

MLS Building Audit Program - Details

Property Address : 2493 LAKE SHORE BLVD W

Legal Description: CON 1 PT LOT G PT WATER LOT RP 66R22031 PART 1

Roll No. : 1919051450014010000

Building : 2493 LAKE SHORE BLVD W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 16, 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 127512 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Apr-09	28-JAN-10	100.00%
2	Property Standards	09 127648 PRS 00 IV	PARKING GARAGE STRUCTURE DEFECTS	Closed	22-Apr-09	22-MAY-09	100.00%
3	Property Standards	09 128173 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Apr-09	25-MAY-09	100.00%
5	Waste	09 128242 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	23-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
3	Property Standards	09 128173 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Apr-09	25-MAY-09	26-May-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guard for basement boiler room exit on east side of building is loose.	Exterior Of Building	Closed
2	The east and west fence is broken and detached in areas.	Exterior Of Building	Closed
3	Balcony on south wall of building has deteriorated paint.	Exterior Of Building	Closed
4	Balcony on south wall of building has broken concrete.	Exterior Of Building	Closed
5	The ventilation cover on exterior wall on east side of the building has loose bricks and deteriorated mortar.	Exterior Of Building	Closed
6	Exterior wall on east side of the building has loose / unsecure wire.	Exterior Of Building	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 127648 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	The exterior wall of the parking garage contains broken concrete exposing the reinforcement rods.	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
3	Areas of the painted walls have worn paint.	Underground Parking Area	Closed
4	The retaining walls at vehicle entrance to garage are cracked, broken / loose concrete and are not plumb.	Underground Parking Area	Closed
5	Some concrete steps at exits from garage have deteriorated concrete.	Underground Parking Area	Closed
6	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely, Parking garage contains unlicensed vehicles, spaces 1, 3 and 73.	Underground Parking Area	Closed
7	Concrete floor at space 57 contains a hole.	Underground Parking Area	Closed
8	Floor drain cover at south exit from garage is deteriorated.	Underground Parking Area	Closed
9	Floor drain cover at ventilation shaft is not provided.	Underground Parking Area	Closed
10	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
11	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Closed

12 | The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Specifically some louvres are damaged and blocked in some locations.

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 127512 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Apr-09	28-JAN-10	25-May-09

No. of defects contained within the Order : 27

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guards 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).	Interior of Building	Closed
2	Walls in garbage chute rooms require paint where repairs were made.	Interior of Building	Closed
3	Boiler room wall contains a broken concrete block.	Interior of Building	Closed
4	Basement storage room wall has broken plaster.	Interior of Building	Closed
5	There is a large gap in the wall covering the electrical wires.	Interior of Building	Closed
6	Light cover for fixture on 2nd floor by elevators is broken.	Interior of Building	Closed
7	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
8	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Interior of Building	Closed
9	Carpet beside apt 703 has a small hole.	Interior of Building	Closed
10	Door hardware/devices are not maintained in good repair. Access door in south stairway to roof top will not self close.	Interior of Building	Closed
11	Door hardware/devices are not maintained in good repair. Garbage chute doors have broken closers.	Interior of Building	Closed
12	Door hardware/devices are not maintained in good repair. Door hardware is loose.	Interior of Building	Closed
13	Door hardware/devices are not maintained in good repair. 6th floor door in north stairway will not latch.	Interior of Building	Closed
14	Telephone room door is loose.	Interior of Building	Closed
15	Doors for locker rooms 5 and 13 are loose.	Interior of Building	Closed
16	Boiler room door has damaged grill.	Interior of Building	Closed
17	Supply room ceiling contains a large hole.	Interior of Building	Closed
18	Locker room 7 ceiling contains a hole.	Interior of Building	Closed
19	Boiler room ceiling contains a hole.	Interior of Building	Closed
20	Basement storage room ceiling contains a large hole.	Interior of Building	Closed
21	The required guards 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.	Interior of Building	Closed
22	The minimum level of 200 lux (18.6 foot candles) is not being provided to the laundry rooms.	Interior of Building	Closed
23	The minimum level of 50 lux (4.6 foot candles) is not being provided to the locker rooms.	Interior of Building	Closed
24	The ventilation cover at apt 310 is loose.	Interior of Building	Closed
25	Ventilation covers on main floor are loose.	Interior of Building	Closed
26	The required guard is 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).	Roof Of Building	Closed
27	The required guard(s) are not installed securely or maintained in good repair. Sections of the guard on the roof top are loose.	Roof Of Building	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.**