

MLS Building Audit Program - Details

Property Address : 280 MORNINGSIDE AVE

Legal Description: CON 1 PT LOT 11 AND PLAN 64R2070 PART 2

Roll No. : 1901092120032000000

Building : **280 MORNINGSIDE AVE**

Report Date : January 17, 2020

Building Audit Date : June 24, 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	Graffiti	16 189519 GRA 00 IV		Closed	11-Jul-16	14-JUL-16	N/A**
2	Property Standards	16 181964 PRS 00 IV	WINDOW AIR-CONDITIONERS	Closed	8-Jul-16	08-AUG-16	100.00%
3	Property Standards	16 182035 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jul-16	10-JUL-17	100.00%
4	Property Standards	16 183279 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jul-16	06-OCT-16	100.00%
5	Property Standards	16 184273 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Jul-16	03-FEB-17	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
3	Property Standards	16 182035 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jul-16	10-JUL-17	21-Aug-17

No. of defects contained within the Order : **3**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area screen not maintained, namely damaged wooden screen.	Garbage enclosure	Closed
2	The retaining wall is not being maintained in good repair, namely crumbling and deteriorated concrete on the retaining wall at the side of the ramp leading to the underground parking garage.	Ramp to underground parking garage	Closed
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion, namely the rear yard behind the parking lot.	Rear	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 181964 PRS 00 IV	WINDOW AIR-CONDITIONERS	Closed	8-Jul-16	08-AUG-16	25-Oct-16

No. of defects contained within the Order : **6**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 Owner/Property Manager, 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 to include but not limited to Units 601,1001,1101,401,1101,301,1403,1503,803,603,503,1407,1007,807,309,809,1109,1209,1409,1509,411,811,911,1011,1211,1402,1202,902,102,802,1204,1104,804,1206,1106,1006,706,206,708,1003,812,912,1112,1212.	Exterior Of Building	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner, namely but not limited to unit numbers 201 and 407	Exterior Of Building	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely but not limited to guard on top of retaining wall around ramp to underground parking garage.	Ramp to underground parking	Closed
4	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely but not limited to guard on top of retaining wall around ramp to underground parking garage is rusted / deteriorated / decayed.	Ramp to underground parking	Closed
5	The storm drain is not being maintained free from defect and/or obstructions, namely storm drain at the lower end of ramp to underground parking garage.	Ramp to underground parking garage	Closed

6	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided, namely but not limited to ramps over covered stairwells	underground stairwells	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 184273 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Jul-16	03-FEB-17	28-Feb-17

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	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.	Underground Parking Area	Closed
3	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
4	The floor drain is not maintained in good repair. Namely the trapped floor drain near bay #140 is damaged.	Underground Parking Area	Closed
5	The electrical fixtures are not maintained in good working order, namely electrical box corroded and insecure near to bay #145.	Underground Parking Area	Closed
6	The electrical fixtures are not maintained in good working order, namely cover loose on electrical box at bay #101.	Underground Parking Area	Closed
7	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely but not limited to damaged concrete in the area of bay #14.	Underground Parking Area	Closed
9	The painted surfaces of the parking or storage garage ceilings, walls and columns are not maintained in a state of good repair.	Underground Parking Area	Closed
10	The parking or storage garage is used to keep junk or rubbish, namely but not limited to debris and junk around bays #130, 127, 114 and 115.	Underground Parking Area	Closed
11	The electrical fixtures are not maintained in good working order, namely but not limited to missing cover plate on electrical box by door near to bay #14.	Underground Parking Area	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 183279 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jul-16	06-OCT-16	6-Feb-17

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Fire cabinet window(s) with broken/cracked glass.	3rd Floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to paint chips and dirty walls across from elevator.	6th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely step cracks in pointing on wall.	Boiler room	Closed
4	Lighting in a service room is provided at less than 200 lux.	Boiler room	Closed
5	Interior lighting fixtures or lamps are not maintained, namely missing light bulb in fixture - Boiler room.	Boiler room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tiles in corridor.	Corridor	Closed
7	Ceiling not maintained clean. Namely but not limited to stained and dirty ceiling tiles.	Corridor.	Closed
8	The electrical fixtures are not maintained in good working order, namely but not limited to covers not secured on elevator machinery panels in elevator room.	Elevator room	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Fire alarm room	Closed
10	The electrical receptacle are not maintained in good working order. Namely damaged duplex outlets by suite #601, across from elevator on floor 5, and outside suite #304.	Floors 6, 5 and 3	Closed
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely but not limited to dampers missing in chute rooms on floors 10, 5, and 4. Closing mechanism inoperative floor 5 chute room.	Garbage Chute Room	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely plaster pop / peeling paint.	Garbage chute room	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage chute room	Closed
14	Garbage chute is not maintained in a clean and odour free condition. Namely but not limited to floors 6, 5 and 3	Garbage chute rooms	Closed
15	Interior lighting fixtures or lamps are not maintained, namely but not limited to light unit in garbage room inoperative.	Garbage room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely hole in plaster ceiling next to heat detector.	Garbage room	Closed
17	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 make-up air system inoperative and ventilation grilles dirty and broken in some places.	Hallways	Closed
18	The property is not maintained and/or kept clean in accordance with the standards, namely area behind appliances is dirty.	Laundry Room	Closed
19	Interior lighting fixtures or lamps are not maintained, namely missing light fixture covers.	Laundry Room	Closed
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
21	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely but not limited to north door to corridor dirty with peeling paint.	North end of corridor.	Closed
22	The plumbing fixture(s) and/or appliance is not maintained in good working order, namely hopper missing from roof drain.	Roof	Closed
23	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely debris loose on roof.	Roof	Closed
24	The ventilation system or unit is not regularly cleaned. Namely dirty air vent in painters room opposite sprinkler room.	Service room	Closed

25	Lighting in a service room is provided at less than 200 lux. Namely the slop / sink room at the rear of building.	Service room.	Closed
26	Extension cords or other extensions are used as a permanent wiring system.	Sprinkler Room	Closed
27	Lighting in a service room is provided at less than 200 lux.	Sprinkler Room.	Closed
28	Door hardware/devices are not installed, namely door not fitted with closing device.	Sprinkler room	Closed
29	Door hardware/devices are not installed, namely missing door lock.	Sprinkler room	Closed
30	The property is not maintained and/or kept clean in accordance with the standards, namely but not limited to stairwells between 1st and 2nd floor.	Stairway	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely plaster patch on wall of southside stairwell.	Stairwell, 11th to 12th floor	Closed
32	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unit door numbers are missing on various doors throughout the building.	Unit doors	Closed
33	Interior lighting fixtures or lamps are not maintained, namely burnt out light in washroom.	Washroom	Closed
34	Exterior window not maintained weather-tight, namely but not limited to detached glazing seal on window in stairwell.	stairway 8th floor to 7th floor.	Closed
35	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely but not limited to damaged concrete on stair tread between 11th and 12th floor, south side.	stairway, 11th floor to 12th floor.	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.**