

April 11, 2022  
File: PE4752-LET.04

154 Colonnade Road South  
Ottawa, Ontario  
Canada, K2E 7J5  
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**Magil Laurentian Realty Investments**

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Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science

Attention: **Ms. Maureen Flanigan**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Supplemental Asbestos Testing Program**  
**961-979 Wellington Street West & 36-40 Armstrong Street**  
**Ottawa, Ontario**

Dear Madam,

Further to your request and authorization, Paterson Group (Paterson) conducted a supplemental asbestos testing program for the buildings located at 961-979 Wellington Street West and 36-40 Armstrong Street, in the City of Ottawa, Ontario. This letter report summarizes our findings and results of the supplemental testing program.

## **1.0 BACKGROUND**

The subject properties are situated on the south side of Armstrong Street and the north side of Wellington Street West, between Hilda Street and Garland Street, in the City of Ottawa, Ontario. The properties are currently occupied by several low-rise residential and commercial buildings, constructed sometime in the 1910's/1920's. It is our understanding that the subject buildings are to be demolished in the near future as part of a site redevelopment program.

The purpose of this investigation has been to determine the asbestos content of the layered roofing materials used in the construction of the flat tar-and-gravel style roofs of the subject buildings.

This supplemental report is to be read in conjunction with the designated substance surveys previously carried out for the subject buildings and issued under separate covers.

## 2.0 SITE INSPECTION AND OBSERVATIONS

A representative from Paterson Group conducted a site inspection of the subject buildings on April 4, 2022. At that time, representative samples of the layered roofing materials used on the subject buildings were obtained via roof cuts carried out by a licensed roofing contractor.

### Asbestos

Asbestos is prescribed as a designated substance under O. Reg. 490/09 of the Occupational Health and Safety Act. Asbestos-containing materials (ACMs) are defined under O. Reg. 278/05 of the Occupational Health and Safety Act as having a concentration of 0.5% or more by dry weight of fibrous asbestos (i.e. chrysotile, amosite, crocidolite and/or other amphiboles). Asbestos was commonly used in residential and commercial construction between 1930 and 1980.

A total of 15 bulk samples of potentially asbestos containing roofing materials were obtained from the subject buildings during the April 4 2022, inspection and submitted to Paracel Laboratories in Ottawa, Ontario for analysis. The potential asbestos containing materials were analyzed to determine the presence, type, and content of asbestos, as shown in Table 1 below. The laboratory certificates of analysis have been appended to this letter.

<b>Table 1 – Summary of Asbestos Testing</b>					
<b>961-979 Wellington Street West &amp; 36-40 Armstrong Street</b>					
<b>April 4, 2022</b>					
<b>Sample No.</b>	<b>Description</b>	<b>Colour</b>	<b>Location</b>	<b>Fibrous Asbestos Content</b>	<b>Other Materials</b>
969-ROOF1	Tar	Black	Roof of 969 Wellington St. W.	None	10% Cellulose <MDL MMVF 90% Non-Fibres
969-ROOF2					
969-ROOF3					
973-ROOF1A	Tar	Black	Roof of 973 Wellington St. W.	None	10% Cellulose <MDL MMVF 90% Non-Fibres
973-ROOF2A					
973-ROOF3A					
973-ROOF1B	Paper Backing	Brown	Roof of 973 Wellington St. W.	None	25% Cellulose 10% MMVF 65% Non-Fibres
973-ROOF2B					
973-ROOF3B					
979-ROOF1	Tar	Black	Roof of 979 Wellington St. W.	None	10% Cellulose <MDL MMVF 90% Non-Fibres
979-ROOF2					
979-ROOF3					

*Notes:*  
 MMVF – Man Made Vitreous Fibres (i.e., Fiberglass, Mineral Wool, Rockwool, Glasswool).

<b>Table 1 – Summary of Asbestos Testing (Continued)</b>					
<b>961-979 Wellington Street West &amp; 36-40 Armstrong Street</b>					
<b>April 4, 2022</b>					
<b>Sample No.</b>	<b>Description</b>	<b>Colour</b>	<b>Location</b>	<b>Fibrous Asbestos Content</b>	<b>Other Materials</b>
36-ROOF1	Paper Backing	Brown	Roof of 36 Armstrong St. (Garage)	None	25% Cellulose 10% MMVF 65% Non-Fibres
36-ROOF2					
36-ROOF3					
<i>Notes:</i>					
☐ MMVF – Man Made Vitreous Fibres (i.e., Fiberglass, Mineral Wool, Rockwool, Glasswool).					

Based on the analytical test results, the layered roofing materials used on the subject buildings are not considered to be asbestos containing.

### **3.0 CONCLUSIONS**

Based on the findings of this investigation, no asbestos containing materials were identified within the flat tar-and-gravel style roofs of the subject buildings.

It should be noted that the subject buildings located at 967 Wellington Street West and 40 Armstrong Street contained sloped, shingled roofs, and thus were not sampled as part of this investigation since asphalt shingles do not have a history of containing asbestos.

It should also be noted that the subject buildings located at 26 Armstrong Street and 961 Wellington Street West contained newer roof installations (<10 years old), and thus were not sampled as part of this investigation since newer roofing materials do not have a history of containing asbestos.

### **4.0 STATEMENT OF LIMITATIONS**

A supplemental asbestos testing program was completed for the buildings located at 961-979 Wellington Street West and 36-40 Armstrong Street, in the City of Ottawa, Ontario. The results of the testing program are based on our visual observations made at the time of the site inspection in conjunction with our analytical test results. Should any conditions be encountered at the subject properties that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Magil Laurentian Realty Investments. Permission and notification from Magil Laurentian Realty Investments and Paterson Group will be required prior to the release of this report to any other party.

We trust that this submission will satisfy your present requirements. If you have any questions regarding this report, please contact our office.

Ms. Maureen Flanigan  
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Regards,

**Paterson Group Inc.**



Nick Sullivan, B.Sc.



Eric Leveque, B.A.

**Report Distribution:**

- Magil Laurentian Realty Investments
- Paterson Group Inc.

**Attachments:**

- Laboratory Certificates of Analysis

## Certificate of Analysis

### Paterson Group Consulting Engineers

154 Colonnade Road South  
Nepean, ON K2E 7J5  
Attn: Nick Sullivan

Client PO: 27349  
Project: PE4752  
Custody: 60233/37

Report Date: 8-Apr-2022  
Order Date: 4-Apr-2022

**Order #: 2215090**

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

Parcel ID	Client ID
2215090-01	969-Roof 1
2215090-02	969-Roof 2
2215090-03	969-Roof 3
2215090-04	973-Roof 1A
2215090-05	973-Roof 2A
2215090-06	973-Roof 3A
2215090-07	973-Roof 1B
2215090-08	973-Roof 2B
2215090-09	973-Roof 3B
2215090-10	979-Roof 1
2215090-11	979-Roof 2
2215090-12	979-Roof 3
2215090-13	36-Roof 1
2215090-14	36-Roof 2
2215090-15	36-Roof 3

Approved By:



Emma Diaz  
Senior Analyst

Any use of these results implies your agreement that our total liability 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 any circumstances be liable to you in connection with this work.

Certificate of Analysis  
 Client: Paterson Group Consulting Engineers  
 Client PO: 27349

Report Date: 08-Apr-2022  
 Order Date: 4-Apr-2022  
 Project Description: PE4752

**Asbestos, PLM Visual Estimation    \*\*MDL - 0.5%\*\***

Parcel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2215090-01	04-Apr-22	Black	Tar	No	<b>Client ID: 969-Roof 1</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-02	04-Apr-22	Black	Tar	No	<b>Client ID: 969-Roof 2</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-03	04-Apr-22	Black	Tar	No	<b>Client ID: 969-Roof 3</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-04	04-Apr-22	Black	Tar	No	<b>Client ID: 973-Roof 1A</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-05	04-Apr-22	Black	Tar	No	<b>Client ID: 973-Roof 2A</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-06	04-Apr-22	Black	Tar	No	<b>Client ID: 973-Roof 3A</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-07	04-Apr-22	Brown	Paper Backing	No	<b>Client ID: 973-Roof 1B</b>	[AS-PRE]
					Cellulose	25
					MMVF	10
					Non-Fibers	65

Certificate of Analysis  
 Client: Paterson Group Consulting Engineers  
 Client PO: 27349

Report Date: 08-Apr-2022  
 Order Date: 4-Apr-2022  
 Project Description: PE4752

**Asbestos, PLM Visual Estimation    \*\*MDL - 0.5%\*\***

Parcel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2215090-08	04-Apr-22	Brown	Paper Backing	No	<b>Client ID: 973-Roof 2B</b>	[AS-PRE]
					Cellulose	25
					MMVF	10
					Non-Fibers	65
2215090-09	04-Apr-22	Brown	Paper Backing	No	<b>Client ID: 973-Roof 3B</b>	[AS-PRE]
					Cellulose	25
					MMVF	10
					Non-Fibers	65
2215090-10	04-Apr-22	Black	Tar	No	<b>Client ID: 979-Roof 1</b>	[AS-PRE]
					Cellulose	10
					Non-Fibers	90
2215090-11	04-Apr-22	Black	Tar	No	<b>Client ID: 979-Roof 2</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-12	04-Apr-22	Black	Tar	No	<b>Client ID: 979-Roof 3</b>	[AS-PRE]
					Cellulose	10
					MMVF	<MDL
					Non-Fibers	90
2215090-13	04-Apr-22	Brown	Paper Backing	No	<b>Client ID: 36-Roof 1</b>	[AS-PRE]
					Cellulose	25
					MMVF	10
					Non-Fibers	65
2215090-14	04-Apr-22	Brown	Paper Backing	No	<b>Client ID: 36-Roof 2</b>	[AS-PRE]
					Cellulose	25
					MMVF	10
					Non-Fibers	65

Certificate of Analysis  
 Client: Paterson Group Consulting Engineers  
 Client PO: 27349

Report Date: 08-Apr-2022  
 Order Date: 4-Apr-2022  
 Project Description: PE4752

**Asbestos, PLM Visual Estimation    \*\*MDL - 0.5%\*\***

Parcel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2215090-15	04-Apr-22	Brown	Paper Backing	No	Client ID: 36-Roof 3	[AS-PRE]
					Cellulose	25
					MMVF	10
					Non-Fibers	65

\* MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool

**Analysis Summary Table**

Analysis	Method Reference/Description	Lab Location	Lab Accreditation	Analysis Date
Asbestos, PLM Visual Estimation	AppE to SubE of 40CFR Part753 and EPA/600/R-93/116	2 - Ottawa West	CALA 1262	8-Apr-22

Ottawa West Lab: 25 Northside Rd, Unit C Nepean, Ontario K2H 8S1

**Qualifier Notes**

Sample Qualifiers :

AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

**Work Order Revisions | Comments**

None





Client Name: Peterson Group Project Reference: PE4752  
 Contact Name: Nick Sullivan Quote #:  
 Address: 154 Colonnade Rd. S. PO #: 27349  
Ottawa, ON Email Address: nsullivan@petersongroup.ca  
 Telephone: 613-226-7381

Turnaround Time:  
 Immediate  1 Day  
 4 Hour  2 Day  
 8 Hour  3 Day  
 Regular  
 Date Required: \_\_\_\_\_

**ASBESTOS & MOLD ANALYSIS**

Matrix:  Air  Bulk  Tape Lift  Swab  Other Regulatory Guideline:  ON  QC  AB  SK  Other:

Analyses:  Microscopic Mold  Culturable Mold  Bacteria GRAM  PCM Asbestos  PLM Asbestos  Chatfield Asbestos  TEM Asbestos

Parcel Order Number:

Sample ID	Sampling Date	Air Volume (L)	Analysis Required	Asbestos - Bulk	
				Identify Distinct Building Materials to Be Analyzed (if not specified, all materials identified will be analyzed) *	Positive Stop?
1 969-RooF1	Apr 4/22		PLM	Layered Tar	<input type="checkbox"/>
2 969-RooF2				↓	<input checked="" type="checkbox"/>
3 969-RooF3				↓	<input checked="" type="checkbox"/>
4 973-RooF1A				Layered Tar	<input type="checkbox"/>
5 973-RooF <del>1A</del> 2A				↓	<input checked="" type="checkbox"/>
6 973-RooF <del>1A</del> 3A				↓	<input checked="" type="checkbox"/>
7 973-RooF <del>1A</del> 1B				Paper Backing	<input type="checkbox"/>
8 973-RooF <del>1A</del> 2B				↓	<input checked="" type="checkbox"/>
9 973-RooF-3B				↓	<input checked="" type="checkbox"/>
10 979-RooF1				Layered Tar	<input type="checkbox"/>
11 979-RooF2				↓	<input checked="" type="checkbox"/>
12 979-RooF3				↓	<input checked="" type="checkbox"/>

\* If left blank, all distinct materials identified in the samples will be analyzed and reported separately as per EPA 600/R-93/116. Additional charges will apply.

Comments: \_\_\_\_\_ Method of Delivery: PARACEL COURIER

Relinquished By (Sign): <u>N. Sullivan</u>	Received at Depot: <u>A. J. COUSE</u>	Received at Lab: <u>SRB/DM</u>	Verified By: <u>DRB/DM</u>
Relinquished By (Print): <u>Nick Sullivan</u>	Date/Time: <u>04/04/22 3:22 PM</u>	Date/Time: <u>April 4, 22 4:45</u>	Date/Time: <u>April 4, 22 4:55</u>



Client Name: Paterson Group	Project Reference: PE4752	<b>Turnaround Time:</b> <input type="checkbox"/> Immediate <input type="checkbox"/> 1 Day <input type="checkbox"/> 4 Hour <input type="checkbox"/> 2 Day <input type="checkbox"/> 8 Hour <input checked="" type="checkbox"/> 3 Day <input checked="" type="checkbox"/> Regular
Contact Name: Nick Sullivan	Quote #:	
Address: 154 Colonnade Rd. S. Ottawa, ON	PO #: 27349	
Telephone:	Email Address: nsullivan@patersongroup.ca	
Date Required: _____		

**ASBESTOS & MOLD ANALYSIS**

Matrix:  Air  Bulk  Tape Lift  Swab  Other    Regulatory Guideline:  ON  QC  AB  SK  Other:

Analyses:  Microscopic Mold  Culturable Mold  Bacteria GRAM  PCM Asbestos  PLM Asbestos  Chatfield Asbestos  TEM Asbestos

Parcel Order Number:		Asbestos - Bulk			
Sample ID	Sampling Date	Air Volume (L)	Analysis Required	Identify Distinct Building Materials to Be Analyzed (if not specified, all materials identified will be analyzed) *	Positive Stop?
1	36 - Roof 1	APR 4/22	PLM	Paper Backing	<input type="checkbox"/>
2	36 - Roof 2	↓	↓	↓	<input checked="" type="checkbox"/>
3	36 - Roof 3	↓	↓	↓	<input checked="" type="checkbox"/>
4					<input type="checkbox"/>
5					<input type="checkbox"/>
6					<input type="checkbox"/>
7					<input type="checkbox"/>
8					<input type="checkbox"/>
9					<input type="checkbox"/>
10					<input type="checkbox"/>
11					<input type="checkbox"/>
12					<input type="checkbox"/>

\* If left blank, all distinct materials identified in the samples will be analyzed and reported separately as per EPA 600/R-93/116. Additional charges will apply.

Comments: \_\_\_\_\_ Method of Delivery: *PARCEL CARRIER*

Relinquished By (Sign): <i>N. Sullivan</i>	Received at Depot: <i>A. TLOUJE</i>	Received at Lab: <i>SPBOM</i>	Verified By: <i>SPBOM</i>
Relinquished By (Print): Nick Sullivan	Date/Time: 04/04/22 3:22 PM	Date/Time: April 4, 2022 4:45	Date/Time: April 11, 2022 4:55