

**MLS Building Audit Program - Details**

**Property Address : 25 LASCELLES BLVD**

Legal Description: PLAN 288 PT LOT 12 PLAN 63R-4248 PART 3 & 14 TO 24 31 &  
 Roll No. : 1904111410036000000

Building : **25 LASCELLES BLVD**

**Report Date : January 17, 2020**

**Building Audit Date : November 10, 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 January 17, 2020

**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 311046 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	31-JUL-14	100.00%
2	Property Standards	11 311047 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Dec-11	30-SEP-14	100.00%
4	Property Standards	11 311946 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	31-JUL-14	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	11 311047 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Dec-11	30-SEP-14	15-Oct-15

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Underground Parking Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration.	Underground Parking Area	Closed
5	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely paint deterioration.	Underground Parking Area	Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plate.	Underground Parking Area	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely exposed wiring.	Underground Parking Area	Closed
13	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, Namely concrete deterioration.	Underground Parking Area	Closed
14	The plumbing drain pipe(s) is not connected to the sewage system.	Underground Parking Area	Closed
15	The floor drain is not maintained in good repair. Namely missing and damaged drain covers	Underground Parking Area	Closed
16	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
17	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.	Underground Parking Area	Closed
18	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
19	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted handrail	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 311946 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	31-JUL-14	28-Sep-14

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor damaged by elevator.	Basement	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely damaged and missing drain covers.	Boiler Room	Closed
3	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged vent cover.	Compactor Room	Substantially Co
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in the ceiling.	Compactor Room	Closed
6	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
7	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
8	The electrical receptacle are not maintained in a safe and complete condition. Namely missing cover plates.	Laundry Room	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint vent cover.	Laundry Room	Substantially Co
10	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
11	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Locker Room	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Locker Room	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and open boxes.	Locker Room	Closed
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Mechanical Room	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Mechanical Room	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and open boxex.	Mechanical Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Mechanical Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing bricks.	Mechanical Room	Closed
20	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	Meter Room	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear of storage materials.	Office	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely replace cabinet doors.	Roof Of Building	Closed
23	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
25	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed

27	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint ceiling.	Storage Room	Closed
28	Interior lighting fixtures or lamps are not maintained. Namely light fixture not secured to ceiling.	Subbasement	Closed
29	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
30	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
31	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
32	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
33	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
34	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
35	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all doors and door frames where required.	Throughout Building	Closed
36	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely chute system is not self-closing.	Throughout Building	Closed
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint where required.	Throughout 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	11 311046 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	31-JUL-14	17-Jun-15

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Namely re-paint main garage door.	Exterior Of Building	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged/rusted ventilation grate or grill.	Exterior Of Building	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely damaged light fixture.	Exterior Of Building	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint deterioration on canopy at front entrance.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on walls and ceilings	Exterior Of Building	Closed
7	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely cracks and concrete deterioration.	Exterior Of Building	Closed
8	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely concrete deterioration.	Exterior Of Building	Closed
9	Exterior landing not maintained. Namely concrete deterioration	Exterior Of Building	Closed
10	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely paint and concrete deterioration on balcony slabs.	Exterior Of Building	Closed
11	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely pigeon screen and other temporary structure.	Exterior Of Building	Closed
12	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely derelict motorcycle.	Exterior Of Building	Closed
13	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
14	Driveway(s) and/or similar areas not maintained. Namely cracks and ruts.	Exterior Of Building	Closed
15	Driveway(s) and/or similar areas not maintained. Namely ramp to underground parking garage at exit door.	Exterior Of Building	Closed
16	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
17	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely damaged curb	Exterior Of Building	Closed
18	The retaining wall is not being maintained in good repair. Namely concrete deterioration and exposed re-bar.	Exterior Of Building	Closed
19	The required guard on top of the retaining wall is not maintained in good repair. Namely rusted base plates.	Exterior Of Building	Closed
20	Exterior walkway not maintained. Namely damaged flagstones.	Exterior Of Building	Closed
21	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely damaged balcony guard.	Exterior Of Building	Closed
22	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely damaged/rusted guard	Exterior Of Building	Closed
23	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior Of Building	Closed

24	Guard with a minimum height of 1,070 millimeters has not been provided at a raised floor where the difference in level is more than 600 millimeters. Namely areas above underground parking garage exit stairwell, where required a guard with a minimum height of 1.070 millimeters.	Exterior Of Building	Closed
25	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely handrail guards to second level.	Exterior Of Building	Closed
26	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely guards on handrails	Exterior Of Building	Closed
27	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. Namely seating benches adjacent to guards create climability.	Exterior Of Building	Closed
28	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Exterior Of Building	Closed
29	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
30	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
31	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely all guards above underground parking garage exit stairwell	Exterior Of Building	Closed
32	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
33	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to include installation of window air conditioner units	Exterior Of Building	Closed
34	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely paint deterioration.	Exterior Of Building	Closed
35	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
36	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
37	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged ventilation grill/grate	Exterior Of Building	Closed
38	Exterior door is not maintained in good repair. Namely paint deterioration.	Exterior 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.**