

MLS Building Audit Program - Details

Property Address : 2500 BATHURST ST

Legal Description: PLAN 1769 PT LOTS 33 TO 35 LOTS 29 TO 32 36 & 37

Roll No. : 1904113560007000000

Building : 2500 BATHURST ST

Report Date : January 18, 2019

Building Audit Date : October 07, 2009

**** 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	09 184768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Nov-09	11-OCT-10	100.00%
5	Property Standards	09 184552 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	31-MAR-11	100.00%
6	Property Standards	09 184634 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	11-OCT-10	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
6	Property Standards	09 184634 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	11-OCT-10	8-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely; areas of spalling brick	East	Closed
2	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely; the bottom opening is 330mm	Garage Area	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Namely; storage and retention of materials, eg election signs.	West	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely; broken glass divider.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 184768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Nov-09	11-OCT-10	8-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
2	The electrical connections are not maintained in good working order.	Garage	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely; the parking garage is used to store materials	Garage	Closed
6	The plumbing system is not kept free from leaks or defects.	Garage	Closed
7	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.	Garage	Closed
8	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 184552 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	31-MAR-11	30-Jun-11

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned. Namely; vent grills dirty	2nd Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely dupex cover missing.	9th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; vent grill not fitted with proper workmanship	10th Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
7	Previously finished ceiling surface(s) are not renewed or refinished, when necessary, to maintain a similar appearance.	Garbage Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
9	The electrical connections are not maintained in a safe and complete condition.	Ground Floor	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely; improper storage and retention of materials.	Ground Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Closed
12	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Ground Floor	Closed
13	Floor not kept free from rubbish and debris.	Ground Floor	Closed
14	Ceiling not maintained free of holes	Ground Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Namely; improper storage o materials.	Ground Floor	Closed
17	The ventilation system or unit is not regularly cleaned. Namely; vent grills dirty	Hall	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; wall paper missing.	Hall	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats.	Hall	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; unfinished paint and plaster	Stairway	Closed
22	Floor and/or floor covering not maintained in good repair	Stairway	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
24	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; handrail loose	Stairway	Closed
25	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
26	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed

27	The property is not maintained and/or kept clean in accordance with the standards. Namely; materials retained/stored in staircase	Stairway	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
29	Floor and/or floor covering not Maintained in good repair, Namely; broken floor tiles.	Stairway	Closed
30	Exterior window(s) with broken/cracked glass.	Stairway	Closed
31	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		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.**