

**MLS Building Audit Program - Details**

**Property Address :** 1274 YORK MILLS RD

Legal Description: PLAN 5635 BLK PLAN S PT BLK Q

Roll No. : 1908123020047000000

Building : 1274 YORK MILLS RD

**Report Date :** January 18, 2019

**Building Audit Date :** June 06, 2011

**\*\* 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	11 215876 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-OCT-11	100.00%
2	Property Standards	11 220311 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-DEC-11	100.00%
3	Property Standards	11 220323 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-11	19-DEC-11	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
2	Property Standards	11 220311 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-DEC-11	20-Jul-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
2	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
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair Where required.	Exterior Of Building	Closed
4	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely ; damaged lens cover.	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely; Spalling brick	Exterior Of Building	Closed
6	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition. Namely; replace miss floor mat at Exit	Exterior Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; balcony slabs where required.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	Interior lighting fixtures or lamps are not maintained.	Exterior Of Building	Closed
11	Roof flashing not maintained in good repair.	Roof Of Building	Closed
12	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 a professional or other certified person 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.	Throughout Building	Closed
13	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Throughout Building	Closed
14	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 220323 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-11	19-DEC-11	31-May-13

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
2	The floor drain is not maintained in good repair. Namely ; missing drain cover.	Underground Parking Area	Closed
3	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
4	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
5	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
6	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
7	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
8	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not impervious to water.		Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
12	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.		Closed
13	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.		Closed
14	The parking or storage garage does not have a designated safe-exit route.		Closed
15	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.		Closed
16	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.		Closed
17	The ceilings in the parking or storage garage are not impervious to water.		Closed
18	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 215876 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-OCT-11	29-Aug-14

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 1st flr. Hydro Closet. Door needs to be locked at all times.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 1st flr. Storage room. Repair hole in ceiling.	1st Floor	Closed
3	Exterior window or skylight not maintained in good repair. Namely: 2nd flr. Window near unit 209 should be repaired or removed.	2nd Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler Room. Repair all holes in ceiling. Replace missing bulb on light fixture.	Boiler Room	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Sump pump cover plate is missing on floor.	Boiler Room	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All discarded and stored materials should be removed from Boiler room floor. Also replace missing floor drain cover.	Boiler Room	Closed
7	The electrical fixtures are not maintained in a safe and complete condition. Boiler Room. Replace missing electrical cover plates where required. Remove loose/hanging electrical wires.	Boiler Room	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Namely: compactor room. Bulb is missing in light fixture.	Compactor Room	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Compactor room. Remove all discarded and stored materials. Clean floor.	Compactor Room	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: Compactor Room. Existing lighting is below the required level. Upgrading is required.	Compactor Room	Substantially Co
11	Adequate ventilation has not been provided. Namely: Elevator fan is not working. Also fan grill surface needs to be refinished.	Elevator	Closed
12	Lighting in a laundry room is provided at less than 200 lux. Namely: Lighting in laundry room is below the required level. Upgrading is required.	Laundry Room	Closed
13	The floor drain is not maintained in good repair. Laundry Room. Floor drain cover is missing. Also clean lint from behind machines.	Laundry Room	Substantially Co
14	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint finish on the exterior side of door providing access to roof.	Roof Of Building	Closed
16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Missing instrument panel doors in elevator room.	Roof Of Building	Closed
17	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Loose materials stored on roof, including lumber, wood, plastic pales, and other discarded materials. These items must be removed.	Roof Of Building	Closed
18	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. Namely: Roof, stair guards to elevator room. Repairs are required.	Roof Of Building	Substantially Co
19	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Namely: Corridor lighting is below the acceptable level, throughout the building.	Throughout Building	Closed
20	The ventilation system or unit is not regularly cleaned. Namely: Clean vent grills in all garbage rooms throughout the building.	Throughout Building	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Hallways.	Throughout Building	Closed
22	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Install fire dampers in all garbage chutes where missing throughout the building.	Throughout Building	Closed

23	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean and clear all floors in all electrical rooms throughout the building.	Throughout Building	Closed
24	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 all apartment doors that are scatched or marked as required.	Throughout Building	Closed
25	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway lighting is below the acceptable level.	Throughout Building	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hallways. Repaint all plaster repairs throughout the building. Including walls on the ground floor corridors leading to exits. Also paint interior side of all exit doors.	Throughout Property	Closed
27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in the corridors are not permitted. Hazardous.	Throughout Property	Closed
28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Landing guards in stairway is below the required height.		Closed
29	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
30	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Paint stair nosing where paint finish has deteriorated.		Closed
31	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Repaint floor finish in the stairways from the 2nd floor down.		Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Compactor Room and Main floor storage room. Repair holes in ceiling and damage drywall.		Closed
33	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 4th Floor. Missing handle on garbage chute door.		Closed
34	The heating system or unit is not in good repair and maintained in good working condition. Namely: Radiator cover is missing in elevator room.		Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair paint peeling on walls and ceiling in the stairways.		Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**