

MLS Building Audit Program - Details

Property Address : 200 WELLESLEY ST E

Legal Description: RP 66R 3706

Roll No. : 1904074430001000000

Building : 200 WELLESLEY ST E

Report Date : January 17, 2020

Building Audit Date : November 22, 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 17, 2020

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Fence	16 255478 FEN 00 IV		Closed	2-Dec-16	03-APR-17	100.00%
2	Property Standards	16 255546 PRS 00 IV		Closed	2-Dec-16	31-JAN-17	100.00%
3	Property Standards	16 255769 PRS 00 IV		Order Issued	2-Dec-16	28-SEP-17	66.67%
4	Property Standards	16 256115 PRS 00 IV		Closed	2-Dec-16	03-JUN-18	100.00%
5	Property Standards	16 257552 PRS 00 IV		Closed	2-Dec-16	04-DEC-17	100.00%
6	Property Standards	16 258503 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	0.00%

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
6	Property Standards	16 258503 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	11-Jan-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. Namely but not limited to: all windows throughout building with the ability to open past 100 mm (4 inches), as per attached photos.	Exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 255769 PRS 00 IV		Order Issued	2-Dec-16	28-SEP-17	5-Aug-20

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely but not limited to: peeling, rusting, deteriorating paint on balcony panels.	Balconies	Open
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Open
3	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: retaining wall guard facilitates climbing.	Retaining Wall	Closed
4	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor area of retaining wall where the difference in level is more than 600 millimetres.	Retaining Wall	Closed
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Retaining Wall	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely but not limited to: damaged and/or missing pickets of metal fence around garden.	South West	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 255546 PRS 00 IV		Closed	2-Dec-16	31-JAN-17	29-Sep-17

No. of defects contained within the Order : 16

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean floors of electrical closets throughout.	Electrical Closets	Closed
2	The ventilation system or unit is not regularly cleaned. Namely: cleaning of air shafts/grills.	Exterior	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: remove debris, storage and clean floors.	Fan Rooms on Roof	Closed
4	The ventilation system or unit is not regularly cleaned. Namely: cleaning of vents in grabage chute rooms throughout building.	Garbage Chute Rooms	Closed
5	Wall(s) not maintained clean. Namely but not limited to: cleaning of walls in garbage chute rooms throughout building.	Garbage Chute Rooms	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: cleaning of floors in garbage chute rooms throughout building.	Garbage Chute Rooms	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: hallway floors throughout.	Hallways	Closed
8	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely but not limited to: cleaning behind machines and floor.	Laundry Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: remove debris from roof of building.	Roof	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: remove debris, storage and clean floors.	Roof Storgae Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: stairwell flooring to be cleaned throughout.	Stairwell Floors	Closed
12	Wall(s) not maintained clean. Namely but not limited to: stairwell walls to be cleaned throughout.	Stairwell Walls	Closed
13	The lighting fixture is not maintained in a clean condition. Namely: cleaning of light fixtures throughout building.	Throughout Building	Closed
14	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely but not limited to: throughout building where required; stairwells, hallways, elevator doors.	Throughout Building	Closed
15	The glazed surfaces are not kept reasonably clean. Namely but not limited to: stairwell and exit doors, fire cabinet doors.	Throughout Building	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: cleaning of unit door thresholds.	Unit Door Thresholds	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 256115 PRS 00 IV		Closed	2-Dec-16	03-JUN-18	20-Dec-18

No. of defects contained within the Order : 32

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing conduit cover in garage fan room.	Underground Parking Area	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: parking exit stairwells to be painted.	Underground Parking Area	Closed
3	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: no lights at 2nd level exit stairwells.	Underground Parking Area	Closed
4	Lighting in a service room is provided at less than 200 lux. Namely: lighting in garage fan room is less than 200 lux.	Underground Parking Area	Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
7	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
8	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
9	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
10	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
12	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism. Namely: exit door near fan missing panic exit bar.	Underground Parking Area	Closed
13	The electrical connections are not maintained in good working order. Namely: Missing electrical cover plates on ceiling by water penetration area on P2.	Underground Parking Area	Closed
14	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.	Underground Parking Area	Closed
15	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
16	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.	Underground Parking Area	Closed
17	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
18	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.	Underground Parking Area	Closed
19	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
20	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
21	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
22	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely: loose wiring/hanging conduit 2nd level.	Underground Parking Area	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean garbage behind wall/fan of spot 21.	Underground Parking Area	Closed

25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: damaged ventlation grills throughout 2nd parking level.	Underground Parking Area	Closed
26	The ventilation system or unit is not regularly cleaned. Namely: clean out ventlation shafts (outdoor x3).	Underground Parking Area	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely: loose wires by spots 110, 114.	Underground Parking Area	Closed
28	The electrical fixtures are not maintained in good working order. Namely: missing conduit cover by door in P1 Sprinkler Room.	Underground Parking Area	Closed
29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean debris from P1 Gas Boiler Room.	Underground Parking Area	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean debris in P1 Sprinkler Room.	Underground Parking Area	Closed
31	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: missing drain cover by spots 14, 22.	Underground Parking Area	Closed
32	Underground garage 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.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 257552 PRS 00 IV		Closed	2-Dec-16	04-DEC-17	31-May-19

No. of defects contained within the Order : 71

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: graffiti on 13th floor elevator and where required.	13th Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: crack glass on 1st floor exit door looking out onto Wellesley Street in exit way.	1st Floor	Closed
3	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: damaged/falling exit sign in 1st floor south residential hallway by unit 109.	1st Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 5th floor North stairwell glass on door cracked.	5th Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: missing threshold of North stairwell by unit 925.	9th Floor	Closed
6	The heating system or unit is not in good repair and maintained in good working condition. Namely: damaged heater cover in North Stairwell between B1 & B2.	Basement - North Stairwell	Closed
7	The electrical receptacle are not maintained in good working order. Namely: missing conduit cover in North stairwell between B1 & B2.	Basement - North Stairwell	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: missing vent cover in sprinkler room in locker.	Basement 1	Closed
9	Lighting in a service room is provided at less than 200 lux. Namely: lighting level below 200 lux in sprinkler room in locker.	Basement 1	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: replace burnt out lighting in basement 1 electrical room.	Basement 1	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: panel doors to be secured in B1 Electrical Room.	Basement 1	Closed
12	The protective material for the lighting fixture is not maintained. Namely: broken light in Bell Canada 0-2 Room.	Basement 1	Closed
13	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover on conduit box in fire alarm room.	Basement 1	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: ceiling tiles stained/damaged/missing throughout basement level 1 & 2.	Basement 1 & 2	Closed
15	Lighting in a service room is provided at less than 200 lux. Namely: 200 lux required in SB - 11 (Fan Room).	Basement 2	Closed
16	Lighting in a storage room is provided at less than 50 lux. Namely: 50 lux required in B2 storage/workshop room.	Basement 2	Closed
17	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: missing drain cover by room #2 in B2.	Basement 2	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. namely but not limited to: clean and clear garbage from aisles in B2 Storage/Workshop.	Basement 2	Closed
19	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: missing grill on wall in B2 Locker Room SB - 17.	Basement 2	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: dry wall to be repaired at bottom of B2 North stairwell.	Basement 2 - North Stairwell	Closed
21	The floor and every appurtenance, surface cover and finish is not maintained. Namely: hallway floors throughout basement levels to be painted.	Basment 1 & 2	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: secure panel on top floor of Boiler Room.	Boiler Room	Closed
23	The floor drain is not maintained in good repair. Namely but not limited to: missing drain cover on top floor and by sump pump in Boiler Room.	Boiler Room	Closed
24	Attachment and/or the supporting structural member(s) is not being maintained free from defects/hazards. Namely: broken ladder rail in Boiler Room.	Boiler Room	Closed

25	Interior lighting fixtures or lamps are not maintained. Namely: broken/damaged light fixtures in Boiler Room.	Boiler Room	Closed
26	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing conduit on ceiling at top floor in Boiler Room.	Boiler Room	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely: hanging wires; cannot be hanging from pipes in Boiler Room.	Boiler Room	Closed
28	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: center stairwell to basement level 1.	Center Stairwell	Closed
29	Lighting in a service room is provided at less than 200 lux. Namely: compactor room lighting levels less than 200 lux.	Compactor Room	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: repair ceiling in compactor room.	Compactor Room	Closed
31	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: floors in all electrical rooms to be cleaned throughout.	Electrical Rooms	Closed
32	Lighting in a service room is provided at less than 200 lux. Namely: lighting to be 200 lux throughout all electrical rooms.	Electrical Rooms	Closed
33	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: repair fan cage.	Elevator Room	Closed
34	Exterior window(s) with broken/cracked glass. Namely: broken/cracked window (x2) in elevator room.	Elevator Room	Closed
35	The electrical connections are not maintained in a safe and complete condition. Namely: extension cord used as temporary wiring on furthest elevator machine.	Elevator Room	Closed
36	Interior lighting fixtures or lamps are not maintained. Namely: burnt out lights, missing light covers in garbage chute rooms.	Garbage Chut Rooms	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely but not limited to: damaged tiling in garbage chute rooms of 15th & 16th floor and where required.	Garbage Chute Rooms	Closed
38	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: all vents in garbage chute rooms to be properly covered.	Garbage Chute Rooms	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: damaged tiles in 1st floor northside Janitor Room.	Janitor Room	Closed
40	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: damaged drain cover in 1st floor northside Janitor Room.	Janitor Room	Closed
41	The plumbing system is not kept in good working order. Namely: hole in pipe in 1st floor northside Janitor Room.	Janitor Room	Closed
42	The electrical fixtures are not maintained in a safe and complete condition. Namely: conduit to be resecured in 1st floor northside Janitor Room.	Janitor Room	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: secure/repair damaged hatch doors in laundry room.	Laundry Room	Closed
44	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: missing drain covers throughout Locker Rooms where required.	Locker Rooms	Closed
45	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cleaning of Locker Rooms throughout basement levels.	Locker Rooms	Closed
46	The electrical fixtures are not maintained in a safe and complete condition. Namely but not limited to: missing cover plates on conduit, switches, outlets where required throughout Locker Rooms.	Locker Rooms	Closed
47	The electrical fixtures are not maintained in a safe and complete condition. Namely: open conduit box.	Roof Fan Rooms	Closed
48	Lighting in a service room is provided at less than 200 lux. Namely: lighting below 200 lux in both Roof Fan Rooms.	Roof Fan Rooms	Closed
49	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: repair wooden railings on roof that are damaged.	Roof Of Building	Closed
50	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: broken light cover by door of roof room.	Roof Of Building	Closed
51	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely: concrete issues on canopy of roof.	Roof Of Building	Closed
52	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing conduit on roof by door.	Roof Of Building	Closed
53	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: floors of stairwells to be painted and/or refinished.	Stairwells	Closed
54	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: stairwell walls to be painted.	Stairwells	Closed

55	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: clean and clear storage/junk from Basement Storage Room and Recreation Room.	Storage and Recreation Rooms	Closed
56	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: holes in ceiling in Storage and Recreation Rooms.	Storage and Recreation Rooms	Closed
57	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: baseboard heater covers damaged throughout.	Throughout Building	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: damaged and missing light covers throughout hallways and stairwells.	Throughout Building	Closed
59	The electrical receptacle are not maintained in a safe and complete condition. Namely but not limited to: cracked outlet/missing cover plate by unit 2705, by 23rd flr electrical room, unit 2023, unit 108, and where required.	Throughout Building	Closed
60	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: painting and/or refinishing of baseboards throughout.	Throughout Building	Closed
61	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: baseboard of heater damaged throughout.	Throughout Building	Closed
62	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: damaged floor by units 2220/2219, 1006 and where required.	Throughout Building	Closed
63	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: clean floors throughout.	Throughout Building	Closed
64	The property is not maintained and/or kept clean in accordance with the standards. Namely: secure fire cabinets throughout.	Throughout Building	Closed
65	Wall(s) not maintained clean. Namely but not limited to: painting of walls throughout.	Throughout Building	Closed
66	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: damaged/broken/stained ceiling tiles on 26th, 16th, 8th, 6th floors and where required.	Throughout Building	Closed
67	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely but not limited to: damaged grill vent covers throughout.	Throughout Building	Closed
68	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: broken baseboards by garbage chute room throughout building on each floor.	Throughout Building	Closed
69	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: hole in ceiling (panel) by unit 916 and where required throughout.	Throughout Building	Closed
70	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely but not limited to: service/exit doors to be painted where required.	Throughout Building	Closed
71	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: painting and/or refinishing of doors and frames throughout.	Throughout Building	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.**