



ECO
Environmental Consulting
Occupational Health

September 26, 2017

Mr. Steve Shaw
Associate Director
Facilities, Sustainability and Employee Services
Toronto District School Board

Re: Review of John Fisher Public School Mitigation Plan

Dear Mr. Shaw:

ECO has reviewed the progress of TDSB and KG Group in meeting the provisions of the mitigation agreement regarding the construction project at 18 Erskine Avenue adjacent to John Fisher Public School. We have found that there is compliance with all measures in the chart attached to the mitigation agreement. A copy of the chart is attached, which includes an additional column containing our comments on compliance.

Yours truly,

Environmental Consulting & Occupational Health

Om Malik, PhD, PEng, CIH, ROH, FAIHA, QP_{RA}
Principal and CEO

Attachment

John Fisher Public School-18 Erskine Avenue Mitigation Plan

ECOH Review September 26, 2017

Note: Columns A through D are reproduced from the Mitigation Agreement. Column E is the current status reported by ECOH

A) Mitigation Recommendations	B) Property	C) Commitment Developer	D) Commitment TDSB	E) Status as reviewed by ECOH September 26, 2017
<p>reduce school occupants', especially children's, access to the construction site and the completed building, reduce construction workers' access to the school and help control pests</p> <p>*In addition, the TDSB is providing a second 12 foot high hoarding wall on its property to create a buffer zone, an additional factor of safety and further noise mitigation</p>	<p>School</p>	<p>N/A</p>		<p>Complete</p>
<p>2. Indoor Air Quality:</p> <p>Provide air conditioning to eliminate the need to open windows during hot weather. Opening windows will subject occupants to potentially high</p>	<p>School</p>	<p>N/A</p>	<p>YES</p>	<p>Complete in rooms in west end of school in accordance with recommendations in ECOH report, <i>Assessment for Prioritization of Window Replacement and Installation of Air-Conditioning</i></p>

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noise and increased dust. While unit air conditioning will help to relieve this problem, central air conditioning is a more effective solution;				Systems, dated May 11, 2017
<p>3. Asbestos:</p> <p>Remove all friable asbestos containing materials (ACM), preferably prior to the start of the project but certainly before the start of excavation, to eliminate the hazard of release of asbestos fibres due to vibration;</p>	School	<p>N/A</p> <p>See letter dated May 8, 2017 from HDC Engineering for further info</p>	YES	All accessible, friable ACM has been removed. See ECOH <i>Abatement Completion Letter</i> , dated August 28, 2017
<p>4. Lead:</p> <p>Prior to the start of the project but certainly before the start of excavation, remove all lead-containing paint</p>	School	<p>N/A</p> <p>See letter dated May 8, 2017 from HDC Engineering for further info</p>	YES	All accessible loose or flaking lead paints have been removed. See ECOH <i>Abatement Completion Letter</i> , dated August 28, 2017

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that may be flaking, otherwise deteriorating or accessible to children, to eliminate the possibility of exposure to lead by inhalation as well as by ingestion;				
<p>5. Traffic:</p> <p>(a) Increase vigilance to ensure children are not endangered by increased traffic;</p> <p>(b) Hold discussions with city officials on the advisability of designating Erskine Avenue a one-way street.</p>	<p>All</p> <p>All</p>	<p>YES</p>	<p>YES</p>	<p>a. In place and ongoing Flag men in place for control of truck entry into KG site. Trucks only entering from Yonge. Gate installed for Kiss and Ride on Keewatin for increased access. Additional Principal/school personnel present during student drop-off and pick-up.</p> <p>b. Discussions held with City and City did not approve changing Erskine to 1-way street.</p>

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<p>6. Crane(s):</p> <p>Address specific measures related to luffing jib tower crane safety (as discussed in section 6.2.); specify the number of cranes that might be used at a given time; ensure there is a lift plan that provides protection, especially for lifting heavy loads to great heights;</p>	Develop.	<p>YES</p> <p>Developer has agreed to provide all the requested info in its revisions to its CMP</p>	N/A	Crane safety procedures have been prepared by a construction safety expert, Smart Safety Solutions, and added to the Construction Mitigation Plan (CMP)
<p>7. Fire Safety:</p> <p>Establish a detailed fire safety plan for the construction project (as discussed in section 6.5);</p>	Develop.	<p>YES</p> <p>Developer has agreed to provide all the requested info in its revisions to its CMP</p>	N/A	Fire safety plan has been prepared by a construction safety expert, Smart Safety Solutions, and added to the CMP
<p>8. Air monitoring for dust and diesel emissions:</p> <p>(a) Regularly monitor for PM2.5 in addition to PM10 during demolition,</p>	Both	<p>YES</p> <p>See attached letter from exp. dated</p>	YES	a. Ongoing

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<p>excavation and construction stages of the development, as discussed in section 3.3;</p> <p>(b) A plan for regularly monitoring for oxides of nitrogen (NOx) should be established;</p> <p>(c) Action levels should be established as discussed in sections 3.3 and 3.4, with detailed corrective measures to be taken (promptly) if action levels are exceeded</p> <p>(d) Air monitoring for PM10, PM2.5 and NOx should be conducted at JFPS as well as at the project property line</p>	<p>School</p> <p>Both</p> <p>Both</p>	<p>May 8 for further info. KG to provide monthly reports summarizing any exceedances and corrective actions taken, if applicable (i.e. if dust source is from KG activities)</p> <p>N/A</p> <p>YES See attached letter from exp dated May 8 for further info</p> <p>YES See letter from exp. dated May 8 for further info</p>	<p>YES</p> <p>YES</p> <p>YES</p>	<p>b. Plan established and air monitoring is ongoing</p> <p>c. Procedures established to address action levels and exceedances.</p> <p>d. Ongoing</p>

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<p>9. Microbial and pest infestations:</p> <p>The caretaker at JFPS should be trained to provide increased vigilance in JFPS for possible mould and pest infestations with abatement and pest control measures where needed</p>	School	N/A	YES	In place and ongoing
<p>10. Structural integrity of the JFPS building:</p> <p>The care-taker at JFPS should be trained to look for visible signs and symptoms of structural damage and to seek professional help as appropriate</p>	School	The Developer will provide a pre and post condition survey of the JF building	YES	In place and ongoing. Care-taker aware of pre-existing damage (cracks) in building structure and will monitor for any changes.

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<p>11. Falling Objects:</p> <p>Provide netting as required by the City of Toronto to ensure that any falling object is adequately captured; ensure that netting and other barriers and measures are adequate (e.g. in terms of strength, mesh and placement) to prevent any potential for objects to land off the construction site</p> <p>*In addition, the TDSB is providing a second 12 foot high hoarding wall on its property to create a buffer zone, an additional factor of safety and further mitigation of risk of falling objects</p>	<p>Develop.</p> <p>School</p>	<p>YES</p> <p>N/A</p>	<p>N/A</p> <p>YES</p>	<p>To be provided when there is a danger of falling objects.</p> <p>Complete</p>

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<p>12. Radon:</p> <p>Monitor for radon in JFPS to establish the base line radon levels, followed by regular monitoring. If there is any increase, investigate whether the cause is related to cracks in the foundations which are otherwise not discernible</p>	School	N/A	YES	Ongoing. Short-term monitoring in June 2017 and end of August 2017 did not identify a radon issue (i.e. levels below Health Canada guideline for schools). Long-term monitoring results expected in October 2017.
<p>13. Vibration:</p> <p>Monitor vibration levels at JFPS, if warranted by perceived vibration, structural damage, or vibration levels measured by the developer/construct or</p>	School	N/A	YES	Ongoing Vibration monitor installed inside JFPS
<p>14. Enforcement:</p> <p>The Phase II risk assessment is predicated on mitigation steps proposed by the</p>	All	YES See attached document entitled Section 14: Enforcement	YES The TDSB accepts the Section 14: Enforcement protocol and in the event	Ongoing A third-party arbiter, McIntosh Perry, has been retained to resolve disputes between

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<p>developer as a part of the Construction Mitigation Plan (CMP) or documents and responses exchanged with ECOH. Establish a co-operative plan with the developer to ensure that risk mitigation measures are implemented as expected, hazards are controlled, and corrective action is taken immediately if expectations are not met. The plan should include third party monitoring and procedures for resolving issues. The third party chosen must have a demonstrated perspective of all the risks identified and the sensitive populations at risk.</p>			<p>of disagreement the TDSB reserves the right to pursue any other available enforcement remedies through the City, the Province or otherwise</p>	<p>developer and TDSB. A protocol has been established covering 3 scenarios if action levels are triggered:</p> <ol style="list-style-type: none"> 1) Investigation determines that the project is not the cause of the concern. 2) The project is the cause of the concern and the constructor takes corrective action. 3) The TDSB and constructor disagree and the matter is referred to the 3rd party arbiter.