Ontario Environmental & Safety Network Ltd.

Industrial Hygiene and Environmental Consulting

1783 Highway 20, RR#2
Allanburg, ON L0S 1A0
Phone: 1-888-271-2111

Designated Substances and Hazardous Materials Survey

17150 Yonge Street
Newmarket, ON L3Y 8V3

Submitted To:	Regional Municipality of York
Issued:	March 21, 2024
Revision:	1 of 1 April 2024
OESN Project No.	00310.005

***

PROJECT SUMMARY

Report Title:	Designated Substances and Hazardous Materials Survey - 17150 Yonge Street, Newmarket, Ontario
OESN Project Number:	00310.005
Sampling Date:	February 05, 2024
Report Submission Date:	April 4, 2024 (Revision 1 of 1)
Field Consultants & Report Author:	Thomas Gabriele Environmental Consultant tgabriele@oesn.net
Project Manager:	Shaun Husband Operations Manager shusband@oesn.net
Client Contact:	Andrew Savor Asset Management Specialist Andrew.Savor@york.ca
Attachments:	**Appendix A:** Surface Coatings Bulk Sample Photo Log **Appendix B:** Laboratory Report - Surface Coatings **Appendix C:** DSS Observation Photo Log **Appendix D:** DSS Sample Location Drawings

EXECUTIVE SUMMARY

Ontario Environmental & Safety Network Ltd. (herein referred to as OESN) was engaged by the Regional Municipality of York to complete a comprehensive designated substance and hazardous materials survey at the premises situated at 17150 Yonge Street, Newmarket, Ontario. The primary objective of this evaluation is to document the presence of designated substances as outlined under section 30 of the Ontario Occupational Health and Safety Act and Regulations for Construction Projects. The subject structure was constructed in 2017 indicating that it's not likely designated substances were used in the construction. OESN onsite review included for a non-exhaustive review for designated substances in building systems and equipment.

Designated substances have been ascertained within the structure located at 17150 Yonge Street, Newmarket, Ontario. Lead and silica have been visually identified or validated analytically. Lead sheeting has been installed within wall cavities within the confines of the third-floor dental office x-ray space. Additionally, lead has been detected in surface coatings, just surpassing the method limit of detection.

1.0 INTRODUCTION

Ontario Environmental & Safety Network Ltd. was contracted by the Regional Municipality of York to perform a designated substance and hazardous materials survey of the facility situated at 17150 Yonge Street, Newmarket, Ontario. Pursuant to section 30 of the Ontario Occupational Health and Safety Act and Regulations for Construction Projects, it is incumbent upon the owner of a construction project to ascertain the presence of any designated substances at the project site prior to the commencement of construction activities.

2.0 SCOPE OF EVALUATION

For this designated substance survey, OESN implemented the following scope of work:

1. Access all spaces of the structure located at 17150 Yonge Street, Newmarket, Ontario to review for designated substances and hazardous materials.
2. Identification and quantification of materials suspected of containing designated substances and hazardous materials present in the building.
3. Submission of samples suspected of containing designated substances to accredited laboratories for content analysis.
4. Compilation of designated substance and hazardous materials survey report.

3.0 FINDINGS

3.1 RESULTS OF ASBESTOS SAMPLING

OESN completed a comprehensive review of all accessible areas to review for suspect asbestos-containing materials. OESN did not observe materials suspected to contain asbestos minerals at the time of evaluation.

OESN did not complete intrusive inspection into wall cavities and insulation systems at the time of evaluation. Visual evidence indicated there is no concern for suspected asbestos-containing materials present in wall cavities and other insulation materials.

3.2 RESULTS OF PAINT BULK SAMPLING

Three (3) paint samples were collected and submitted to Paracel Laboratories Ltd. (Hamilton, ON) for analysis of lead.

Lead was detected in two (2) of the paint samples submitted for analysis (Table 1). Refer to Appendix D drawings for surface coating sample locations.

Table 1. Description of paint samples submitted for analysis of lead content by OESN.

Sample Number	Description	Location	Substrate	Lead Content (µg/g)
00310.005-P01	White	Parking Garage	Concrete	**8**
00310.005-P02	Black	Parking Garage	Concrete	**7**
00310.005-P03	Grey	Parking Garage	Concrete	<MDL
-	Yellow Caution	Parking Garage	Concrete/Steel	***Suspected***

Note: MDL – Method Limit of Detection

3.3 MERCURY

Lighting fixtures were found to be LEDs and temperature probes found in mechanical spaces were found to be non mercury-containing. OESN did not observe any materials or equipment suspected to contain mercury.

3.4 LEAD

Lead was detected in two (2) of three (3) paint coatings submitted for analysis (Table 1, Appendix D). Lead was detected slightly above the method limit of detection; the levels detected are considered extremely low. Yellow caution paint applied to concrete and steel in the parking garage is suspected to contain lead.

Lead sheeting (0.8mm thickness) is present in wall cavities in the third floor dental area x-ray room.

Lead acid batteries were observed in the fire system control panels when opened. Mechanical systems utilize lead acid batteries as uninterrupted power sources. Lead acid batteries are not considered regular construction waste. If encountered, they shall either be stored off site or brought to a facility where lead acid battery recycling programs exist. OESN did not open all electrical panels and equipment casings to review for lead acid batteries. Several locations have battery back-up power systems present; this equipment is suspected to contain lead acid batteries.

3.5 ARSENIC

Arsenic-containing items were not observed within the proposed work zones.

3.6 SILICA

Materials such as concrete and glass were not analyzed for crystalline silica but are assumed to be silica-containing.

3.7 ACRYLONITRILE, BENZENE, COKE OVEN EMISSIONS, ETHYLENE OXIDE, ISOCYANATES, VINYL CHLORIDE

The designated substances acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride, were not considered as part of this assessment as these materials are typically associated with industrial manufacturing processes.

3.8 POLYCHLORINATED BIPHENYLS

Lighting systems and power transformers observed onsite are not suspected to contain PCB fluids. OESN did not observe any items suspected to contain PCB fluids.

3.9 OZONE DEPLETING SUBSTANCES & GASSES

OESN did not observe any ozone depleting substances within this building. Multiple refrigeration units were found throughout the building. The majority of the units contained R-134a.

Firefighting systems observed in the building are not charged with ozone depleting substances.

Gas cylinders with compressed oxygen are stored in the third floor dental office. Containers were clearly labelled and stored safely at the time of evaluation.

3.11 BIOLOGICAL HAZARDS

OESN did not observe any biological hazards such as animal droppings or mould at the time of evaluation. A bio hazard disposal site was observed on the third floor; no materials were present at the time of evaluation.

4.0 RECOMMENDATIONS AND CONCLUSIONS

The Occupational Health and Safety Act (R.S.O 1990, c. O1) requires that the owner of a project make certain that:

- Measures and procedures prescribed by the Act are carried out in full;
- Every employer and worker operate in compliance with regulations;
- The health and safety of workers is protected.

To this end, OESN provides the following recommendations:

- This report shall be provided to all staff and vendors (contractors) prior to any building maintenance, construction, or demolition.

- Planned demolition activities will impact designated substances and/or hazardous materials identified in this report. Therefore, the contractor shall follow procedures prescribed by applicable legislation when disturbing these materials (Table 2).

Table 2. Prescribed legislation and guidelines relevant to demolition activities.

Subject Matter	Legislation or Guideline
Construction projects	*Construction Projects,* Ontario Regulation 213/91, and its amendments
Waste management	*General - Waste Management*, R.R.O. 1990, Regulation 347, and its amendments
Transportation of dangerous goods	*Transportation of Dangerous Goods Act,* 1992 (S.C 1992, c.34)
Silica on construction projects	Ministry of Labour, Training, and Skills Development. 2011. *Silica on Construction Projects Guideline.*
Lead on construction projects	Ministry of Labour, Training, and Skills Development. 2011. *Lead on Construction Projects Guideline.*
Designated substances	*Designated Substances,* Ontario Regulation 490/09, and its amendments

- Contractors conducting work in the third floor dental area should be made aware of lead paneling within walls where x-ray equipment is used.
- Equipment with lead acid batteries present should be identified. When disposal of equipment is required, batteries should be brought to a facility that recycles lead acid batteries.
- Lead-containing paints have been applied to surfaces throughout the building (very low concentrations). In the event of future demolition or disposal, lead-containing paints should be identified and any work involving the coatings to be completed in accordance with the Ministry of Labour Lead on Construction Projects guidelines.
- Where repair or replacement of yellow caution paint is required, contractor to complete work in accordance with Ministry of Labour Lead on Construction Projects Guidelines.
- Silica is suspected present in most concrete products; when work involving disturbance of concrete products is required, contractors to refer the Ministry of Labour Silica on Construction Projects Guidelines to determine what personal protective equipment and work procedures are required.

5.0 REPORT CLOSE-OUT

Designated substances are present in the proposed work areas. Designated substances including lead and silica were either visually identified or confirmed analytically. OESN did not observe materials that are suspected to contain asbestos minerals or items that contain mercury.

The information presented in this designated substance and hazardous materials survey is based on observations and analytical testing of bulk samples collected from the proposed work zones. Building materials not observed or identified in this report may become exposed during construction or demolition. Any materials not listed in this report that are suspected of containing designated substances should be assumed hazardous until analytically proven otherwise. The

information included within this report is relevant to the time of inspection. The condition of building materials changes with time. Therefore, if work is being completed at a later date, the client should consider resurveying the property immediately prior to the scheduled work.

The findings in this assessment only pertain to materials observed in spaces accessible at the time of inspection. All materials were assessed using the discretion and best judgment of OESN inspectors. OESN has produced the findings contained in this report in compliance with applicable Provincial legislative requirements using sound professional judgment and industry best practices. OESN reserves the right to modify any findings reported because of insufficient background/ historical information, or accessibility issues.

This report is intended for the exclusive use of the client.

Please call our office if you have any questions regarding the content of this report.

Regards,

Thomas Gabriele
Environmental Consultant
tgabriele@oesn.net

Reviewed by,

Shaun Husband
Operations Manager
shusband@oesn.net

Appendix A

Surface Coatings Bulk Sample Photo Log

1783 Highway 20
RR#2 Allanburg, ON
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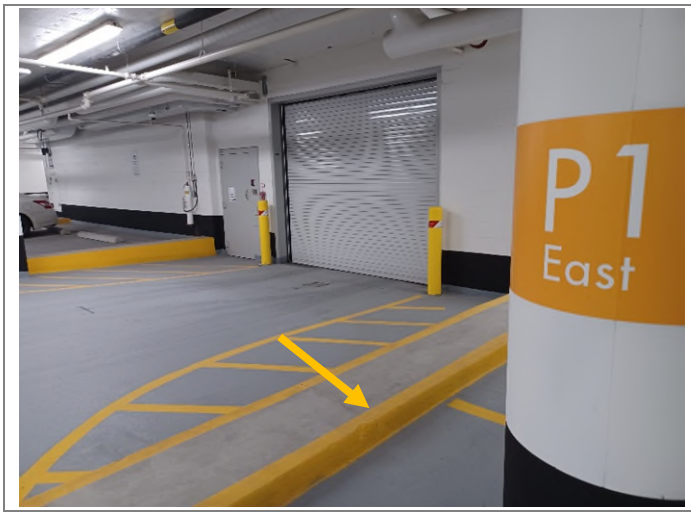
APPENDIX A - PAINT COATINGS PHOTO LOG

P01	
Sample #s	00310.005-P01
Sample Description	White
Substrate	Concrete
Condition	Good
Lead (µg/g)	**8 µg/g**

P02	
Sample #s	00310.005-P02
Sample Description	Black
Substrate	Concrete
Condition	Good
Lead (µg/g)	**7 µg/g**

P03	
Sample #s	00310.005-P03
Sample Description	Grey
Substrate	Concrete
Condition	Good
Lead (µg/g)	<MDL

MDL = Method Detection Limit



n/a	
Sample #s	n/a
Sample Description	Yellow
Substrate	Concrete/steel
Condition	Good
Lead (µg/g)	**Suspected**

Note: OESN did not disturb the yellow caution paint to maintain the integrity of the system. Yellow paint used in this application is suspected to contain lead.

Appendix B

Analytical Results & Sampling Methodology Surface Coatings Lead

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SAMPLING METHODOLOGY PAINT COATINGS (Lead)

Paints observed during the time of inspection were bulk sampled and sent to an accredited laboratory for analysis.

Each sample container is labeled detailing the information (e.g. sample number, name, color description, room location) specific for that sample.

All samples are recorded on a Chain of Custody and sent to an accredited laboratory for analysis of Lead.

For the determination of metals (lead) in paint coatings U.S. Environmental Protection Agency test method EPA 6020 – Digestion, ICP-MS was applied.

Sample locations are plotted on the drawings designed to match the Chain of Custody produced on site.

INTERPRETATION OF RESULTS

Regulated provincial limits for defining whether a surface coating is lead "containing" do not currently exist; industry best practice dictates that consideration needs to be given to surface coatings containing any level of these contaminants for worker health and safety.

The Ontario Ministry of Labour does not consider whether a surface coating is "lead-based" or "lead-containing" within the Occupational Health & Safety Act & Regulations; instead, the focus is on whether workers may be exposed to lead or another designated substance, whatever the source.[1]

United States Legislation References

Within the United States, the Housing and Urban Development and the Consumer Products Safety Commission (CPSC) have designated levels of lead in paint below which they consider the paint to be non-lead containing.[2] These include:

Definition	
Lead-based	≥ 5000 ppm by weight
Lead-containing	> 90 ppm by weight

The U.S. OSHA has stated that they do not recognize these levels as safe under most workplace situations; and that for the purposes of occupational health, these levels may easily present an exposure hazard.[3]

[1] Ontario Regulation 490/09 Designated Substances under Occupational Health and Safety Act, R.S.O. 1990, c. O.1 (as amended).
[2] U.S. Department of Housing & Urban Development. Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. Office of Healthy Homes and Lead Hazard Control, 2nd ed. July 2012.
[3] Occupational Safety and Health Administration. Standard Interpretations, Standard number 1926.62. https://www.osha.gov/pls/oshaweb/owasrch.search_form?p_doc_type=INTERPRETATIONS&p_toc_level=3&p_keyvalue=1926.62&p_status=CURRENT

Canadian Legislation References

The Federal Surface Coating Materials Regulations[4] prescribes maximum concentrations for total lead present in consumer paints and other surface coatings, applicable to the advertising, sale and importation of these materials as well as furniture and other articles for children; and is intended to protect consumers. These limits are:

	Limit
Lead	90 mg/kg

In the absence of Ontario Ministry of Labour regulatory direction on the definition of a "lead-containing" material, the Federal Surface Coating Materials Regulations limits have been routinely used in Canada as practical values which, when exceeded, worker exposure precautions were recommended. However, in the interest of protecting worker health and safety, industrial hygiene best practice dictates that any coating identified with lead, above analytical detection limits should be considered lead-containing.

Toxicity Characteristic Leaching Procedure (TCLP)

The requirements for disposal of debris containing lead-based paint vary depending on the concentration of lead in the debris and the building's use.

If ordinary construction or remodeling debris from a residential building includes some lead-based paint, the debris may be disposed of as general waste in a municipal landfill or a construction and demolition waste landfill. Cabins, bunkhouses, family housing, and other residential buildings are all considered "residences". The disposal of this sort of debris is easy to encourage people to remove surfaces painted with lead-based paint from homes where children might contact it. States may have more stringent disposal regulations, so check with your regional environmental engineer.

Construction debris from non-residential sites that may be contaminated with lead-based paint and lead-based paint waste such as paint chips, dust, or sludge must be treated as toxic waste unless an analysis proves that the percent of lead falls below the hazard threshold. Proper disposal of debris from lead-based paint removal should be included in the construction contract. The debris can be analyzed using either of the two procedures explained below.

To analyze the waste characteristics using "applied knowledge" or a "knowledge of process" method, the lead content of the waste must be calculated by weight to determine the milligrams of lead per kilogram of waste or the parts per million of lead in the waste. This method can only be used if the total mass of the lead and the total mass of the debris can be determined with precision.

To analyze the waste using the toxicity characteristic leaching procedure (TCLP), a representative sample of the waste must be tested by an accredited testing laboratory.

If the sample contains less than 100 milligrams of lead per kilogram (or 100 parts per million) of waste as analyzed by the applied knowledge method, then the waste is considered non-hazardous. A TCLP result of less than 5 milligrams per liter is also considered non-hazardous. Non-hazardous waste can be disposed at a municipal waste landfill.

If the waste contains more than 100 milligrams of lead per kilogram (or 100 parts per million) as analyzed by the applied knowledge method or more than 5 milligrams per liter as analyzed by the TCLP, the waste is considered toxic and

[4] Surface Coating Materials Regulations SOR/2005-109 (June 2011) under Canada Consumer Product Safety Act and pursuant to Section 5 of the Hazardous Products Act (R.S., c.24 (3rd Suppl), s.1).

generally must be disposed as hazardous waste. In some cases, special procedures can render the waste nonhazardous so it can be disposed in an ordinary municipal landfill.

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www.paracellabs.com

Certificate of Analysis

Ontario Environmental & Safety Network Ltd. (St.)

1783 Hwy 20, RR#2
Allanburg, ON L0S 1A0
Attn: Lisa Tappay

Client PO: 00310.005
Project: 17150 Young Street
Custody:

Report Date: 15-Feb-2024
Order Date: 9-Feb-2024

Order #: 2406535

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2406535-01	00310.005.P01 White
2406535-02	00310.005.P02 Black
2406535-03	00310.005.P03 Grey

Approved By:

Milan Ralitsch, PhD
Senior Technical Manager

Any use of these results implies your agreement that our total liabilty in connection with this work, however arising shall be limited to the amount paid by you for this work, and that our employees or agents shall not under circumstances be liable to you in connection with this work

Certificate of Analysis

Report Date: 15-Feb-2024

Client: Ontario Environmental & Safety Network Ltd. (St.)

Order Date: 9-Feb-2024

Client PO: 00310.005

Project Description: 17150 Young Street

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 6020 - Digestion - ICP-MS	15-Feb-24	15-Feb-24

Qualifier Notes:

None

Sample Data Revisions

None

Work Order Revisions/Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.

Certificate of Analysis

Report Date: 15-Feb-2024

Client: Ontario Environmental & Safety Network Ltd. (St.)

Order Date: 9-Feb-2024

Client PO: 00310.005

Project Description: 17150 Young Street

Sample Results

Lead

Matrix: Paint

Paracel ID	Client ID	Sample Date	Units	MDL	Result
2406535-01	00310.005.P01 White	6-Feb-24	ug/g	5	8
2406535-02	00310.005.P02 Black	6-Feb-24	ug/g	5	7
2406535-03	00310.005.P03 Grey	6-Feb-24	ug/g	5	<5

Laboratory Internal QA/QC

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Matrix Blank									
Lead	**ND**	**5**	**ug/g**						
Matrix Duplicate									
Lead	**538**	**5**	**ug/g**	**483**			**10.80**	**50**	
Matrix Spike									
Lead	80.8	5.00	ug/g	19.3	123	70-130			

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Paracel ID: 2406535

Chain Of Custody
(Lab Use Only)

Client Name: Ontario Environmental & Safety Network Ltd.	Project Ref: 17150 Young Street	Page 1 of 1
Contact Name: Lisa Tappay	Quote #:	**Turnaround Time**
Address: 1783 Highway 20 RR#2 Allanburg, ON L0S 1A0	PO #: 00310.005	☐ 1 day ☐ 3 day
	E-mail: info@oesn.net,	☐ 2 day ☒ Regular
Telephone: (905) 988-1554		Date Required:

Regulation 153/04: ☐ Table 1 ☐ Res/Park ☐ Med/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☐ Table 3 ☐ Agri/Other ☐ Table — For RSC: ☐ Yes ☐ No

Other Regulation: ☐ REG 558 ☐ PWQO ☐ CCME ☐ MISA ☐ SU - Sani ☐ SU - Storm Mun: ☒ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)	TCLP Lead	Lead				
1	00310.005.P01 White	p	/	/	Feb. 06, 2024	14:00									✓				
2	00310.005.P02 Black	p	/	/	Feb. 06, 2024	14:00									✓				
3	00310.005.P03 Grey	p	/	/	Feb. 06, 2024	14:00									✓				
4																			
5																			
6																			
7																			
8																			
9																			
10																			

Comments:

Method of Delivery: WALK IN

Relinquished By (Sign): Thomas Gabriel	Received By Driver/Depot: RHOMEER	Received at Lab: C-PLY	Verified By: C-PLY
Relinquished By (Print): Thomas Gabriel	Date/Time: 9Feb24 1008	Date/Time: 02/12/24 8:40	Date/Time: 02/12/24 9:00
Date/Time: February 07, 2024. 14:00	Temperature: °C	Temperature: °C	pH Verified: ☐ By:

Appendix C

DSS – Observation Log

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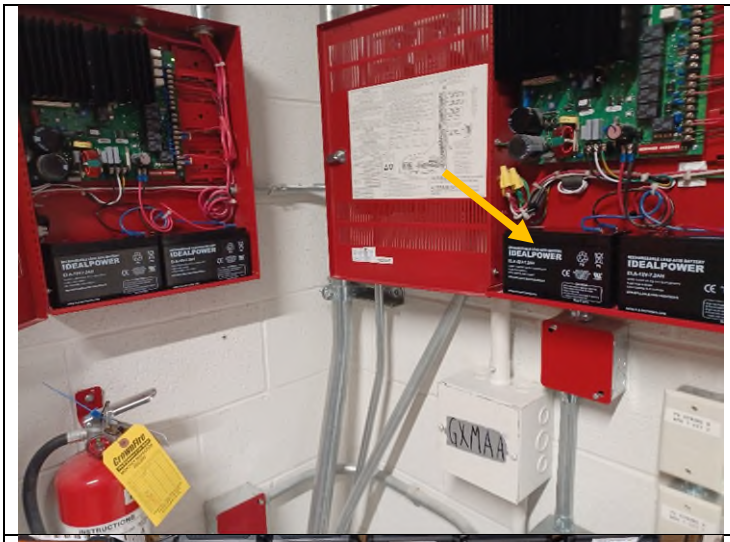
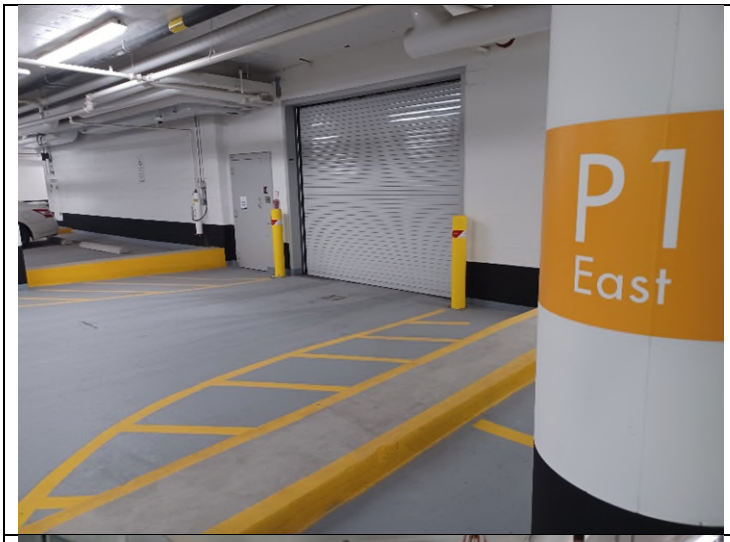
APPENDIX C – DSS Site Observation Log

	**Temperature Probes** Temperature probes observed in mechanical space. Temperature probes observed not suspected of containing mercury or lead. Surface coatings with low levels of lead, and lead acid batteries observed in mechanical spaces. OESN Ltd. did not observe any other materials or equipment suspected to contain designated substances at the time of evaluation.
	**Lighting Systems** Lighting systems observed onsite are LED. Systems resemble fluorescent tube style fixtures. OESN did not observe lighting fixtures onsite that are suspected to contain mercury. Light ballasts present in lighting systems not suspected to contain PCB fluids.
	**Transformers** Transformers observed onsite not suspected to contain PCB fluids. Coding observed by OESN onsite confirmed the transformers are dry.

	**Lead Items** Lead acid batteries are present within emergency systems.
	**Lead Acid Batteries** Building locations have battery back-up power systems present, this equipment is suspected to contain lead acid batteries. When disposal of equipment required, batteries should be brough to a facility that recycles lead acid batteries.
	**Lead Sheeting** Lead sheeting is present within wall cavities in the third floor dental office area.

	**Lead Coatings** Yellow caution paint applied to concrete and steel in the parking garage suspected to contain lead. OESN did not bulk sample the coating at the time of evaluation to maintain the integrity of the caution paint.
	**Cooling Systems** OESN reviewed label information for cooling systems present in the building. Where available, labels indicated that ozone depleting substances are not present.
	**Cooling Systems** OESN reviewed label information for cooling systems present in the building. Where available, labels indicated that ozone depleting substances are not present.

	**Mechanical Spaces** Surface coatings with low levels of lead, and lead acid batteries observed in building spaces including the parking garage. OESN Ltd. did not observe any other materials or equipment suspected to contain designated substances at the time of evaluation.
	**Mechanical Spaces** Surface coatings with low levels of lead, and lead acid batteries observed in building spaces including the parking garage. OESN Ltd. did not observe any other materials or equipment suspected to contain designated substances at the time of evaluation.
	**Mechanical Spaces** Surface coatings with low levels of lead, and lead acid batteries observed in building spaces including the parking garage. OESN Ltd. did not observe any other materials or equipment suspected to contain designated substances at the time of evaluation.

	**Fire Extinguishers** Where available, fire extinguisher labels indicated that ozone depleting substances are not present.
	**Gasses Stored** Gas cylinders with compressed oxygen stored in the third-floor dental office. Containers clearly labelled and stored safely at the time of evaluation.
	**Bio-Hazard** OESN did not observe bio-hazards such as mould growth or animal droppings. A bio-hazard disposal site was located on the third floor.

Appendix D

DSS Sample Location Drawings

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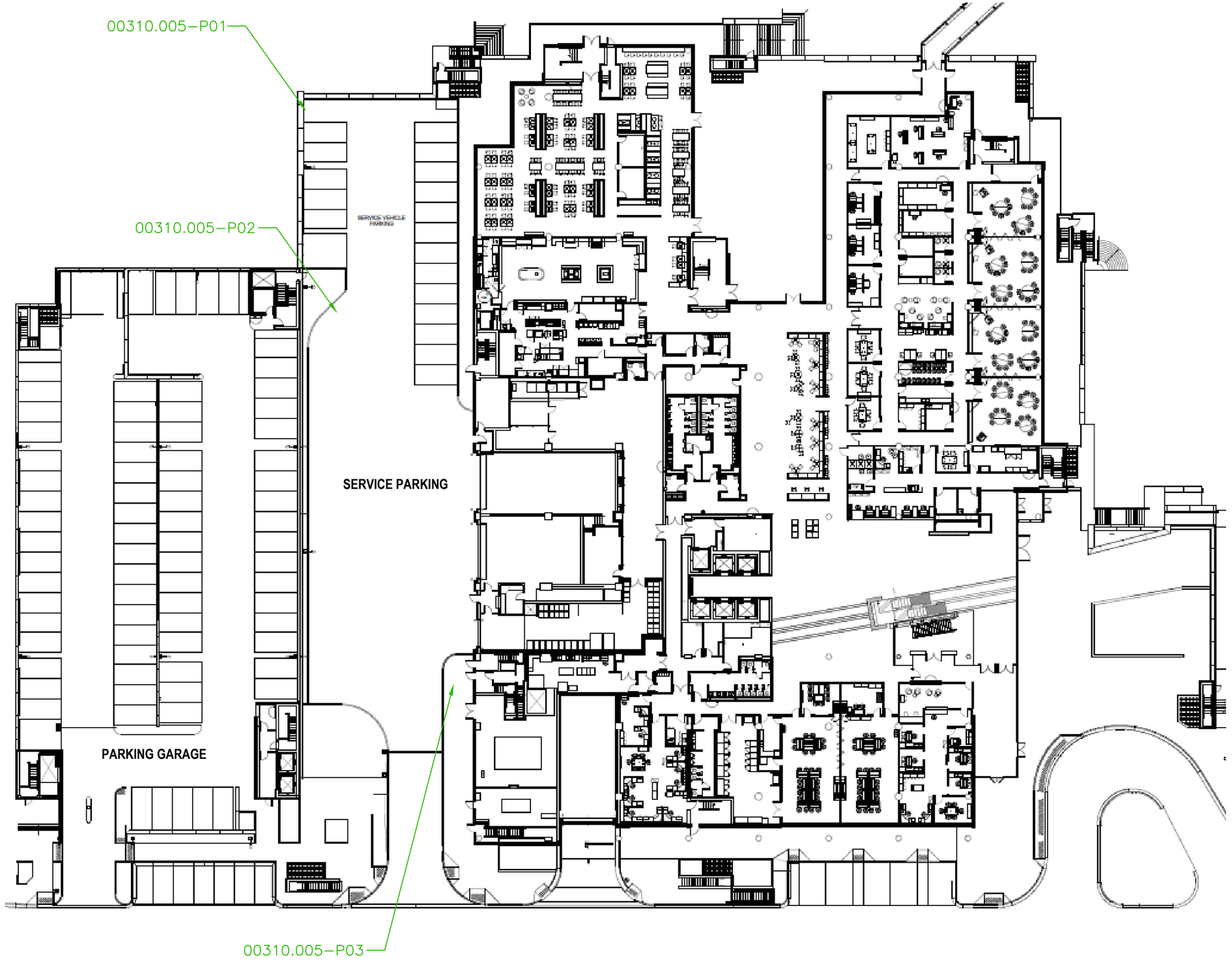


TITLE:

DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEY SAMPLE LOCATIONS

CUSTOMER:

REGIONAL MUNICIPALITY OF YORK

LOCATION:

17150 YONGE STREET
NEWMARKET, ON

LEGEND:

00310.005-P01 — PAINT SAMPLE NUMBER (LEAD)

NOTES:

(1) OESN LTD. DID NOT OBSERVE BUILDING MATERIALS SUSPECTED TO CONTAIN ASBESTOS MINERALS.

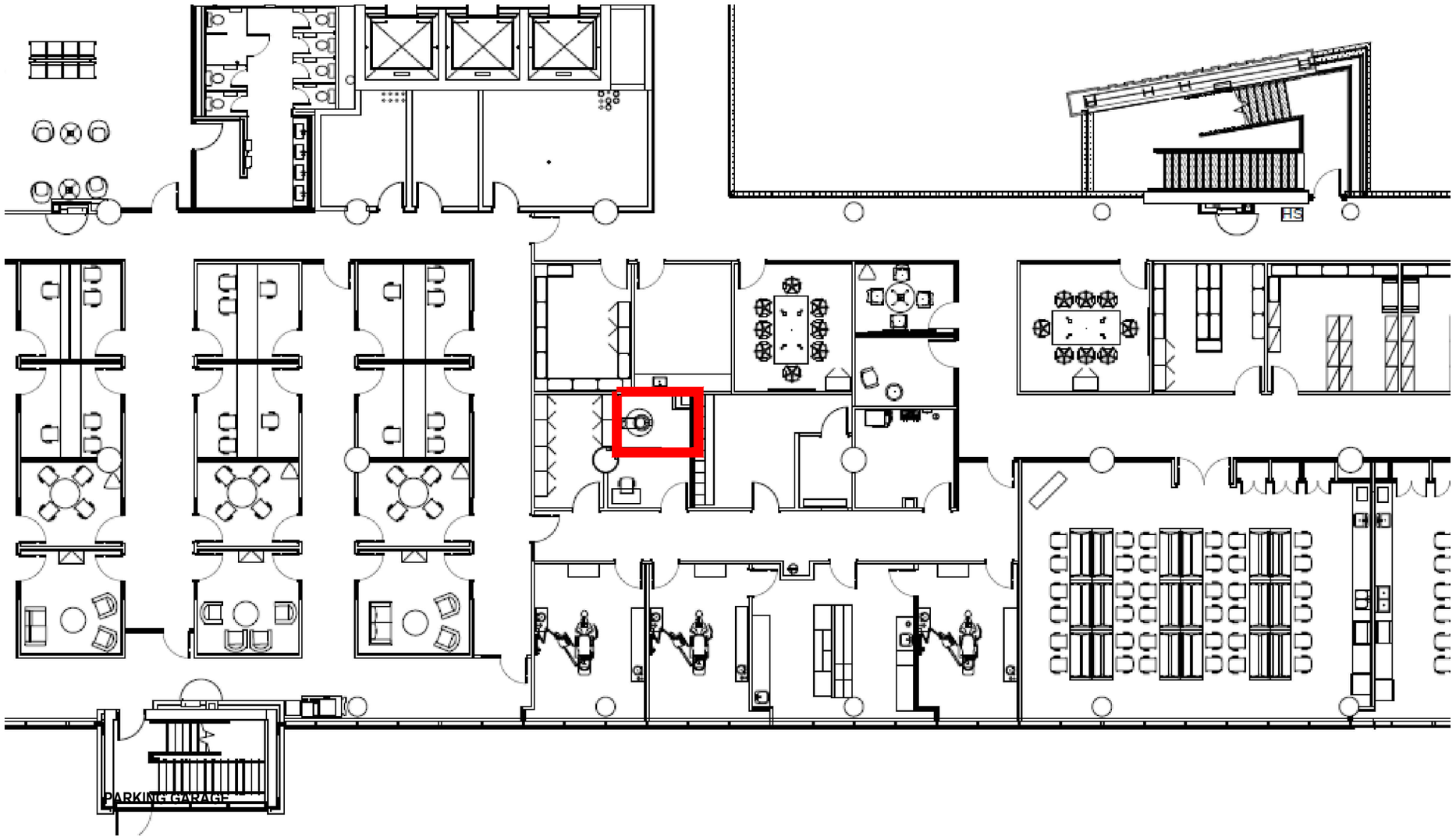
(2) OESN LTD. DID NOT OBSERVE MATERIALS TO CONTAIN MERCURY.

(3) CONCRETE PRODUCTS ASSUMED TO CONTAIN SILICA.

(4) DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION OR QUANTITY TAKE-OFF PURPOSES.

ONTARIO ENVIRONMENTAL & SAFETY NETWORK LTD. OESN

REV. O	SCALE: NTS
DRAWN BY: T.C.	CHECKED BY: S.H.
DATE: APRIL 2024	
OESN JOB No: 00310.005	
DWG #: *17150YONGE-DSS-001*	



THIRD FLOOR - DENTAL OFFICE DETAIL

TITLE:

DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEY SAMPLE LOCATIONS

CUSTOMER:

REGIONAL MUNICIPALITY OF YORK

LOCATION:

17150 YONGE STREET
NEWMARKET, ON

LEGEND:

LEAD LINED WALL 0.8MM THICKNESS

NOTES:

(1) OESN LTD. DID NOT OBSERVE BUILDING MATERIALS SUSPECTED TO CONTAIN ASBESTOS MINERALS.

(2) OESN LTD. DID NOT OBSERVE MATERIALS TO CONTAIN MERCURY.

(3) CONCRETE PRODUCTS ASSUMED TO CONTAIN SILICA.

(4) DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION OR QUANTITY TAKE-OFF PURPOSES.

REV. O	SCALE: NTS
DRAWN BY: T.C.	CHECKED BY: S.H.
DATE: APRIL 2024	
OESN JOB No: 00310.005	
DWG #: *17150YONGE-DSS-002*	

OESN Project: 00310.005

DESIGNATED SUBSTANCE SURVEY: 17150 YONGE STREET, NEWMARKET, ON

Project Summary 1

OESN PROJECT #:	00310.005
REPORT TITLE:	REVIEW OF INTERIOR COATINGS – SUPPLIER DECLARATIONS - SECOND FLOOR RENOVATIONS, 17150 YONGE STREET, NEWMARKET, ON
PROJECT DATE(S):	February 05 2024
REPORT NO.:	2 Clarification
REPORT DATE:	February 19, 2026
NO. OF PAGES:	THREE (3)
APPENDICES:	NONE
AUTHOR:	Shayne Chesney, Approved HazMat Expert (DNV GL)

CLIENT INFORMATION

NAME	The Regional Municipality of York
ADDRESS	17250 Yonge Street Newmarket, ON L3Y 6Z1
PROJECT CONTACT	Dian Fa, M.Eng., P.Eng.
POSITION/ROLE	Project Coordinator, Capital Delivery & Engineering, Property Services Branch, Corporate Services Department
CONTACT INFORMATION	| dian.fa@york.ca | york.ca, **c:** 289-338-7359

PROJECT INFORMATION

NAME	Designated Substances and Hazardous Materials Survey
ALTERNATE NAME	NA
LOCATION	17150 Yonge Street, Newmarket, ON
STATUS	Pre-Renovation Phase
LEGAL DESCRIPTION	NA
MUNICIPALITY	York Region

Supplier Summary 2

SUPPLIER NAME	Ontario Environmental & Safety Network Ltd.			
SUPPLIER ADDRESS	1783 Highway 20 RR#2 Allanburg, Ontario Canada L0S 1A0			
CONTACT INFORMATION	**PHONE**	1-(905)-988-1554		
	TOLL FREE	1-(888)-270-2111		
	FAX	1-(905)-988-1910		
	WEBSITE	www.oesn.net		
FILE REVIEW	**NAME**	Tulio Cortes	YEARS EXPERIENCE	37
	EMAIL	tulio@oesn.net,		
	NAME	Shayne Chesney	YEARS EXPERIENCE	34
	EMAIL	chesney@oesn.net		
	NAME		YEARS EXPERIENCE	
	EMAIL			
AUTHOR	**NAME**	Shayne Chesney *Approved HazMat Expert (DNV GL)*		
	EMAIL	chesney@oesn.net		
PROJECT MANAGER	**NAME**	Shayne Chesney		
	EMAIL	chesney@oesn.net		
COMPANY CERTIFICATION BODY	LLOYD'S REGISTER			
COMPANY CERTIFICATION NO.	LR2502496AS			
CERTIFICATION VALID THROUGH	24/08/2027			
EXPERT CERTIFICATION BODY	DNV GL			
EXPERT CERTIFICATION NO.	62583533-154525860 – Shayne Chesney			
EXPERT CERTIFICATION NO.	62583533-154525859 – Tulio Cortes			
CERTIFICATION VALID THROUGH	25 September 2028			

OESN Project: 00310.005

Ontario Environmental & Safety network Ltd. (OESN) was contacted by Dian Fa regarding a Designated Substance Survey (DSS) for 17150 Yonge Street, Newmarket, ON.

The DSS was conducted February 05, 2024. At the time of sampling building materials, the second-floor space was occupied, and the coatings appeared in excellent condition with cohesion and adhesion to the substrate. Surface coverings on the second floor included wall panels, porcelain tiles, wood panels, wallpaper, and paint. A decision was made on-site to abandon penetrating the walls to capture lead coatings in good condition.

The request for DSS review was to provide information relating to Lead content within coatings located on the Second floor. It was reported construction activities may occur where coatings may be impacted. As a duty to inform potential contractors regarding the possibility of a designated substance being present, The Region requested an updated letter specifying current conditions.

The original material coatings were provided to OESN as specified by the architect. The materials applied as coatings to the walls included:

1. PPG Pittsburgh Paints™ PPG1025-1 Commercial White
2. Sherwin-Williams Aesthetic White (SW 7035)
3. Dulux Snowfield – 00NN 72/000
4. Dulux Whiter Shade (50YR 62/008)

OESN reviewed the Safety Data Sheets (SDS) for each product to determine if lead is listed as an ingredient. As well, OESN contacted each supplier to enquire and confirm information listed on the SDS's.

Information provided on the SDS and supplier confirmation indicates lead is not present within the coatings systems.

Consider this letter as communication and should be attached with original DSS.

I trust you will review the above information and should you have any questions or concerns, please contact me at your convenience.

Regards,

Shayne Chesney
Occupational Hygienist