

MLS Building Audit Program - Details

Property Address : 1222 YORK MILLS RD

Legal Description: PLAN M874 BLK D

Roll No. : 1908123130002000000

Building : 1222 YORK MILLS RD

Report Date : January 11, 2019

Building Audit Date : April 28, 2016

** 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 11, 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	16 147763 PRS 00 IV	WINDOW SAFETY	Closed	4-May-16	03-JUN-16	100.00%
2	Property Standards	16 148584 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-16	01-SEP-17	100.00%
3	Property Standards	16 148695 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-16	30-DEC-16	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	16 147763 PRS 00 IV	WINDOW SAFETY	Closed	4-May-16	03-JUN-16	20-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 148584 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-16	01-SEP-17	4-Oct-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior	Closed
2	Exterior door is not maintained in good repair. Namely deteriorated paint on the exterior side of boiler room door	Exterior	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely deteriorated paint	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely deteriorated paint on balcony panels and rails throughout	Exterior	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely deteriorated bricks on pillar, expose rebar and crack concrete near canopy area	Exterior	Closed
6	The surface of a window is not kept reasonably clean	Exterior	Closed
7	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely cracked and uneven slabs	Exterior	Closed
8	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely missing grass in rear yard of unit 101	Exterior	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Exterior	Closed
11	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair. Namely deteriorated "No Visitor" sign	Exterior	Closed
12	Exterior walkway not maintained. Namely Crack concrete leading to front entrance	Exterior	Closed
13	Exterior garbage containment area not screened.	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	16 148695 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-16	30-DEC-16	2-Mar-17

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has defective hardware.	1st Floor	Closed
2	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely peeling paint on wall in vestibule and on east wall in lobby area	1st Floor	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
5	Lighting in a service room is provided at less than 200 lux. Namely boiler room	1st Floor	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler room	Closed
7	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely loose slabs at bottom of stairs	Elevator Room	Closed
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely broken handrail	Elevator Room	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition. Namely dirty carpets	Hallway	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint peeling on ventilation grill near 201	Hallway	Closed
12	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
13	Corridor serving residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Lobby	Closed
14	The heating system or unit is not in good repair and maintained in good working condition. Name loose radiator	Lobby	Closed
15	Communication system identifies the tenant by unit number.	Lobby	Closed
16	Interior lighting fixtures or lamps have not been installed. Namely no lights in locker/ storage rooms on all floors	Locker/ storage	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint and plaster peeling	Near Laundry room window and hallway near 302	Closed
18	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely loose debris, slabs and wiring	Roof	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint and plaster peeling	Stairway West	Closed
20	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 nosing on steps	Stairwells	Closed
21	Corridor and exit stairwells serving residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely hallways and stairwell through	Throughout Building	Closed
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely undue storage in locker rooms and old incinerator room adjacent to boiler room		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.**