



**325 GILES BLVD W – OTR 21-316155**

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Building By-law Officer: Jay McGuire

Date of Inspection: July 14, 2021

Date OTR Issued: July 20, 2021

Date of Follow Up Inspection: September 30, 2021

## SUMMARY OF EVENTS

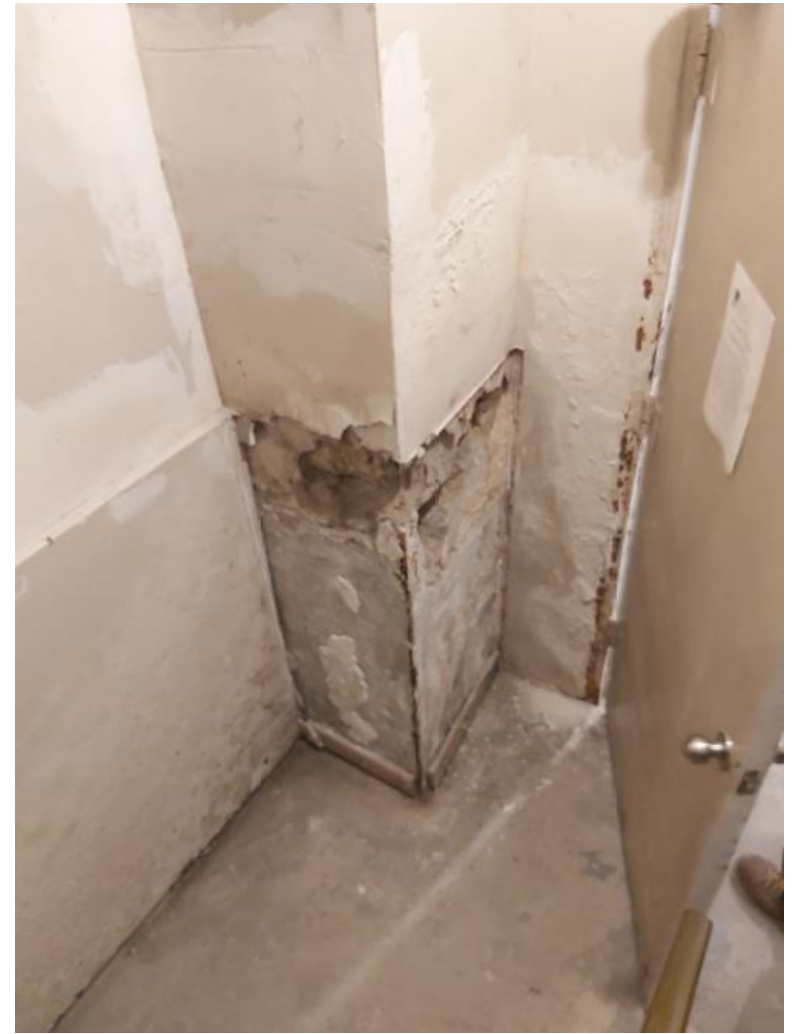
July 12, 2021 - Received call from Building Department management requesting immediate response to investigate urgent concerns brought to awareness by Windsor Fire. Attended and reviewed concerns with Windsor Fire onsite. Scheduled inspection with building inspector for later in the week to complete joint assessment for property standards issues as well as unsafe conditions due to structural concerns from apparent water infiltration affecting the underground parking garage.

July 14, 2021 – Reattended property with building inspector and YORK maintenance coordinator. Site review commenced at the front door. From the main lobby we descended stairs at the west side of the building, through a lower corridor and into the secured U/G garage (currently empty and locked to prevent access). Once the garage was reviewed a perimeter walkthrough of the building's exterior conditions was executed. Photos were taken and a list of defects per Property Standards Bylaw was developed that required the action of property ownership or someone on their behalf. Steps taken to prepare for issuance of an Order to Repair in an effort to gain compliance at the subject property.

July 20, 2021 – Order to Repair preparation was completed and the order issued to property ownership at address on file. YORK maintenance coordinator was provided a copy upon issuance via email address provided.



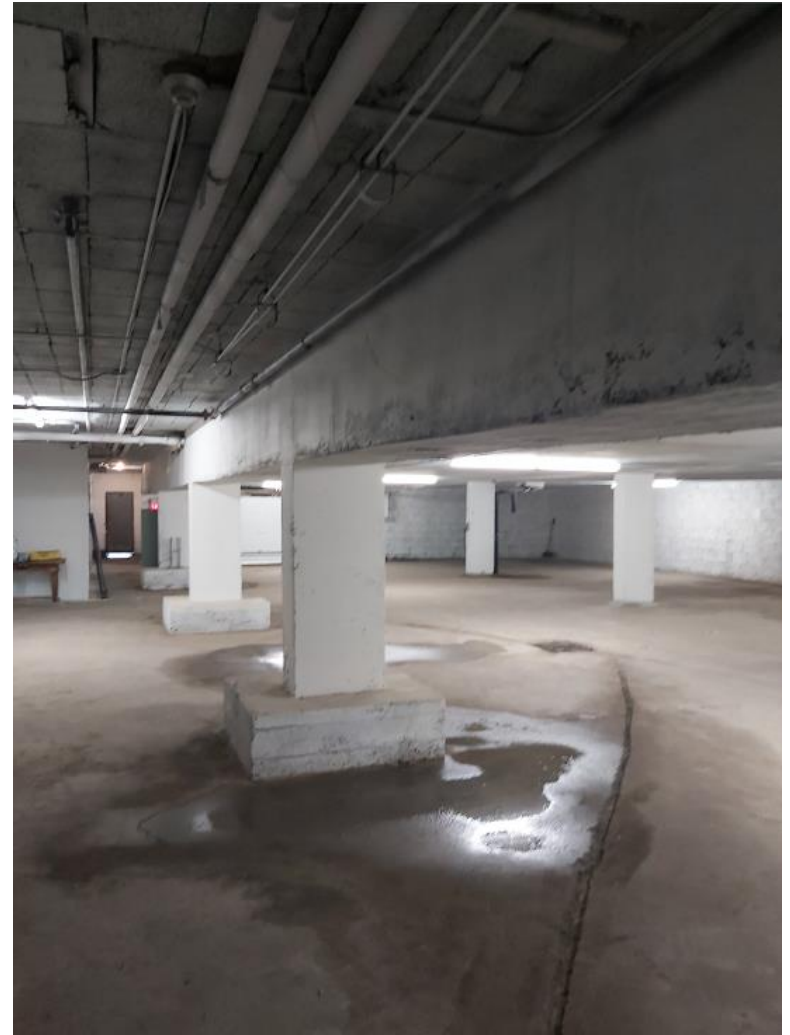
1. Water infiltration in lobby.



2. Concrete column delamination in stair well.



3. Condition of underground parking garage.



4. Condition of underground parking garage.



5. Water infiltration in underground parking garage.



6. Water infiltration in underground parking garage.



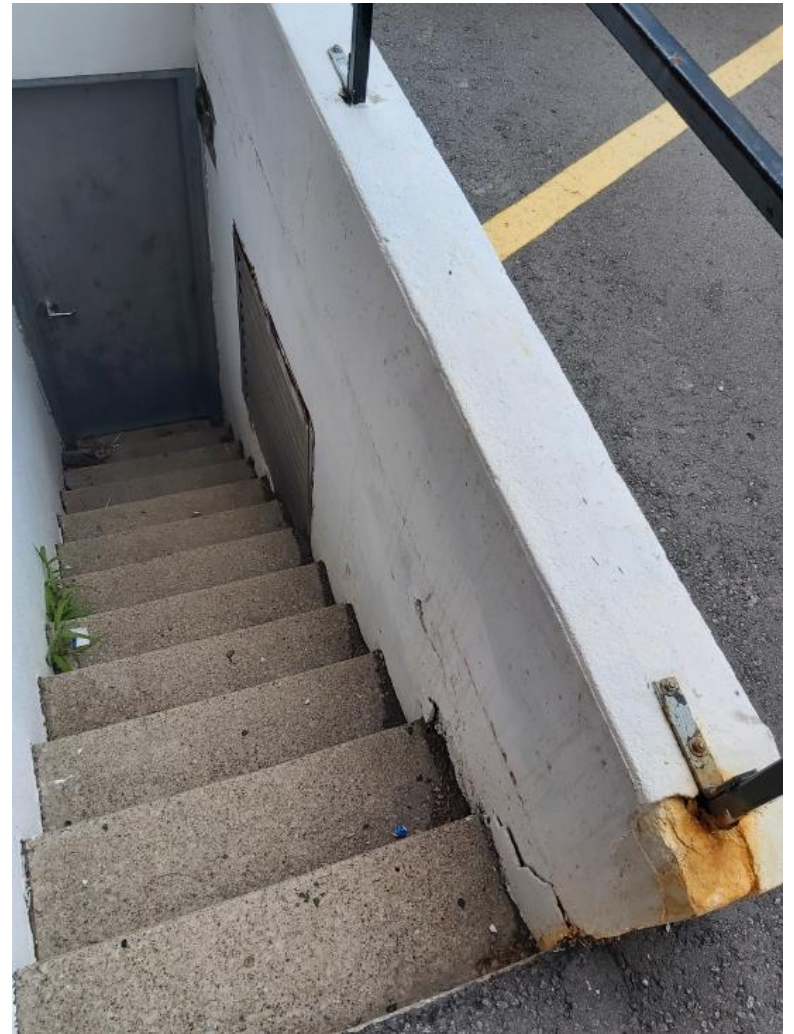
7. Close up of affected concrete structure.



8. Close up of affected concrete structure.



9. Defective exhaust system and defective door from interior.



10. Defective exhaust system and defective door from exterior. Also wall cladding issues.



11. Defective exhaust system.



12. Missing concrete window sill.





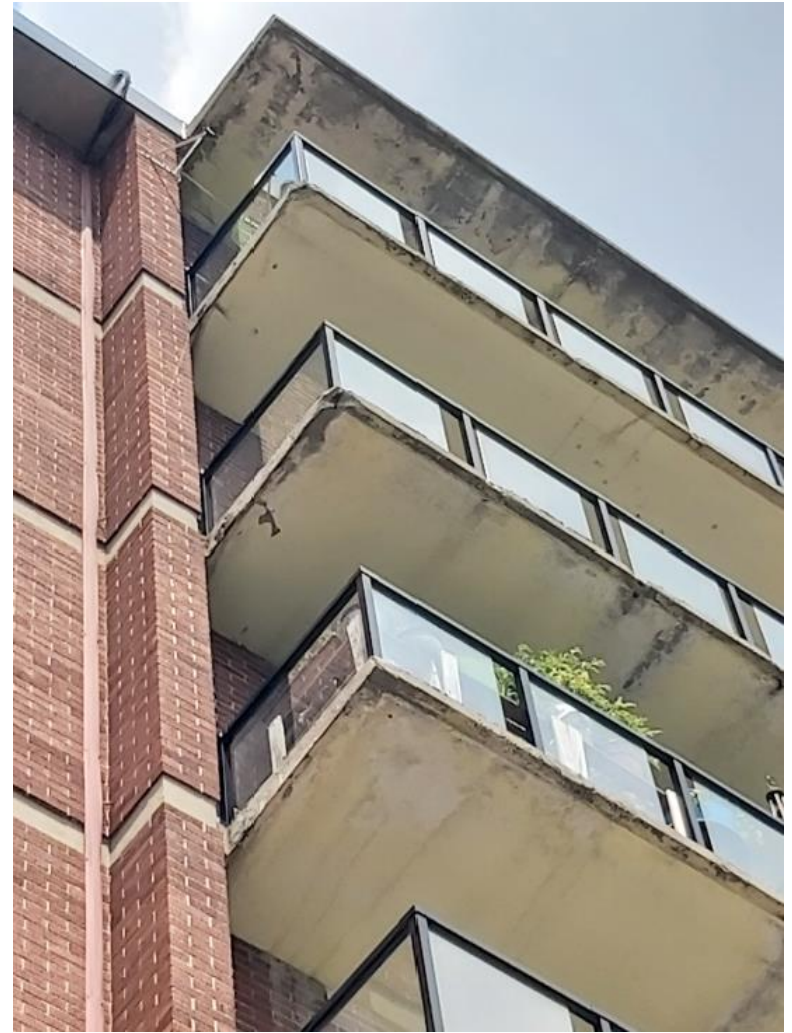
13. Missing / defective grilles.



14. Missing / defective grilles. Defective boarding material and defective door.



15. Defective balcony slabs and missing air conditioner sleeve cap panels.



16. Defective balcony slabs.

## KEY DATES PER ORDER TO REPAIR

August 19, 2021 – to submit engineer's reports / scope of work per compliance requirements outlined in Order to Repair.

September 18, 2021 – to obtain permits with City of Windsor to follow through with permitted repairs as outlined in qualified engineer's report / scope of work.

November 17, 2021 – to complete repairs (and associated required permit inspections) as outlined in qualified engineer's report / scope of work and obtain compliance with the requirements outlined in the Order to Repair.

# CURRENT COMPLIANCE STATUS

Follow up inspection completed on 9/30/2021 at 11:30 AM. Current status of issues listed in Order to Repair (OTR):

## Sections 1.1, 1.2, 3.2.2:

- Required indoor air quality assessment by qualified professional due to extensive and unaddressed water infiltration - NO ACTION TAKEN.

## Sections 1.4, 1.5, 1.6, 1.9, 1.14:

Engineer's report and permits for repairs due to:

- Water infiltration throughout building - NO ACTION TAKEN.
- Deteriorated concrete structure in underground parking garage and associated areas - NO ACTION TAKEN.
- Deteriorated balconies throughout building - NO ACTION TAKEN.
- Masonry facade cracking observed from exterior - NO ACTION TAKEN.

## Section 1.7

- Damaged / defective exterior wall finishes throughout building - NO ACTION TAKEN.
- Missing / defective exterior wall vent grilles - NO ACTION TAKEN.
- Issues with poorly installed A/C units and missing / defective A/C sleeve cap panels - NO ACTION TAKEN.
- Missing / deteriorated concrete window sills - NO ACTION TAKEN.

## Section 1.8

- Repair / replace defective exterior doors - NO ACTION TAKEN.

## Sections 1.16, 1.40, 1.47, 3.21

- Obtain permits for repairs to defective underground garage mechanical exhaust system - NO ACTION TAKEN.

## Section 3.2.1

- Repair defective interior cladding - NO ACTION TAKEN.

## Section 3.13

- Repair defective piping in underground garage for surface drainage above - NO ACTION TAKEN.

Review of current onsite conditions informs that NO apparent action to date has been taken to address the defects called for repair in the OTR. Review of property records indicate that there is NO record of application for any of the required permitted repairs.