilized where practical.
- Type 3 Asbestos Safety Precautions must be utilized for the disturbance or removal of more than one square meter of friable ACMs.
- Potentially friable drywall joint compound observed throughout the Facility/Project Area:
 - Type 1 Asbestos Safety Precautions should be utilized for the disturbance or removal of less than one square metre of asbestos-containing drywall.
 - Type 2 Asbestos Safety Precautions should be utilized for the disturbance or removal of one square metre or more of asbestos-containing drywall.
- 3. During work, if additional materials are revealed beyond what are described in this report, and historical reports referenced herein (i.e., materials not identified or materials that are not homogenous to those identified or materials that become revealed during the work), additional testing for asbestos-content should be completed immediately and prior to disturbance of the material.
- 4. Any work involving the disturbance of “lead-containing” paints should be conducted following recommendations detailed within the Ministry of Labour document Guideline - Lead on Construction Projects, dated November 2022, and the Environmental Abatement Council of Canada (EACC) Lead Guideline, dated January 2025.

Work shall be classified as follows, as per the EACC Lead Guideline:

- Removal of lead-containing or lead-based paints and surface coatings with a chemical gel/stripper or paste is a Class 1 lead operation.
- Removal of lead-containing or lead-based paints and surface coatings with a heat gun is a Class 1 lead operation.
- Removal of materials coated with lead-containing or lead-based paints and surface coatings, using non-powered hand tools, where the material remains chiefly intact and is not crumbled, pulverized or powdered is a Class 1 lead operation.
- Removal of lead-containing coatings or materials using a power tool that has an effective dust collection system equipped with a HEPA filter is a Class 2a lead operation.
- Removal of lead-containing or lead-based paints or materials by scraping or sanding using non-powered hand tools is a Class 2a lead operation.
- Manual demolition of lead-painted plaster walls (or similar building components that will crumble, pulverize, or powder) when striking with a sledgehammer or similar tool is a Class 2a lead operation.

- Removal of lead-containing coatings or materials using power tools without an effective dust collection system equipped with a HEPA filter is a Class 3a lead operation.
- Abrasive blasting of lead-containing coatings or materials is a Class 3b lead operation.

Renovation, demolition or general construction work involving the removal of materials containing only trace concentrations of lead (i.e., lead concentrations below 0.1% by dry weight, or 1000ppm) can be completed without lead specific safety precautions provided that:

- a) Work does not include 'fume generating activities' (heat producing) such as welding, torching, burning, high temperature cutting, etc.,
 - b) Work does not include dust-generating activities such as grinding, cutting or chemical stripping,
 - c) Dust levels are maintained below 3mg/m³, and
 - d) General health and safety construction procedures are implemented, which would include dust suppression methods, proper respiratory protection (minimum of a 1/2-face respirator) and protective clothing, as is appropriate for the work being completed.
5. If work requires the replacement of fluorescent light ballasts, all ballasts should be disassembled to observe serial codes and then compared to standard PCB Identifier Code literature. Ballasts with unidentifiable serial codes, or from manufacturers who are not included in the standard PCB Identifier Code literature or are not clearly labelled as "PCB Free", or no date is clearly visible (ballasts dated 1981, or afterwards, do not contain PCBs), must be assumed to contain PCBs.
 6. Ballasts and transformers confirmed or assumed to contain PCBs must be disposed of following Ontario Regulation 362 of the Environmental Protection Act, O. Reg 347/90 and Transportation of Dangerous Goods Act (TDGA) requirements.
 7. Any work involving the disturbance of materials that may contain silica must be conducted following recommendations detailed in the Ministry of Labour document *Guideline - Silica on Construction Projects*, dated November 2022.
 8. Other designated substances and hazardous materials, if present, would not be expected to be a source of concern during work of this project and should be adequately addressed using general health and safety precautions including, in part, the use of dust suppression techniques and appropriate respiratory protection.
 9. Should work be required in other areas of the building, beyond the area subjected to this assessment, additional site investigations should be completed to assess the presence of Designated Substances or Hazardous Materials.

4. STATEMENT OF LIMITATIONS

Due to the nature of building construction, and on-going building activities, some limitations exist to the thoroughness of a building assessment. The field observations, measurements and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings and conclusions presented in this report. The observations, results and conclusions drawn by ECOH Management Inc. (ECOH) are limited to the specific scope of work for which ECOH was retained and are based solely on information generated as a result of the specific scope of work authorized by BGIS. Only those items that are capable of being observed and are reasonably obvious to ECOH personnel or have been identified to ECOH by other parties, can be reported. ECOH has exercised a degree of thoroughness and competence that is consistent with the profession during the execution of this assessment. ECOH considers the opinions and information as they are presented in this report to be factual at the time of the assessment. The conclusions are limited to the specific locations of where testing and/or observations were completed during the course of the assessment.

It is important to note that work was completed with the utmost care and our extensive expertise in carrying out assessments. ECOH believes that the information collected during the assessment concerning the Work Area is reliable. No other warranties are implied or expressed. ECOH, to the best of its knowledge, believes this report to be accurate, however, ECOH cannot guarantee the completeness or accuracy of information supplied to ECOH by third parties. It should also be noted that any investigation regarding the presence of hazardous materials in the work area is based on interpretation of conditions determined at specific sampling locations, and conditions may vary between sampling locations.

ECOH is an Environmental Consulting Company and as such any results or conclusions presented in this report should not be construed as legal advice. The material in this report reflects ECOH's professional interpretation of information available at the time of report preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ECOH accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. Should additional information become available that suggests other environmental issues of concern beyond that described in this report, ECOH retains the right to review this information and modify conclusions and recommendations presented in this report accordingly.

5. CLOSURE

We trust that this report meets your requirements, and we thank you for the opportunity to be of service. Should you have any questions, please do not hesitate to contact the undersigned.

ECOH

Environmental Consulting
Occupational Health

Prepared by:



**Pathik Tadvi, B. Tech. Civil
Environmental Technologist**

Reviewed by:



**Byron Chiu, MBA, B.Sc.
Senior Project Manager**

APPENDICES:

Appendix I: Laboratory Analysis Report – Bulk Sample Analyses

Appendix II: Site Photographs

APPENDIX I

Laboratory Analysis Report – Bulk Sample Analyses

Laboratory Analysis Report

To:

Pathik Tadvi
ECOH Management Inc.
75 Courtney Park Drive West
Unit 1
Mississauga, Ontario
L5W 0E3

EMC LAB REPORT NUMBER: A127577
Job/Project Name: 155 McNicoll Ave, Toronto, ON
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Nov 19/25 **Date Analyzed:** Nov 21/25
Analyst: Rahul Patel
Reviewed By: Malgorzata Sybydlo

No. of Phases Analyzed: 16
Job No: 29547
Number of Samples: 18
Date Reported: Nov 24/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
29547-ASB-01A	A127577-1	1'x1' glue-on ceiling tile – medium fissures and pinholes – classroom 101 (loc. 108)	Grey, ceiling tile	ND	75	25
29547-ASB-01B	A127577-2	1'x1' glue-on ceiling tile – medium fissures and pinholes – classroom 101 (loc. 108)	Grey, ceiling tile	ND	75	25
29547-ASB-01C	A127577-3	1'x1' glue-on ceiling tile – medium fissures and pinholes – classroom 101 (loc. 108)	Grey, ceiling tile	ND	75	25
29547-ASB-02A	A127577-4	2'x4' lay-in ceiling tile – round fissures and pinholes – classroom/ sleep room (loc. 113)	Grey, ceiling tile	ND	75	25
29547-ASB-02B	A127577-5	2'x4' lay-in ceiling tile – round fissures and pinholes – classroom/ sleep room (loc. 113)	Grey, ceiling tile	ND	75	25
29547-ASB-02C	A127577-6	2'x4' lay-in ceiling tile – round fissures and pinholes – classroom/ sleep room (loc. 113)	Grey, ceiling tile	ND	75	25
29547-ASB-03A	A127577-7	2'x4' lay-in ceiling tile – long fissures and pinholes – stairwell 2 nd floor (loc. 201)	Grey, ceiling tile	ND	75	25
29547-ASB-03B	A127577-8	2'x4' lay-in ceiling tile – long fissures and pinholes – stairwell 2 nd floor (loc. 201)	Grey, ceiling tile	ND	75	25

EMC LAB REPORT NUMBER: A127577

Client's Job/Project Name/No.: 29547

Analyst: Rahul Patel

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
29547-ASB-03C	A127577-9	2'x4' lay-in ceiling tile – long fissures and pinholes – stairwell 2 nd floor (loc. 201)	Grey, ceiling tile	ND	75	25
29547-ASB-04A	A127577-10	Grey caulking on wall – classroom (loc. 101)	Grey, caulking	ND		100
29547-ASB-04B	A127577-11	Grey caulking on wall – classroom (loc. 101)	Grey, caulking	ND		100
29547-ASB-04C	A127577-12	Grey caulking on wall – classroom (loc. 101)	Grey, caulking	ND		100
29547-ASB-05A	A127577-13	White, cementitious material on steel joist above lay-in ceiling tile – classroom/ kitchen (loc. 109)	Grey, cementitious material	Chrysotile	0.5	99.5
29547-ASB-05B	A127577-14	White, cementitious material on steel joist above lay-in ceiling tile – classroom/ kitchen (loc. 109)	NA	NA		
29547-ASB-05C	A127577-15	White, cementitious material on steel joist above lay-in ceiling tile – classroom/ kitchen (loc. 109)	NA	NA		
29547-ASB-06A	A127577-16	Window sealer – office (loc. 108)	Grey, caulking	ND		100
29547-ASB-06B	A127577-17	Window sealer – office (loc. 108)	Grey, caulking	ND		100
29547-ASB-06C	A127577-18	Window sealer – office (loc. 108)	Grey, caulking	ND		100

Note:

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).

EMC LAB REPORT NUMBER: A127577

Client's Job/Project Name/No.: 29547

Analyst: Rahul Patel

3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.

C.O.C.: -

REPORT No: 25-036011 - Rev. 0

Report To:

EMC Scientific Inc.
 5800 Ambler Dr. #100
 Mississauga, ON L4W 4J4

CADUCEON Environmental Laboratories

2378 Holly Lane
 Ottawa, ON K1V 7P1

Attention: Alister Haddad

DATE RECEIVED: 2025-Nov-21
 DATE REPORTED: 2025-Nov-24
 SAMPLE MATRIX: Paint Chips

CUSTOMER PROJECT: 155 McNicoll Ave, Toronto
 P.O. NUMBER: 29547

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
ICP/OES (Solid)	8	OTTAWA	NSAUNDERS	2025-Nov-24	D-ICP-02	EPA 6010

R.L. = Reporting Limit
 NC = Not Calculated

Test methods may be modified from specified reference method unless indicated by an *

Client I.D.	Sample I.D.	Date Collected	Parameter
			Units
			R.L.
			-
29547-Pb-01 Beige paint on wall loc 108	25-036011-1	2025-Nov-18	Lead ppm 5 92
29547-Pb-02 Brown paint on radiator loc 103	25-036011-2	2025-Nov-18	8
29547-Pb-03 Green paint on wall loc 206	25-036011-3	2025-Nov-18	<5
29547-Pb-04 Sky blue paint on wall loc 205	25-036011-4	2025-Nov-18	34
29547-Pb-05 Blue paint on wall loc 206	25-036011-5	2025-Nov-18	<5
29547-Pb-06 Light blue paint on wall loc 101	25-036011-6	2025-Nov-18	57
29547-Pb-07 Orange paint on wall loc 216	25-036011-7	2025-Nov-18	44
29547-Pb-08 Light yellow paint on wall loc 109	25-036011-8	2025-Nov-18	1160



Michelle Dubien
Data Specialist

APPENDIX II

Site Photographs



Client Name: BGIS	Site Location: 155 McNicoll Avenue, Toronto, ON	Project No.: 29547
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Photo No. 1.

Date:
November 18, 2025

Location: 1st Floor,
Classroom 101
(Loc. 108)

Description:
Representative photo of 1'x1' glue-on ceiling tile – medium fissures and pinholes.

This material was sampled and determined by laboratory analysis to be non-asbestos containing.



Photo No. 2.

Date:
November 18, 2025

Location: 1st Floor,
Classroom/Sleep
Room (Loc. 113)

Description:
Representative photo of 2'x4' lay-in ceiling tile – round fissures and pinholes.

This material was sampled and determined by laboratory analysis to be non-asbestos containing.





Client Name: BGIS	Site Location: 155 McNicoll Avenue, Toronto, ON	Project No.: 29547
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Photo No. 3.

Date:
November 12, 2025

Location: 2nd Floor,
Stairwell (Loc. 201)

Description:

Representative photo of 2'x4' lay-in ceiling tile – long fissures and pinholes

This material was sampled and determined by laboratory analysis to be non-asbestos containing.



Photo No. 4.

Date:
November 12, 2025

Location: 1st Floor,
Classroom (Loc. 101)

Description:

Representative photo of grey caulking on wall.

This material was sampled and determined by laboratory analysis to be non-asbestos containing.





Client Name: BGIS	Site Location: 155 McNicoll Avenue, Toronto, ON	Project No. 29547
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Photo No. 5.

Date:
November 12, 2025

Location: 1st Floor,
Classroom/Kitchen
(Loc. 109)

Description:
Representative
photo of white
cementitious
material on steel
joist above 2'x4' lay-
in ceiling tile.

This material was
sampled and
determined by
laboratory analysis
to be **asbestos-
containing (0.5%
Chrysotile)**.



Photo No. 6.

Date:
November 12, 2025

Location: 1st Floor,
Office (Loc. 108)

Description:
Representative
photo of window
sealer.



This material was
sampled and
determined by
laboratory analysis
to be non-asbestos
containing.





Client Name: BGIS	Site Location: 155 McNicoll Avenue, Toronto, ON	Project No. 29547
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Photo No. 7.	
Date: November 12, 2025	
Location: Various location.	
Description: Representative photo of 2'x4' lay-in ceiling tile – textured. This material was previously sampled and determined by laboratory analysis to be asbestos-containing .	

Photo No. 8.		
Date: November 12, 2025		
Location: Various location.		
Description: Representative photo of drywall and joint compound on wall and ceiling.. This material was previously sampled and determined by laboratory analysis to be asbestos-containing .		



Client Name: BGIS	Site Location: 155 McNicoll Avenue, Toronto, ON	Project No. 29547
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Photo No. 9.	
Date: November 12, 2025	
Location: Various location.	
Description: Representative photo of concrete block mortar on wall. This material was previously sampled and determined by laboratory analysis to be asbestos-containing .	

Photo No. 10.	
Date: November 12, 2025	
Location: 2 nd Floor, Classroom (Loc. 216)	
Description: Representative photo of orange paint on wall. This material was sampled and determined by laboratory analysis to be low-level lead (44 ppm).	



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Photo No. 11.	
Date: November 12, 2025	
Location: 1 st Floor, Vestibule (Loc. 103)	
Description: Representative photo of brown paint on radiator. This material was sampled and determined by laboratory analysis to be low-level lead (8 ppm).	

Photo No. 12.	
Date: November 12, 2025	
Location: 1 st Floor, Office (Loc. 108)	
Description: Representative photo of Beige Paint on Wall. This material was sampled and determined by laboratory analysis to be low-level lead (92 ppm).	



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Photo No. 13.

Date:
November 12, 2025

Location: 2nd Floor,
Office (Loc. 206)

Description:
Representative photo of green paint on wall.

This material was sampled and determined by laboratory analysis to be low-level lead (<5 ppm).



Photo No. 14.

Date:
November 12, 2025

Location: 2nd Floor,
Classroom (Loc. 205)

Description:
Representative photo of sky-blue paint on wall.

This material was sampled and determined by laboratory analysis to be low-level lead (34 ppm).





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Photo No. 15.

Date:
November 12, 2025

Location: 2nd Floor,
Office (Loc. 206)

Description:

Representative photo of blue paint on wall.

This material was sampled and determined by laboratory analysis to be low-level lead (<5 ppm).



Photo No. 16.

Date:
November 12, 2025

Location: 1st Floor,
Classroom (Loc. 101)

Description:

Representative photo of Light Blue.

This material was sampled and determined by laboratory analysis to be low-level lead (57 ppm).





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Photo No. 17.

Date:
November 12, 2025

Location: 1st Floor,
Classroom/Kitchen
(Loc. 109)

Description:
Representative
photo of light-yellow
paint on wall.

This material was
sampled and
determined by
laboratory analysis
to be **lead-
containing (1,160
ppm).**

