

MLS Building Audit Program - Details

Property Address : 1840 VICTORIA PARK AVE

Legal Description: CON 4 EY PT LOT 4 RP 66R 1953 PTS 26 28 TO 30

Roll No. : 1908121350005000000

Building : 1840 VICTORIA PARK AVE

Report Date : January 18, 2019

Building Audit Date : March 17, 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 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
5	Property Standards	10 134151 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jul-14	18-AUG-14	100.00%
6	Property Standards	10 134158 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-14	18-AUG-14	100.00%
7	Property Standards	10 135802 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-14	18-AUG-14	100.00%
8	Waste	10 134152 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Mar-10	26-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
5	Property Standards	10 134151 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jul-14	18-AUG-14	14-Sep-15

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Substantially Co
2	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
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 where required.	Underground Parking Area	Substantially Co
7	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 where required.	Underground Parking Area	Closed
8	The electrical connections are not maintained in a safe and complete condition Namely; loose wires.	Underground Parking Area	Closed
9	The electrical connections are not maintained in a safe and complete condition Namely; loose wires.	Underground Parking Area	Closed
10	The electrical connections are not maintained in a safe and complete condition Namely; missing cover plates.	Underground Parking Area	Substantially Co
11	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
12	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
13	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
14	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
15	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
16	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Substantially Co
17	The parking or storage garage ceiling painted surface is not maintained reasonably clean Namely; mold on ceiling.	Underground Parking Area	Closed
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Substantially Co
19	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
20	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Underground Parking Area	Closed
21	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 135802 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-14	18-AUG-14	23-Dec-15

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
2	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.	Exterior Of Building	Substantially Co
3	Immediate action has not been taken to eliminate an unsafe condition. Namely: loose wires	Exterior Of Building	Substantially Co
4	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair.Namely; damaged awning sign.	Front	Closed
5	Required guards not constructed or maintained in accordance with Subsection 19.D.	Side Of Property	Substantially Co
6	The required guard on top of the retaining wall is not maintained free from defects and hazards.	Side Of Property	Substantially Co
7	The catchbasin is not being maintained free from defect and/or obstructions.	Side Of Property	Closed
8	The required guard on top of the retaining wall is not maintained in good repair.	Side Of Property	Closed
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Side Of Property	Substantially Co
10	The retaining wall is not being maintained in a structurally sound.	Side Of Property	Closed
11	The retaining wall is not being maintained in good repair.	Side Of Property	Closed
12	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Side Of Property	Closed
13	A barrier to prevent waste/debris or similar things from littering or settling on adjacent properties is not provided and/or maintained. Namely; step cracking	Side Of Property	Closed
14	The electrical connections are not maintained in a safe and complete condition.	South Side of Property	Closed
15	The electrical fixtures are not maintained in good working order.	South Side of Property	Closed
16	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
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Property	Closed
18	The electrical connections are not maintained in a safe and complete condition.Namely; missing cover plate.	Throughout Property	Substantially Co
19	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.	Throughout Property	Substantially Co
20	The retaining wall is not being maintained in good repair.	Throughout Property	Closed
21	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Throughout Property	Substantially Co
22	Exterior walkway not maintained.	Throughout Property	Closed
23	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Property	Closed

24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusting railings.	Throughout Property	Closed
25	The electrical fixtures are not maintained in good working order.	Throughout Property	Substantially Co
26	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.	Throughout Property	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 134158 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-14	18-AUG-14	14-Sep-15

No. of defects contained within the Order : **83**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged clean-out access panel.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Door hardware/devices are not maintained in good repair, namely defective door knob and latch.	3rd Floor	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	3rd Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely deteriorated and/or no finish at door.	3rd Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely damaged carpet.	4th Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely no finish on door.	5th Floor	Closed
8	Door hardware/devices are not maintained in good repair, namely defective door knob.	5th Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely cracked glass at fire hose cabinet door.	5th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing glass panel.	8th Floor	Closed
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely broken/cracked glass.	9th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboard.	9th Floor	Substantially Co
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing device.	9th Floor	Closed
14	The floor and every appurtenance, surface cover and finish is not maintained, namely missing and/or damaged tile.	12th Floor	Closed
15	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level, namely stairwells.	12th Floor	Closed
16	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely missing newell cap at post.	12th Floor	Closed
17	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.	Boiler Room	Substantially Co
18	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Boiler Room	Closed
19	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely handrails contain climbable members and have openings in excess of 100 MM.	Boiler Room	Closed
20	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
21	Exterior door not maintained weather-tight, namely missing door sweep.	Compactor Room	Closed
22	Elevators are not in good working order, namely not stopping even with floors. Submit to the Officer, for evaluation and approval a Report on the condition of the elevators, by a Professional Engineer, or other certified person. The report shall clearly indicate the condition of the elevators with reference to the Elevating Devices Act.	Interior of Building	Closed
23	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Substantially Co
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely dust and refuse.	Laundry Room	Closed

25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing dryer vent covers.	Laundry Room	Closed
26	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Roof Of Building	Substantially Co
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials and are not impervious to water.	Roof Of Building	Closed
28	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Roof Of Building	Closed
29	Roof decks, catwalks and/or related guards are not maintained in good repair, namely cracked concrete patio slabs.	Roof Of Building	Closed
30	Handrails have openings of a size that do not prevent the passage of a sphere having a diameter more than 100 millimetres, to include opening between stair treads.	Roof Of Building	Substantially Co
31	The roof or one of it's components is not free from a hazardous condition, namely ponding water.	Roof Of Building	Closed
32	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.	Roof Of Building	Substantially Co
33	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.	Throughout Building	Closed
34	The location and size of openings at the handrails present a hazard as they are designed with members or attachments that facilitate climbing, and openings that exceed the maximum allowable of 100 MM.	Throughout Building	Closed
35	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
36	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, and contain climbable horizontal members.	Throughout Building	Closed
37	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Throughout Building	Closed
38	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged light fixture covers.	Throughout Building	Substantially Co
39	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective bulbs.	Throughout Building	Substantially Co
40	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level, namely corridors.	Throughout Building	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Substantially Co
43	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
44	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged doors.	Throughout Building	Substantially Co
45	The electrical receptacle are not maintained in a safe and complete condition, to include missing cover plates.	Throughout Building	Substantially Co
46	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
47	Previously finished surface(s) in the public area of the property is not maintained in good repair, to include walls, ceilings, elevator doors/frames, suite doors/frames, stairwell and corridor doors/frames.	Throughout Building	Substantially Co
48	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Substantially Co
49	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Substantially Co
50	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely litter and garbage.	Throughout Building	Substantially Co
51	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and/or damaged dampers.	Throughout Building	Closed
52	Garbage storage area is not maintained in a clean and odour free condition.	Throughout Building	Closed
53	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
54	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include damaged tiles, and refinishing.	Throughout Building	Closed
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Substantially Co
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed

57	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Throughout Building	Substantially Co
58	Floor and/or floor covering not kept in a clean and sanitary condition, namely soiled and stained carpets.	Throughout Building	Substantially Co
59	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk and excessive storage.	Throughout Building	Closed
60	Lighting in a storage room is provided at less than 50 lux.		Closed
61	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		Closed
62	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboard		Closed
63	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
64	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged storage lockers and doors.		Closed
65	The plumbing system is not kept free from leaks or defects, namely damaged and/or missing pipe insulation.		Closed
66	The plumbing system is not kept free from leaks or defects.		Closed
67	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely damaged floors adjacent at drains		Closed
68	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and excessive storage.		Closed
69	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and excessive storage.		Closed
70	The floor and every appurtenance, surface cover and finish is not maintained.		Closed
71	The floor and every appurtenance, surface cover and finish is not maintained.		Closed
72	The electrical switches are not maintained in a safe and complete condition, namely missing covers.		Substantially Co
73	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured and/or missing access panel doors at elevator switch control panels.		Closed
74	The electrical fixtures are not maintained in a safe and complete condition, namely damaged door.		Closed
75	Door is not a good fit in its frame, namely door to roof defective.		Closed
76	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged frame.		Closed
77	Exterior door, window, skylight or basement hatchway not maintained in good repair, namely door not good fit in frame.		Closed
78	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		Closed
79	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
80	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
81	Interior lighting fixtures or lamps are not maintained operative, to include missing and/or damaged bulbs.		Closed
82	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and excessive storage.		Substantially Co
83	Lighting in a service room is provided at less than 200 lux.		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.**