

MLS Building Audit Program - Details

Property Address : 1850 VICTORIA PARK AVE
 Legal Description: CON 4 EY PT LOT 4 RP R1953 PART 27
 Roll No. : 1908121350004000000
Building : 1850 VICTORIA PARK AVE

Report Date : May 11, 2012

Building Audit Date : October 19, 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 180270 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	28-Oct-09	27-NOV-09	N/A**
3	Property Standards	09 180273 PRS 00 IV	REPORT ORDERS Satellite Dishes	Order Issued	28-Oct-09	27-NOV-09	N/A**
5	Property Standards	09 180379 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	7-Dec-11	06-FEB-12	92.31%
6	Property Standards	09 180527 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	7-Dec-11	06-FEB-12	42.86%
7	Property Standards	09 180854 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initiated	7-Dec-11	06-FEB-12	71.43%
8	Waste	09 180274 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	28-Oct-09	27-NOV-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
7	Property Standards	09 180854 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initial	7-Dec-11	06-FEB-12	

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely: Broken ceiling light fixture. Loose or hanging electrical wire on wall.	N/E corner of property	Open
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	N/E corner of property. Pedestrian exit.	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: All areas in the underground garage where the paint finish has deteriorated. Repainting is required.	Underground Parking Level	Open
4	The parking or storage garage is used to keep junk or rubbish. Namely: old doors, shopping carts, discarded drain pipes, boxes and other forms of discarded materials.	Underground Parking Level	Closed
5	The parking or storage garage pedestrian exit door. Hole in door. Repairs required.	Underground Parking Level	Closed
6	The parking or storage garage walls painted surface is not maintained in a good state of repair. Namely: All wall areas where the surface paint finish has deteriorated. Repainting is required.	Underground Parking Level	Open
7	The electrical connections are not maintained in a safe and complete condition. Namely: Loose/hanging electrical wire near space 113	Underground Parking Level	Closed
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Replace all missing floor drain covers.	Underground Parking Level	Closed
9	The floor in the parking or storage garage are required to be cleaned.	Underground Parking Level	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles. A minimum of 50Lux illumination is required in all drive aisles.	Underground Parking Level	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces. Namely: A minimum illumination of 50Lux is required in all parking spaces.	Underground Parking Level	Closed
12	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely: Ventilation fan was not working.	Underground Parking Level	Closed
13	The ceilings in the parking or storage garage are not impervious to water. Namely: Evidence of moisture penetration on ceiling/Wall. Near space #43. Repairs are required.	Underground Parking Level	Open
14	The electrical connections are not maintained in a safe and complete condition. Replace all electrical cover plates on the ceiling and walls.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 180527 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	7-Dec-11	06-FEB-12	

No. of defects contained within the Order : 21

No. of defects that remain outstanding : 12

Deficiency Details

No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: Owner is responsible to make sure that all A/C units are secured and safely installed properly.	Exterior	Open
2	Driveway(s) and/or similar areas does not afford safe passage. Namely; Damaged concrete curb adjacent to the driveway. Near front of building.	Exterior	Closed
3	Driveway(s) and/or similar areas not maintained. Namely: Pot holes, ruts and cracks in driveway.	Exterior	Open
4	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair. Namely: Owner is required to make sure all satellite dishes are installed safely and secured properly on the exterior of the building.	Exterior Of Building	Open
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Loose/ hanging satellite dish wires not secured properly on the exterior of the building.	Exterior Of Building	Open
6	Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Handrail is missing from steps with three risers. Near emergency exit from underground garage.	Exterior Of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition. Namely: bicycles overhanging balcony guards on the exterior of the building.	Exterior Of Building	Open
8	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required wall handrail for the fire escape in excess of 550mm (21 5/8 inches) in width is not provided. Also a handrail is missing on the open side of the stairs.	Fire Escape	Open
9	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Interior Windows	Open
10	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	N/E corner of property.	Open
11	The required guard(s) and/or handrail(s) are not installed securely or maintained in good repair. Namely: Handrail for exterior stairs from emergency exit door from underground garage is not secured properly. North/east corner of property.	North East side of the Property.	Closed
12	Exterior lighting fixtures or lamps are not maintained. Namely: Broken light fixture on exterior exit.	North East side of the Property.	Closed
13	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres). Namely: Missing a guard on retaining wall on the north side of the building adjacent to driveway.	North Side of Building	Closed
14	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: paper cups, discarded books, toys, and other materials. In addition, all vehicles that are not operative or currently licensed with an up to date sticker must be removed from the parking lots.	Parking Area	Open
15	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Several pieces of pressure treated wood,wire mesh, pipes, loose cable wire and other discarded materials stored on the roof. Also Owner is required to make sure the satellite dishes installed on the roof are safe and secured.	Roof Of Building	Open
16	Exterior door not maintained weather-tight. Namely: Deteriorated flashing and weatherstripping on exterior door on the roof of building.	Roof Of Building	Open
17	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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. Namely: Required guard on top of retaining wall facilitates climbing.	South	Closed
18	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches). Namely: Guard on top of retaining wall.	South	Open

19	Exterior lighting fixtures or lamps are not maintained. Namely: Defective free standing lamp standard on landscaped area.	South Side of Building	Closed
20	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	South side	Closed
21	The required guard(s) are not installed securely or maintained in good repair. Namely: Base plate for handrail is not secured properly to pressure treated wood base.	Walkway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 180379 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	7-Dec-11	06-FEB-12	

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps have not been installed. Namely light bulb near #513.	5th Floor	Closed
2	The plumbing system is not protected from freezing. Namely place protective cover over pipes.	Basement	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
4	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	Basement	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
7	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Closed
8	Garbage and/or refuse is not being stored in receptacles.	Compactor Room	Closed
9	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean out all electrical closets free of dust dirty and debris.	Electrical Room	Closed
10	The electrical switches are not maintained in a safe and complete condition. Namely replace panels on cabinets.	Elevator	Closed
11	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Laundry Room	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
13	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely trazzo flooring missing sections.	Lobby	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely missing light covers.	Roof Of Building	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely the drywall leading to the roof and hole in cinder block.	Roof Of Building	Closed
16	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely missing coverplates.	Roof Of Building	Closed
17	Interior lighting fixtures or lamps are not maintained.	Stairway	Closed
18	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely clean and remove all garbage from stairways.	Stairway	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Closed
20	Garbage chute is not maintained in a clean and odour free condition. Namely clean and sanitize ALL garbage chutes.	Throughout Building	Closed
21	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely repair damaged vent grills.	Throughout Building	Closed
23	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
24	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Throughout Building	Closed
25	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
26	Elevator(s) is not certified in good working order.	Throughout Building	Closed
27	Exterior window(s) with broken/cracked glass. Namely replace glass in every door or window.	Throughout Building	Closed

28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair holes in ceiling in ALL rooms including vacant variety store.	Throughout Building	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. This includes but not limited to swimming pool area near fire exit door, locker rooms, utility rooms, work shop ANY room with debris on the floor.	Throughout Building	Open
30	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 and plaster where required.	Throughout Building	Closed
31	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely clean all parts of handrails.	Throughout Building	Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor mats in front of units and all holes in floor must have grates or covers.	Throughout Building	Open
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Missing tile by elevator.	Throughout Building	Closed
34	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided.	Throughout Building	Closed
35	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely from every wall in building including but not limited to elevator room, hallways, stairways, all doors ect.	Throughout Building	Closed
36	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
37	Handrail not provided for the interior stairs of single dwelling unit that has more then two risers	Work Shop	Closed
38	Extension cords or other extensions are used as a permanent wiring system.	Work Shop	Closed
39	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and coverplates.	Work Shop	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.**