

MLS Building Audit Program - Details

Property Address : 2313 LAKE SHORE BLVD W

Legal Description: PLAN 164 PT LOTS 377 AND 378 PT WATER LOT PTJJ CL 48907 RP I

Roll No. : 1919051320016010000

Building : 2313 LAKE SHORE BLVD W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 09, 2009

**** 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	09 127219 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Apr-09	03-NOV-09	100.00%
2	Property Standards	09 127237 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Apr-09	22-MAY-09	100.00%
3	Property Standards	09 127251 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Apr-09	03-NOV-09	100.00%
4	Property Standards	09 128043 PRS 00 IV	REPORT ORDERS	Closed	22-Apr-09	22-MAY-09	100.00%
7	Property Standards	09 135914 PRS 00 IV	REPORT ORDERS re: engineers report, order to fix water penetration in garage.	Closed	12-May-09	29-SEP-09	100.00%
8	Waste	09 127315 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	22-Apr-09	04-MAY-09	N/A**

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
4	Property Standards	09 128043 PRS 00 IV	REPORT ORDERS	Closed	22-Apr-09	22-MAY-09	25-May-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 135914 PRS 00 IV	REPORT ORDERS re: engineers report, order to fix water penetration in garage.	Closed	12-May-09	29-SEP-09	30-Sep-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Water penetration issue to be addressed as per Engineers Report by Brown and Beattie dated May 1, 2009 and provided to City by property owner.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 127219 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Apr-09	03-NOV-09	30-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint deteriorated, stained and peeling in areas.	Exterior	Closed
2	Concrete column. Areas damaged, cracked and missing.	North	Closed
3	Roof flashing bent and lifting.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 127237 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Apr-09	22-MAY-09	25-May-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Automatic stop not working.	Underground Parking Area	Closed
2	Unlicensed/Inoperative motor vehicles stored in parking garage.	Underground Parking Area	Closed
3	Areas of deteriorated and peeling paint.	Underground Parking Area	Closed
4	Covers missing from two floor drains.	Underground Parking Area	Closed
5	Pipes on ceiling leaking.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 127251 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Apr-09	03-NOV-09	30-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Plaster patches on walls not painted.	Hall	Closed
2	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
3	Ceiling light fixture loose, hanging.	North	Closed
4	Accumulation of debris.	North	Closed
5	Plaster patches on walls not painted.	Stairway	Closed
6	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
7	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	Stairway	Closed

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

Active apartment unit related investigation matters (Property Standards only) :	0
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.**