

MLS Building Audit Program - Details

Property Address : 750 YORK MILLS RD

Legal Description: PLAN 8094 PT BLK E

Roll No. : 1908082012058000000

Building : 750 YORK MILLS RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 15, 2010

**** 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 |
|-----|-----------------------|-----------------------------|-------------------------------------|----------------------|------------------|-----------------|------------|
| 4 | Property Standards | 10 133302 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 14-Jun-10 | 18-OCT-10 | 100.00% |
| 5 | Property Standards | 10 133620 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 14-Jun-10 | 18-OCT-10 | 100.00% |
| 6 | Property Standards | 10 137127 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 14-Jun-10 | 18-OCT-10 | 100.00% |
| 9 | Waste | 10 133295 WST 00 IV | LITTER DUMPING/REFUSE INVESTIGATION | Closed | 31-Mar-10 | 28-APR-10 | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 4 | Property Standards | 10 133302 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 14-Jun-10 | 18-OCT-10 | 10-Aug-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely the area with the stones in the front of the building. | Exterior Of Building | Closed |
| 2 | 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 rusty balcony panels. | Exterior Of Building | Closed |
| 3 | Exterior garbage containment area not screened. | Exterior Of Building | Closed |
| 4 | The yard does not have suitable ground cover to prevent recurrent ponding of water. Namely large depressions in ground. | Exterior Of Building | Closed |
| 5 | Driveway(s) and/or similar areas does not afford safe passage. Namely; holes, ruts and cracks. | Exterior Of Building | Closed |
| 6 | The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely assorted garbage on the roof. | Exterior Of Building | Closed |
| 7 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. | Exterior Of Building | Closed |
| 8 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. | Exterior Of Building | Closed |
| 9 | Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; uneven , broken patio stones. | Exterior Of Building | Closed |
| 10 | Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent. Namely temp. parking area. | Exterior Of Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 5 | Property Standards | 10 133620 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 14-Jun-10 | 18-OCT-10 | 10-Aug-10 |

No. of defects contained within the Order : **25**

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

| Deficiency Details | | | |
|--------------------|--|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing draincover. | Basement | Closed |
| 2 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing draincovers. | Boiler Room | Closed |
| 3 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door handle. | Boiler Room | Closed |
| 4 | The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates. | Elevator | Closed |
| 5 | Lighting in a service room is provided at less than 200 lux. | Elevator | Closed |
| 6 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all exterior doors on main floor level as required. | Throughout Building | Closed |
| 7 | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. | Throughout Building | Closed |
| 8 | Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely fans not operational. | Throughout Building | Closed |
| 9 | Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to Locker rooms. | Throughout Building | Closed |
| 10 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely doors must be finished in matching varnish. | Throughout Building | Closed |
| 11 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to Locker rooms, stairwell 1st floor to Main floor and compactor room. | Throughout Building | Closed |
| 12 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely all hallways including basement where required. | Throughout Building | Closed |
| 13 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken cracked tiles/ missing tiles. | Throughout Building | Closed |
| 14 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 15 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely where required. | Throughout Building | Closed |
| 16 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear room. Namely but not limited to Locker rooms, Elevator room, and Compactor room. | Throughout Building | Closed |
| 17 | The electrical receptacle are not maintained in a safe and complete condition. Namely missing coverplates, open boxes conduits and loose wires in compactor room, office, Boiler room and storage rooms. | Throughout Building | Closed |
| 18 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace ceiling tiles where required. | Throughout Building | Closed |
| 19 | Lighting in a storage room is provided at less than 50 lux. | Throughout Building | Closed |
| 20 | Intermediate handrails not provided between landings or greater than 1650mm apart | Throughout Building | Closed |
| 21 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely fraying carpet where required. | Throughout Building | Closed |
| 22 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely hole in wall near #401 and Laundry room. | Throughout Building | Closed |
| 23 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to draincovers in all locker rooms. | Throughout Building | Closed |
| 24 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely front door mats. | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 6 | Property Standards | 10 137127 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 14-Jun-10 | 18-OCT-10 | 30-Apr-12 |

No. of defects contained within the Order : 27

No. of defects that remain outstanding : 0

| Deficiency Details | | | |
|--------------------|---|--------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Underground Parking Area | Closed |
| 2 | Floor and/or floor covering not kept in a clean and sanitary condition | 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. | 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. | Underground Parking Area | Closed |
| 7 | The parking or storage garage ceiling are not painted white where required. | Underground Parking Area | Closed |
| 8 | The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. | Underground Parking Area | Closed |
| 9 | The columns in the parking or storage garage are not impervious to water. | Underground Parking Area | Closed |
| 10 | The parking or storage garage columns painted surface is not maintained in a state of good repair. | Underground Parking Area | Closed |
| 11 | The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required. | Underground Parking Area | Closed |
| 12 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required. | Underground Parking Area | Closed |
| 13 | The parking or storage garage is used to keep junk or rubbish. | Underground Parking Area | Closed |
| 14 | The electrical connections are not maintained in a safe and complete condition. Namely; loose wires. | Underground Parking Area | Closed |
| 15 | The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates. | 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 | The parking or storage garage does not have a designated safe-exit route. | Underground Parking Area | Closed |
| 18 | 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 |
| 19 | 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. | Underground Parking Area | Closed |
| 20 | 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. | Underground Parking Area | Closed |
| 21 | 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. | Underground Parking Area | Closed |
| 22 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | Underground Parking Area | Closed |
| 23 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required. | Underground Parking Area | Closed |
| 24 | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required. | Underground Parking Area | Closed |
| 25 | The parking or storage garage walls painted surface is not maintained in a state of good repair. | Underground Parking Area | Closed |

| | | | |
|----|--|--------------------------|-------------------|
| 26 | The walls in the parking or storage garage are not impervious to water. | Underground Parking Area | Closed |
| 27 | Handrails on one side of stair or ramp less than 1,100mm in width not provided | Underground Parking Area | Substantially Com |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**