

## MLS Building Audit Program - Details

**Property Address : 3636 BATHURST ST**

Legal Description: CON 2 WY PT LOT 9

Roll No. : 1908043060007000000

Building : **3636 BATHURST ST**

**Report Date : January 18, 2019**

**Building Audit Date : June 03, 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 198010 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-10	23-AUG-10	100.00%
2	Property Standards	10 198012 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-10	17-SEP-10	100.00%
3	Property Standards	10 198032 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jun-10	23-AUG-10	100.00%
4	Property Standards	10 204396 PRS 00 IV	REPORT ORDERS - Balconies	Closed	28-Jun-10	30-AUG-10	100.00%
5	Property Standards	10 204405 PRS 00 IV	REPORT ORDERS - WINDOW SASHES	Closed	28-Jun-10	30-AUG-10	0.00%

**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
4	Property Standards	10 204396 PRS 00 IV	REPORT ORDERS - Balconies	Closed	28-Jun-10	30-AUG-10	31-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a Professional Engineers report, namely, a condition survey of all concrete balcony floor slabs, including any and all other concrete projections extending outwardly from the building face. The condition survey must also include complete structural review and analysis of the balcony panels, and the balustrade guard system, and further, determine if the installation(s) are in compliance with the Toronto Municipal Code.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 204405 PRS 00 IV	REPORT ORDERS - WINDOW SASHES	Closed	28-Jun-10	30-AUG-10	31-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	WINDOW LOCKING DEVICES  Windows which are capable of being opened, and are located in excess of two (2) meters from the finished grade, are not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 198032 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jun-10	23-AUG-10	24-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
2	The required exit door(s) through which a person must pass through or pass by from the first required exit door to the outside of the building, except the lockable entrance door and the door opening directly to the outside, does not incorporate wired glass panels over fifty percent (50%) of their surfaces.	Underground Parking Area	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Box cover missing)	Underground Parking Area	Closed
4	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Underground Parking Area	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 198010 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-10	23-AUG-10	24-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The light standard supporting artificial light is not kept in good repair. (Namely: Exposed electrical connection at base of light standard)	East Side Yard	Closed
2	The property has not been repaired in accordance with the standards. (Namely: Siamese connection structure, bricks not maintained without defect)	East Side Yard	Closed
3	Television Utility Cable Box is not maintained in good repair. (Namely: Loose, hanging and un-secured wires)	East Side of Building	Closed
4	The balcony and the supporting structural members are not maintained in good repair. (Namely: Various balcony slabs not free from defect)	Exterior Of Building	Closed
5	The occupant has not taken immediate action to eliminate an unsafe condition. (Namely: Improper balcony greenhouse enclosure)	West Side of Building	Closed
6	Exterior parking lot curb stops not maintained in a secured manner and without defect.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 198012 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-10	17-SEP-10	24-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Closed
2	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
5	Ventilation system or unit not regularly cleaned. (Namely: Dirty vent covers)	Basement	Closed
6	Recreational associated equipment is not maintained in good repair. (Namely: Pool concrete structure not free from leaks and damaged cement)	Basement	Closed
7	The property has not been repaired in accordance with the standards. (Namely: Damaged door to locker stalls 34 and 56)	Basement	Closed
8	Floor covering (carpet) not kept free from stains.	Basement	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged ceiling tiles)	Basement	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Exposed wiring from light fixture)	Basement	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Missing panel cover for elevator switch)	Roof Of Building	Closed
13	Ventilation system or unit not regularly cleaned. (Namely: Dirty vent cover)	Swimming Pool	Closed
14	Ceilings constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforations)	Throughout Building	Closed
15	The occupants are not maintaining all exits from the property clear and unobstructed. (Namely: Door mats located throughout common corridors)	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.**