

MLS Building Audit Program - Details

Property Address : 100 YORK GATE BLVD

Legal Description: PLAN 6530 BLK G

Roll No. : 1908013250003000000

Building : 100 YORK GATE BLVD

Report Date : January 18, 2019

Building Audit Date : March 28, 2012

**** 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 18, 2019

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	12 147956 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-12	10-OCT-12	100.00%
2	Property Standards	12 147957 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-12	05-APR-13	100.00%
3	Property Standards	12 147958 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Apr-12	05-APR-13	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
1	Property Standards	12 147956 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-12	10-OCT-12	5-Oct-12

No. of defects contained within the Order : **4**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing drain pipe(s) is not maintained in good working order. Namely; drain plugged with debris.	Exterior	Closed
2	Exterior walkway not maintained.	Exterior	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; steel mesh guard damaged.	Exterior	Closed
4	Satellite dish and/or its supporting member is not maintained in a safe condition. Namely; some dishes mounted to the balcony balustrade system.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 147958 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Apr-12	05-APR-13	7-Oct-13

No. of defects contained within the Order : **5**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely; touch up black paint as required.	Garage	Closed
2	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.	Garage	Closed
3	Exterior door, not maintained in good repair.	Garage	Closed
4	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.	Garage	Closed
5	Interior door is not a good fit in its frame.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 147957 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-12	05-APR-13	5-Oct-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Exterior doors	1st Floor	Closed
2	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door does not close shut.	2nd Floor	Closed
3	Wall not maintained free from damaged and deteriorated materials.	4th Floor	Closed
4	Interior door not maintained in good repair.	6th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
6	The property is not maintained and/or kept clean in accordance with the standards.	Balcony	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
9	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
10	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
13	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; wall behind dryers.	Laundry Room	Closed
15	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
16	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Lobby	Closed
17	The property is not maintained and/or kept clean in accordance with the standards.	Roof Of Building	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboards loose.	Stairway	Closed
20	Interior lighting fixtures or lamps are not maintained. Namely; light fixture not securely affixed to ceiling.	Stairway	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
22	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
23	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :100 YORK GATE BLVD

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**