

MLS Building Audit Program - Details

Property Address : 3000 YONGE ST

Legal Description: CON 1 WY PT TWP LOT 5

Roll No. : 1904115460036000000

Building : 3000 YONGE ST

Report Date : May 11, 2012

Building Audit Date : November 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 188354 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	25-Nov-09	29-DEC-09	90.91%
2	Property Standards	09 188394 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Nov-09	29-DEC-09	100.00%
3	Property Standards	09 188399 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Nov-09	29-DEC-09	100.00%
5	Waste	09 188461 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Nov-09	29-DEC-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 188399 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Nov-09	29-DEC-09	30-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Location of pedestrian exit door within the parking or storage garage is not clearly indicated. Namely: Exit door not painted green and exit door sign not installed.	Underground Parking Level	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely: Cover plate is missing on wall/ceiling near garage door.	Underground Parking Level	Closed
3	The electrical connections are not maintained in good working order. Namely: Remove all electrical, loose/hanging wires and close all electrical panels.	Underground Parking Level	Closed
4	The parking or storage garage is used to keep junk or rubbish. Namely: Discarded materials consisting of lumber, drywall, plywood, refrigerator and other discarded materials	Underground Parking Level	Closed
5	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: A vehicle with expired plates in the underground garage, lic.PI. # AYOW 932 Aug. 08. South bldg. All vehicles parked in the underground garage must have be currently licensed with an up to date license plate sticker.	Underground Parking Level	Closed
6	Lighting in a garage is provided at less than 50 lux. Namely: All drive aisles and parking spaces must maintain a minimum of 50 Lux. illumination.	Underground Parking Level	Closed
7	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Floor drain cover is missing near space # 17. North	Underground Parking Level	Closed
8	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: Two coolers stored on drain pipes near space #30.	Underground Parking Level	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 188394 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Nov-09	29-DEC-09	30-Dec-09

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely; Remove all loose/hanging wires on the north wall. North building.	North	Closed
2	Exterior window(s) with broken/cracked glass. Namely: Broken window on the north side wall of the north building.	North Side of Building	Closed
3	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.	North Side of Building	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on the North wall. North building.	North Side of Building	Closed
5	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Deteriorated concrete on exterior stairs. Evidence of rust stains under stair landing. North exterior stairs. North building.	North Side of Building	Closed
6	Exterior yard surface and/or similar areas not maintained. Namely: Namely: Rear yard Vent grill cover is rusted and deteriorated. Replacement is required.	Rear Yard	Closed
7	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely: Rear yard concrete footings supporting the fence has shifted due to soil erosion.	Rear Yard	Closed
8	The fence, screen and/or other enclosure around or on the property is not maintained with a uniform construction. Namely: Remove pressure treated wood fence and horizontal metal guard in the rear yard. North Building. These items contribute to climbability of the retaining wall guard.	Rear Yard	Closed
9	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: Discarded light stand, paper, pop cans, concrete and other discarded materials.	Rear Yard	Closed
10	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Spalling bricks on chimneys	Roof	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely: A cover plate is missing on the wall of electrical conduit. - Roof	Roof	Closed
12	The electrical connections are not maintained in good working order. Namely: Electrical cover plate is loose, not secured on south wall, south building.	South	Closed
13	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Vertical cracks in the south wall of south building. Repairs are required.	South	Closed
14	The exterior walls and their components are not being maintained in good repair. Namely: Corner guard on south wall protecting corner brick is damaged and not secured properly to wall.	South	Closed
15	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Exhaust vent covers are missing on the south wall. - South Building	South	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 188354 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	25-Nov-09	29-DEC-09	31-Oct-11

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Elevator	Closed
2	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
3	Elevator(s) is not certified in good working order.	Elevator	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely replace all coverplates and secure loose wires. Namely in both buildings NORTH AND SOUTH.	Elevator	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely replace all cabinet doors on fixtures. Namely in both buildings NORTH AND SOUTH.	Elevator	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
8	Lighting in a storage room is provided at less than 50 lux. Namely in both buildings NORTH AND SOUTH.	Throughout Building	Closed
9	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open
10	Laundry room is not maintained in a clean and sanitary condition. Namely clean behind washers and dryers.	Throughout Building	Closed
11	Interior door is not a good fit in its frame. Namely stairway doors in both buildings NORTH AND SOUTH.	Throughout Building	Open
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean out all storage rooms, hydro rooms, sump pump room and electrical rooms on all floors. In both building NORTH AND SOUTH.	Throughout Building	Closed
13	The ventilation system or unit is not regularly cleaned. Namely all utility rooms and hallways as required.	Throughout Building	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair crack in wall in all rooms on all floors, where required. In both buildings NORTH AND SOUTH.	Throughout Building	Closed
15	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
16	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
18	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely but not limited to stairways in both buildings NORTH AND SOUTH.	Throughout Building	Closed
19	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
20	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely but not limited to stairways, in both buildings NORTH AND SOUTH.	Throughout Building	Closed
21	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.	Throughout Building	Closed
22	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.	Throughout 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.**