

MLS Building Audit Program - Details

Property Address : 1284 YORK MILLS RD

Legal Description: PLAN 5635 BLK O PT BLK PLAN

Roll No. : 1908123020046000000

Building : 1284 YORK MILLS RD

Report Date : January 18, 2019

Building Audit Date : February 15, 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 127421 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-11	27-JUN-11	100.00%
2	Property Standards	11 127537 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-11	27-JUN-11	100.00%
3	Property Standards	11 127739 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-11	26-MAY-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
1	Property Standards	11 127421 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-11	27-JUN-11	20-Apr-12

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Top floor canopy. Deteriorated surface paint finish.	7th Floor	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: Repair pot holes in driveway	Driveway	Closed
3	The exterior surface has not been restored and/or resurfaced where necessary. Namely: East side exit from garage. Deteriorated paint finish on walls and ceiling.	East Side of Building	Closed
4	A barrier to prevent waste/debris or similar things from littering or settling on adjacent properties is not provided and/or maintained. Namely: Screen enclosure for garbage bins is not provided.	Exterior	Closed
5	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All exterior Handrails and Guards where the surface finish has corroded or show signs of rust are required to be painted.	Exterior Of Building	Closed
6	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Namely: Retaining walls adjacent to front stairs of building.	South Side of Property	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Fence on the south side of building adjacent to hedges.	South Side of Property	Closed
8	The exterior walls and their components are not being maintained in good repair. West side. Spalling bricks on wall. Repairs are required.	West Side of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Exterior door finish is damaged. Repairs required.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 127537 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-11	27-JUN-11	10-Sep-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely: Lighting level inside bell room and compactor room needs to be upgraded.		Closed
2	Lighting in a garage is provided at less than 50 lux.		Closed
3	The occupant is not maintaining the property in a clean and sanitary condition. Namely: Compactor room and Bell Room in underground garage needs to be cleaned and cleared of all debris and discarded materials.		Closed
4	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.		Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Deteriorated surface paint finish on walls.		Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Repairs to major cracks in foundation wall adjacent to exit ramp is required.		Closed
7	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.		Closed
8	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
9	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.		Closed
10	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
11	The parking or storage garage does not have a designated safe-exit route.		Closed
12	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
13	The floor drain is not maintained in good repair. Namely: Floor drain grate is not in good repair. Near space 18		Closed
14	The electrical fixtures are not maintained in good working order. Namely: Replace burnt out light bulbs in under ground garage.		Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: All missing cover plates on junction boxes are to be replaced.		Closed
16	Extension cords or other extensions are used as a permanent wiring system. Namely: Extension cords used for permanent wiring is not permitted.		Closed
17	The parking or storage garage is used to keep junk or rubbish. Namely: Accumulation of debris including tires, cardboard, plastic containers and other discarded materials. Clean and clear all debris items.		Closed
18	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.		Closed
19	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Several areas of peeling paint on the ceiling. Repairs are required.		Closed
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: All areas where there are cracks or holes in the ceiling. Repairs are required.		Closed
21	The ceilings in the parking or storage garage are not maintained free of holes. Namely: Openings in the ceiling where exhaust ventilation fans are located, a protection screen is required.		Closed

22	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 127739 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-11	26-MAY-11	30-Apr-12

No. of defects contained within the Order : **42**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely treshold at dwelling unit.	6th Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Boiler Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely Clean and Clear room must be free of excess.	Boiler Room	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear unused or unwanted items.	Boiler Room	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
7	Corridor serving patients or residents 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.	Hall	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in wall by fan.	Laundry Room	Closed
9	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean behind all machines.	Laundry Room	Closed
11	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
13	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
14	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
15	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in was in stairwell near #508.	Throughout Building	Closed
18	Wall(s) not maintained clean.	Throughout Building	Closed
19	The mechanical ventilation system is not capable of completely changing the air in all rooms at least once per hour. Namely no air flow in hallway.	Throughout Building	Closed
20	The ventilation system or unit is not regularly cleaned. Namely clean all vents.	Throughout Building	Closed
21	The ventilation system or unit is not regularly cleaned. Namely all vents in garbage chute rooms must be cleaned.	Throughout Building	Closed
22	The heating system or unit is not in good repair and maintained in good working condition. Namely missing siding on radiator covers.	Throughout Building	Closed
23	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
24	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing damper in on 4th floor. Several not self- closing , self- latching.	Throughout Building	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean carpets.	Throughout Building	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely sections of rug worn to threads and dwelling unit door mats.	Throughout Building	Closed

28	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint garbage chute room doors.	Throughout Building	Closed
29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint exit stairwell door on both sides of hallway.	Throughout Building	Closed
30	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely stairs nosing is defective.	Throughout Building	Closed
31	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely holes in stairs.	Throughout Building	Closed
32	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
33	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
34	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
35	Interior lighting fixtures or lamps are not maintained. Namely broked, cracked also to include missing lens covers.	Throughout Building	Closed
36	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
37	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely missing caps expose sharp edges.	Throughout Building	Closed
38	The ventilation system or unit is not regularly cleaned.	Washroom	Closed
39	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely washroom must be maintained as such. Washroom must not function as cleaners storage closet.	Washroom	Closed
40	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplate and loose wiring.	Work Shop	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely unused and unwanted items.	Work Shop	Closed
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace grate or access hatch and repair all holes in ceiling.	Work Shop	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.**