

**MLS Building Audit Program - Details**

**Property Address :** 2755 JANE ST

Legal Description: CON 4 WY LOT 18

Roll No. : 1908011410001000000

Building : 2755 JANE ST

**Report Date :** January 18, 2019

**Building Audit Date :** October 14, 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 293442 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 21-Oct-11        | 18-JUN-12       | 100.00%    |
| 5   | Property Standards    | 11 293519 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 21-Oct-11        | 15-OCT-12       | 100.00%    |
| 6   | Property Standards    | 11 293440 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 20-Apr-12        | 13-AUG-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1   | Property Standards    | 11 293442 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 21-Oct-11        | 18-JUN-12       | 31-May-12                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |  |                          |        |
|--------------------|--|--------------------------|--------|
| No.                | Violation/Defect   | Location                 | Status |
| 1                  | Lighting in a garage is provided at less than 50 lux.  | Underground Parking Area | Closed |
| 2                  | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Specifically the doors to the locked private parking areas are required to be painted and the door from the parking garage to the lower lobby area is required to be painted other than green colour  | Underground Parking Area | Closed |
| 3                  | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically by south exit; by parking stall 5 - 8; by light fixture in parking stalls 5 - 8 and general refreshing of the ceiling white paint  | Underground Parking Area | Closed |
| 4                  | The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically the column paint - both white & black requires refreshing  | Underground Parking Area | Closed |
| 5                  | 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. Specifically green paint on South exit door requires refreshing | Underground Parking Area | Closed |
| 6                  | The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the white and black paint on the walls requires refreshing   | Underground Parking Area | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description          | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 6   | Property Standards    | 11 293440 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 20-Apr-12        | 13-AUG-15       | 8-Jun-15                       |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |                      |                  |
|--------------------|---|----------------------|------------------|
| No.                | Violation/Defect  | Location             | Status           |
| 1                  | The retaining wall is not being maintained in good repair.  | East                 | Closed           |
| 2                  | Driveway(s) and/or similar areas not maintained.  | East                 | Closed           |
| 3                  | Exterior garbage containment area not screened.   | East                 | Closed           |
| 4                  | The (verandah, porch, deck, balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: Concrete balcony slabs are damaged, paint is peeling. | Exterior Of Building | Substantially Co |
| 5                  | The exterior columns and their components are not being maintained in good repair.  | Exterior Of Building | Closed           |
| 6                  | Driveway(s) and/or similar areas not maintained. Namely: Pot holes, car ruts.   | West                 | Closed           |
| 7                  | Exterior landing not maintained. Namely: Front entrance concrete, landing, walkway is damaged.  | West                 | Closed           |
| 8                  | The (verandah, porch, deck, canopy or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair.   | West                 | Closed           |
| 9                  | Driveway(s) and/or similar areas does not afford safe passage. Namely; Curb stops are damaged, cracked and broken.  | West                 | Closed           |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description          | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 5   | Property Standards    | 11 293519 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 21-Oct-11        | 15-OCT-12       | 31-May-12                      |

No. of defects contained within the Order : **51**

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

| Deficiency Details |  |                           |        |
|--------------------|--|---------------------------|--------|
| No.                | Violation/Defect   | Location                  | Status |
| 1                  | Exterior door has defective hardware. Namely: Push bar is damaged..  | 1st Floor                 | Closed |
| 2                  | Exterior door has defective hardware. Namely: Push bar is damaged..  | 1st Floor                 | Closed |
| 3                  | Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Transom window is cracked.   | 1st Floor                 | Closed |
| 4                  | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Treads and nosing is damaged. | 1st Floor                 | Closed |
| 5                  | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Treads and nosing is damaged. | 1st Floor                 | Closed |
| 6                  | Interior door is not a good fit in its frame. Namely: Garbage room door not closing.   | 2nd Floor                 | Closed |
| 7                  | Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.   | 2nd Floor                 | Closed |
| 8                  | Interior door is not a good fit in its frame. Namely: North hall door not closing.   | 2nd Floor                 | Closed |
| 9                  | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Handrail is not secure.   | 3rd - 2nd Floor           | Closed |
| 10                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stains on carpet near unit # 305.  | 3rd Floor                 | Closed |
| 11                 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.  | 4th - 3rd South Stairwell | Closed |
| 12                 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Garbage chute door not closing.   | 4th Floor                 | Closed |
| 13                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stains on carpet near unit # 410.  | 4th Floor                 | Closed |
| 14                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stained carpet near unit # 505, 501-502  | 5th Floor                 | Closed |
| 15                 | The electrical receptacle are not maintained in good working order. Namely: Electrical cover plate is damaged.   | 5th Floor                 | Closed |
| 16                 | Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on stairway ceiling.   | 6th - 7th                 | Closed |
| 17                 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Chute door is not closing.  | 6th Floor                 | Closed |
| 18                 | Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: graffiti on door.   | 6th Floor                 | Closed |
| 19                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: stains on carpet near unit # 710-705   | 7th Floor                 | Closed |
| 20                 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Chute door is not closing.  | 7th Floor                 | Closed |
| 21                 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.   | 7th - 8th Floor           | Closed |
| 22                 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.   | 8th Floor                 | Closed |
| 23                 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.   | 8th Floor                 | Closed |
| 24                 | Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Finger prints, stains on doors.   | 8th Floor                 | Closed |
| 25                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Concrete is cracked and damaged.   | 8th Floor                 | Closed |

|    |  |                  |        |
|----|--|------------------|--------|
| 26 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet is stained, near unit # 1005, 909, 905 and various locations.   | 10th - 9th Floor | Closed |
| 27 | Repair(s) does not reasonably match existing ceiling(s).   | 12th Floor       | Closed |
| 28 | Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: No lock on roof hatch.  | 12th Floor       | Closed |
| 29 | The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Light fixture is not secure  | 12th Floor       | Closed |
| 30 | The property is not maintained and/or kept clean in accordance with the standards.   | Apartment        | Closed |
| 31 | Interior lighting fixtures or lamps are not maintained. Namely: Plastic protective light covers are damaged.   | Basement         | Closed |
| 32 | Garbage disposal room is not maintained in a clean and odour free condition.   | Garbage Room     | Closed |
| 33 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation grills are damaged.   | Garbage Room     | Closed |
| 34 | The ventilation system or unit is not regularly cleaned.   | Garbage Room     | Closed |
| 35 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely : Garbage Room ceiling tiles are missing in sections.   | Garbage Room     | Closed |
| 36 | Lighting in a service room is provided at less than 200 lux.   | Garbage Room     | Closed |
| 37 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Garbage Room wall tiles are missing in sections.   | Garbage Room     | Closed |
| 38 | The property is not maintained and/or kept clean in accordance with the standards.   | Hall             | Closed |
| 39 | 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.                        | Hall             | Closed |
| 40 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light covers are missing and cracked.   | Hall             | Closed |
| 41 | The property is not maintained and/or kept clean in accordance with the standards.   | Hall             | Closed |
| 42 | The property is not maintained and/or kept clean in accordance with the standards. Namely: Hall baseboards are not maintained clean.   | Hall             | Closed |
| 43 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.   | Lobby            | Closed |
| 44 | The property is not maintained and/or kept clean in accordance with the standards.   | Lobby            | Closed |
| 45 | Communication system identifies the tenant by unit number.   | Lobby            | Closed |
| 46 | Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis. | Lobby            | Closed |
| 47 | The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.  | Lobby            | Closed |
| 48 | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.  | Lobby            | Closed |
| 49 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.   | Stairway         | Closed |
| 50 | 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.                                | Stairway         | Closed |
| 51 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.   | Stairway         | 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.**