

MLS Building Audit Program - Details

Property Address : 2663 LAKE SHORE BLVD W

Legal Description: PLAN M76 PT LOTS 537 TO 541 RP 66R24355 PART 1

Roll No. : 1919051750030010000

Building : 2663 LAKE SHORE BLVD W -- W0606 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 11, 2011

**** 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	11 171634 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Apr-11	23-DEC-11	100.00%
2	Property Standards	11 171732 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Apr-11	14-JUN-11	100.00%
6	Property Standards	11 177560 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Apr-11	30-AUG-11	100.00%
7	Property Standards	11 177614 PRS 00 IV	BALCONY GUARDS	Closed	21-Apr-11	23-DEC-11	100.00%
8	Property Standards	11 177668 PRS 00 IV	SERVICE ROOMS	Closed	21-Apr-11	08-JUL-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
7	Property Standards	11 177614 PRS 00 IV	BALCONY GUARDS	Closed	21-Apr-11	23-DEC-11	5-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Balcony	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Balcony	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Specifically existing guards have areas of climbability	Balcony	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	11 177668 PRS 00 IV	SERVICE ROOMS	Closed	21-Apr-11	08-JUL-11	11-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Specifically cover plate missing on switch/junction box in boiler room and domestice hot water storage tank toom	Boiler Room	Closed
2	Lighting in a service room is provided at less than 200 lux. Specifically in the boiler room and old domestic hot water storage tank room	Boiler Room	Closed
3	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically fire stopping required in fire alarm room by door; ceiling of boiler room and ceiling of domestic hot water storage tank room [3 locations in this room]	Boiler Room	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically hand rails missing on stairs leading from doorway to floor of elevator room	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 171634 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Apr-11	23-DEC-11	30-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling, deteriorated and faded.	Exterior Of Building	Closed
2	Concrete damaged on raised lip around stairwell to parking garage.	Parking Area	Closed
3	Exterior garbage containment area not screened.	Yard	Closed
4	Guard provided is less than required 1,070mm in height.	Yard	Closed
5	Guard provided has openings greater than 100mm. in diameter.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 177560 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Apr-11	30-AUG-11	6-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Specifically white ceiling paint needs to be refreshed	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Specifically articles stored by parking stall 78-82;87; 90-92;61; 64-67; 4 and 54-50	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white and black paint needs to be refreshed	Underground Parking Area	Closed
4	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Specifically additional Alert signs to be installed	Underground Parking Area	Closed
5	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. Specifically North exit required paint to meet code requirements	Underground Parking Area	Closed
6	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. specifically additional signage required	Underground Parking Area	Closed
7	The plumbing system is not kept in good working order. Specifically damaged insulation on pipes by parking stall 88-94; 9; 29; 27 and 78	Underground Parking Area	Closed
8	The electrical connections are not maintained in good working order.	Underground Parking Area	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Specifically guards on light fixtures are missing	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 171732 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Apr-11	14-JUN-11	15-Jun-11

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The bathroom within laundry room requires paint	Interior of Building	Closed
2	Laundry room ceiling requires paint where repairs were made.	Interior of Building	Closed
3	The hydro room in basement contains material not associated with a hydro room. (work bench, cleaning material)	Interior of Building	Closed
4	Hydro room on 2nd floor contains debris	Interior of Building	Closed
5	Locker rooms contain material in the asile	Interior of Building	Closed
6	East stairwell walls have plaster damage	Interior of Building	Closed
7	East stairwell ceiling has damaged plaster.	Interior of Building	Closed
8	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.Roof hatch in east stairwell not provided with a lock.	Interior of Building	Closed
9	The 3rd floor ceiling requires paint where light fixtures have been changed.	Interior of Building	Closed
10	The east stairwell basement lighting is not 50 lux. The area is dark.	Interior of Building	Closed
11	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
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior of Building	Closed
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
14	The east basement stairwell floor tiles are loose and missing	Interior of Building	Closed
15	East stairwell has paint peeling and requires paint where repairs were made.	Interior of Building	Closed
16	East basement stairwell contains debris beside stairs.	Interior 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.**