

**MLS Building Audit Program - Details**

**Property Address : 251 SHERBOURNE ST**

Legal Description: PLAN 193 PT LOT 2 & 14

Roll No. : 1904072300009000000

Building : **257 SHERBOURNE ST**

**Report Date : January 18, 2019**

**Building Audit Date : February 04, 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|------------|
| 1   | Property Standards    | 10 114674 PRS 00 IV         |                                    | Rescheduled          | 11-Feb-10        | 07-APR-15       | 91.89%     |
| 2   | Property Standards    | 10 114779 PRS 00 IV         |                                    | Rescheduled          | 11-Feb-10        | 07-APR-15       | 57.14%     |
| 3   | Property Standards    | 10 115700 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 11-Feb-10        | 07-APR-15       | 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    | 10 114779 PRS 00 IV         |                           | Rescheduled          | 11-Feb-10        | 07-APR-15       | 1-May-19                       |

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(s) is not maintained in good repair, namely spalling/delaminated concrete.                         | East Side of Building  | Open             |
| 2                  | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely spalling brick at walls and window sills.   | Exterior Of Building   | Open             |
| 3                  | The exterior garbage storage area maintained in manner that presents a health or other hazard, namely : Missing/broken panels.   | North Side of Building | Closed           |
| 4                  | The exterior surface of the building shall be maintained free of graffiti  | Throughout Building    | Substantially Co |
| 5                  | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.  | Throughout Property    | Substantially Co |
| 6                  | Exterior steps, not maintained, namey: Deteriorated concrete including but not limited to near units 109 and 110   | West                   | Open             |
| 7                  | 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(s) is not being maintained free from defects and/or hazards, namely make shift balcony enclosures. | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3   | Property Standards    | 10 115700 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 11-Feb-10        | 07-APR-15       | 31-Dec-14                      |

No. of defects contained within the Order : **17**

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

| Deficiency Details |   |          |                  |
|--------------------|---|----------|------------------|
| No.                | Violation/Defect  | Location | Status           |
| 1                  | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely missing and/or damaged ceiling panels, due to leaks/water penetration.   |          | Closed           |
| 2                  | The parking or storage garage ceiling painted surface is not maintained in a state of good repair.  |          | Closed           |
| 3                  | The electrical fixtures are not maintained in a safe and complete condition, to include missing and/or damaged cover plates at switches and receptacles.  |          | Closed           |
| 4                  | The electrical connections are not maintained in a safe and complete condition, nasmely loose and hanging wires.  |          | Closed           |
| 5                  | The floor drain is not maintained in good repair, namely missing and/or damaged drain covers.   |          | Closed           |
| 6                  | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely refuse and junk.   |          | Closed           |
| 7                  | The parking or storage garage walls painted surface is not maintained in a state of good repair.  |          | Substantially Co |
| 8                  | The walls in the parking or storage garage are not impervious to water.   |          | Closed           |
| 9                  | 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           |
| 10                 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.  |          | Closed           |
| 11                 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed and damaged insulation.  |          | Closed           |
| 12                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk and storage items.  |          | Closed           |
| 13                 | Lighting in a service room is provided at less than 200 lux.  |          | Closed           |
| 14                 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.  |          | Closed           |
| 15                 | Interior lighting fixtures or lamps are not maintained, to include missing and/or damaged fixtures and bulbs.   |          | Closed           |
| 16                 | Interior lighting fixtures or lamps are not maintained, to include missing and/or defective bulbs.  |          | Closed           |
| 17                 | Lighting in a garage is provided at less than 50 lux.   |          | Closed           |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1   | Property Standards    | 10 114674 PRS 00 IV         |                           | Rescheduled          | 11-Feb-10        | 07-APR-15       | 1-May-19                       |

No. of defects contained within the Order : 37

No. of defects that remain outstanding : 3

| Deficiency Details |  |                     |                  |
|--------------------|--|---------------------|------------------|
| No.                | Violation/Defect   | Location            | Status           |
| 1                  | The plumbing fixture(s) and/or appliance is not maintained in good working order, namely damaged access boxes at shut-off.   | 3rd Floor           | Closed           |
| 2                  | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely bicycles.   | 3rd Floor           | Closed           |
| 3                  | The exterior columns and their components are not being maintained in good repair, namely spalling/ delaminated concrete , and exposed reinforcing steel.  | 3rd Floor           | Closed           |
| 4                  | 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(s) is not maintained in good repair, namely spalling/delaminated concrete and exposed reinforcing steel.                                 | 3rd Floor           | Open             |
| 5                  | The electrical connections are not maintained in a safe and complete condition, namely loose wires.  | 3rd Floor           | Closed           |
| 6                  | Exterior door has defective hardware, namely missing and/or damaged handle.  | 3rd Floor           | Closed           |
| 7                  | Interior lighting fixtures or lamps are not maintained, namely missing fixture cover.  | 3rd Floor           | Closed           |
| 8                  | 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(s) is not maintained in good repair, namely deteriorated and/or damaged flashing.  | 4th Floor           | Closed           |
| 9                  | Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute door.  | 5th Floor           | Closed           |
| 10                 | The electrical fixtures are not maintained in a safe and complete condition, namely unsecured access panel.  | 5th Floor           | Closed           |
| 11                 | The electrical connections are not maintained in a safe and complete condition, namely loose wires.  | Basement            | Closed           |
| 12                 | Interior lighting fixtures or lamps are not maintained, namely broken and/or damaged fixtures.   | Basement            | Closed           |
| 13                 | Door hardware/devices are not installed, namely missing door handle hardware.  | Basement            | Substantially Co |
| 14                 | The heating system or unit is not in good repair and maintained in good working condition, namely missing radiator.  | Basement            | Closed           |
| 15                 | The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.   | Basement            | Closed           |
| 16                 | Previously finished surface(s) in the public area of the property is not maintained in good repair.  | Throughout Building | Substantially Co |
| 17                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris.  | Throughout Building | Closed           |
| 18                 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.  | Throughout Building | Substantially Co |
| 19                 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.  | Throughout Building | Closed           |
| 20                 | Garbage storage area is not maintained in a litter free and odour free condition, to include chutes.   | Throughout Building | Substantially Co |
| 21                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely behind and adjacent to laundry appliances.  | Throughout Building | Closed           |
| 22                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris.  | Throughout Building | Closed           |
| 23                 | Floor and/or floor covering not kept in a clean and sanitary condition, to include damage and deterioration.   | Throughout Building | Substantially Co |
| 24                 | Interior lighting fixtures or lamps are not maintained, to including missing, damaged and unclean fixture covers.  | Throughout Building | Closed           |
| 25                 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high, and are not being maintained in accordance with the Toronto Municipal Code, Chapter 629, to include gaps between vertical pickets and between bottom of handrail and top of stair treads exceeding the maximum allowable of 100 mm. | Throughout Building | Closed           |

|    |  |                     |                  |
|----|--|---------------------|------------------|
| 26 | 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.                  | Throughout Building | Closed           |
| 27 | Fixed window within dwelling units that extend to less than 1,000 millimetres from the floor is not protected by a guard to at least 1,000 millimetres above the floor, or designed to withstand the lateral design loads for balcony guards in accordance with Subsection 19.D.(5).                         | Throughout Building | Open             |
| 28 | The guards are not being maintained in accordance with the Toronto Municipal Code, Chapter 629. Namely the guard height is less than the minimum requirement of 1070 MM, with openings and gaps exceeding the maximum allowable of 100 mm.   | Throughout Building | Closed           |
| 29 | Dwelling unit window that is capable of being opened has no screen.  | Throughout Building | Closed           |
| 30 | The exterior walls and their components are not being maintained in good repair, namely spalling and delaminated concrete.   | Throughout Building | Closed           |
| 31 | 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(s) is not maintained in good repair, namely spalling and delaminated concrete, to include top surface and soffits (underside). | Throughout Building | Open             |
| 32 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include at suite doors.   | Throughout Building | Closed           |
| 33 | Storm or screen door not maintained in good repair, to include missing and/or damaged storm doors and screens.   | Throughout Building | Substantially Co |
| 34 | The surface of a window is not kept reasonably clean   | Throughout Building | Closed           |
| 35 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.  | Throughout Building | Closed           |
| 36 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.  | Throughout Building | Closed           |
| 37 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.  | Throughout Building | 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.**