

MLS Building Audit Program - Details

Property Address : 35 CONFEDERATION DR

Legal Description: PLAN M755 PT BLK B NOW RP 66R17069 PART 1,2 & 32

Roll No. : 1901081040006000000

Building : **35 CONFEDERATION DR**

Report Date : **January 17, 2020**

Building Audit Date : **March 17, 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 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	11 148090 FEN 00 IV	FENCING INVESTIGATION	Closed	25-Mar-11	03-JUN-11	0.00%
2	Property Standards	11 148091 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-11	21-SEP-11	100.00%
3	Property Standards	11 148102 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-11	21-SEP-11	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	11 148102 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-11	21-SEP-11	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior	Closed
2	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior	Closed
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
4	Exterior window or skylight not maintained in good repair. Namely ; damaged flashing .	Exterior	Closed
5	Exterior window(s) with broken/cracked glass where required.	Exterior	Closed
6	Ancillary roof structure or supporting member is defective to include post.	Exterior	Closed
7	Exterior garbage containment area not screened.	Exterior	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
9	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; doors where required	Exterior Of Building	Closed
11	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents 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 acceptable to ensure that the installation of the air-conditioner is 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.	Exterior Of Building	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Exterior Of Building	Closed
13	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
14	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; roof flashing.	Exterior Of Building	Closed
16	The exterior walls and their components are not being maintained in good repair. Namely; shalling bricks	Exterior Of Building	Closed
17	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
18	The exterior walls and their components are not being maintained in good repair. Namely; decorative wall in front of building.	Exterior Of Building	Substantially Co
19	The balcony other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Substantially Co
20	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Swimming Pool	Closed
21	The yard is not being maintained free of weeds.	Swimming Pool	Closed

22	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair in accordance with Chapter 447 of the Toronto Municipal Code.	Swimming Pool	Closed
23	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. 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 a professional or other certified person 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.	Throughout Building	Closed
24	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Throughout Property	Substantially Co
25	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Property	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 148091 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-11	21-SEP-11	17-Jul-12

No. of defects contained within the Order : **66**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle is not maintained in good working order, namely damaged receptacle.	1st Floor	Closed
2	Ceiling not maintained clean, namely stained ceiling tiles.	1st Floor	Closed
3	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	1st Floor	Closed
4	The plumbing system is not kept free from leaks or defects, namely unacceptable clean-out cover.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated milk box cover.	3rd Floor	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
7	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cable box cover.	3rd Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, namely missing fixture cover.	4th Floor	Closed
9	The electrical receptacle are not maintained in a safe and complete condition, namely broken duplex receptacle.	4th Floor	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained, namely broken and/or cracked floor tile.	5th Floor	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely construction debris.	6th Floor	Closed
12	The plumbing system is not kept free from leaks or defects, namely missing clean-out access panel door.	7th Floor	Closed
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely broken/cracked glass at fire hose cabinet door.	7th Floor	Closed
14	The heating system or unit is not in good repair and maintained in good working condition, namely unsecured radiator cover.	8th Floor	Closed
15	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	8th Floor	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk, and undue storage.	Boiler Room	Closed
17	Wall(s) and ceiling(s) are not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
18	Exterior/interior window(s) with broken/cracked glass.	Boiler Room	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Boiler Room	Substantially Co
20	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.	Boiler Room	Closed
21	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
22	Required guards at the landing and stairs does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
23	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
24	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	Compactor Room	Closed
25	Exterior door does not prevent the entry of vermin, rodents and/or insects, namely damaged and/or deteriorated door.	Compactor Room	Substantially Co
26	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured conduit box.	Compactor Room	Closed

27	Wall(s) and ceiling(s) are not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
28	Garbage storage area is not maintained in a litter free and odour free condition.	Compactor Room	Closed
29	Wall(s) and ceiling are not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Laundry Room	Closed
30	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
31	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Roof Of Building	Closed
32	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.	Throughout Building	Closed
33	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed
34	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
35	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
36	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
37	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
38	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
39	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
41	The floors, to include stairs and risers and every appurtenance, surface cover and finish is not maintained, to include deteriorated finish.	Throughout Building	Closed
42	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing fire dampers.	Throughout Building	Closed
43	The property is not being kept free of rodents, vermin, insects or other pests, namely infestation of cockroaches.	Throughout Building	Closed
44	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation system to be operating 24/7.	Throughout Building	Closed
45	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
46	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or unsecured wainscotting.	Throughout Building	Closed
47	Wall(s) and ceiling(s) are not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
48	Wall(s) and ceiling(s) are not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
49	Exterior door and frame is not maintained in good repair, namely deteriorated and/or damaged threshold.		Closed
50	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.		Closed
51	Exterior window(s) with broken/cracked glass.		Closed
52	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.		Closed
53	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.		Closed
54	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.		Closed
55	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
56	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed
57	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely missing newell post cap.		Closed
58	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.		Closed
59	The electrical connections are not maintained in a safe and complete condition, namely loose wires.		Closed

60	Wall(s) and ceiling are not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
61	Extension cords or other extensions are used as a permanent wiring system.		Closed
62	The electrical fixtures are not maintained in a safe and complete condition, namely open and unsecured boxes.		Closed
63	The electrical connections are not maintained in a safe and complete condition, namely exposed wiring.		Closed
64	The electrical switches are not maintained in good working order.		Substantially Co
65	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Closed
66	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		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.**