

**MLS Building Audit Program - Details**

**Property Address :** 21 LASCELLES BLVD

Legal Description: PLAN 288 PT LOT 12 CON 3 FB PLAN 63R-4248 PTS 1,4 TO 6 29, 30,  
 Roll No. : 190411141003400000

Building : 21 LASCELLES BLVD -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** January 28, 2010

**\*\* Please Note \*\***

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to May 11, 2012

**Part I - Building Audit Activity Summary :**

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	10 111283 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	26-JUN-12	100.00%
2	Property Standards	10 111294 PRS 00 IV	REPORT ORDERS	Closed	3-Feb-10	06-APR-10	100.00%
3	Property Standards	10 111946 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS GUARDS AND LIGHTING	Closed	3-Feb-10	20-MAY-11	100.00%
4	Property Standards	10 112509 PRS 00 IV	INTERIOR COMMON ELEMENTS - INTERIOR DEFECTS	Closed	3-Feb-10	20-MAY-11	100.00%

**Note :** N/A\* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.  
 N/A\*\* - Not Applicable. For these Notices/Orders partial compliance is not valid.

## Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 111294 PRS 00 IV	REPORT ORDERS	Closed	3-Feb-10	06-APR-10	7-Apr-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Temporary window air conditioners have been installed into existing window openings bringing the structural integrity of the opening into question.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 111946 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS GUARDS AND LIGHTING	Closed	3-Feb-10	20-MAY-11	20-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a laundry room is provided at less than 200 lux.	Interior of Building	Closed
2	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Interior of Building	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior of Building	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 111283 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	26-JUN-12	31-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Balcony	Closed
2	Exterior steps, not maintained. Concrete damaged.	East	Closed
3	Exterior landing not maintained. Concrete damaged.	East	Closed
4	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior	Closed
5	Height of the guards are less than 1,070 millimetres.	Exterior	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
7	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Closed
8	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior Of Building	Closed
9	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 112509 PRS 00 IV	INTERIOR COMMON ELEMENTS - INTERIOR DEFECTS	Closed	3-Feb-10	20-MAY-11	20-May-11

No. of defects contained within the Order : **23**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	2nd floor garbage chute room ceiling has broken plaster.	Interior of Building	Closed
2	Concrete walls in compactor room have broken blocks and broken concrete.	Interior of Building	Closed
3	Basement wall at south exit has a hole and broken plaster.	Interior of Building	Closed
4	5th floor garbage chute room wall has broken plaster.	Interior of Building	Closed
5	3rd floor electrical closet has broken section of wall.	Interior of Building	Closed
6	2nd floor electrical closet has broken section of wall.	Interior of Building	Closed
7	Mailbox is missing a door.	Interior of Building	Closed
8	Garbage chute doors do not return to closed position.	Interior of Building	Closed
9	Floor drains in boiler room not provided with a cover.	Interior of Building	Closed
10	9th floor carpet is stained.	Interior of Building	Closed
11	Light fixture in sub basement at south east exit not provided with a cover.	Interior of Building	Closed
12	Electrical closets contain debris	Interior of Building	Closed
13	17th floor ceiling opposite garbage chute room has finish that is peeling and flaking.	Interior of Building	Closed
14	Wall opposite apt 1602 is cracked.	Interior of Building	Closed
15	5th floor garbage chute room ceiling has broken plaster.	Interior of Building	Closed
16	6th floor garbage chute room ceiling has broken plaster.	Interior of Building	Closed
17	Basement ceiling at south exit has flaking plaster.	Interior of Building	Closed
18	Hole in ceiling above locker 1104 in locker room A	Interior of Building	Closed
19	Hole in ceiling above locker 1705 in locker room C.	Interior of Building	Closed
20	Ceiling in sub basement at south east exit has paint peeling.	Interior of Building	Closed
21	Basement door in south stairwell has missing door hardware.	Interior of Building	Closed
22	Elevator does not stop flush with the floor	Interior of Building	Closed
23	Hallway floor beside locker room C is not smooth and level.	Interior of Building	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**