

MLS Building Audit Program - Details

Property Address : 666 ONTARIO ST

Legal Description: PLAN D172 LOTS 34 TO 36 PT LOTS 33 AND 37

Roll No. : 1904074430023000000

Building : **666 ONTARIO ST**

Report Date : January 18, 2019

Building Audit Date : October 26, 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 288714 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	11-APR-11	100.00%
2	Property Standards	10 290225 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	11-APR-11	100.00%
3	Property Standards	10 291127 PRS 00 IV	REPORT ORDERS - Window air conditioner units	Closed	10-Nov-10	10-JAN-11	0.00%
5	Property Standards	10 292136 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Nov-10	09-MAY-11	100.00%
7	Property Standards	10 295390 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS GUARDS AT GARAGE RAMP WALL AND EXTERIOR STAIRWELL EXITS	Closed	15-Nov-10	14-APR-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	10 291127 PRS 00 IV	REPORT ORDERS - Window air conditioner units	Closed	10-Nov-10	10-JAN-11	10-Apr-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

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) millimetres. Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person 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.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 295390 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS GUARDS AT GARAGE RAMP WALL AND EXTERIOR STAIRWELL EXITS	Closed	15-Nov-10	14-APR-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
3	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.		Closed
4	Required guards and handrail guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.		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 292136 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Nov-10	09-MAY-11	26-Aug-14

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, namely delamination and cracking of concrete at ramp wall.		Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate.		Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination.		Substantially Co
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination.		Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely concrete delamination.		Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination and exposed reinforcing steel.		Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely concrete delamination.		Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely concrete delamination and exposed reinforcing steel.		Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely concrete delamination and exposed reinforcing steel.		Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated concrete surface, and inadequate cover of reinforcing steel, due to honeycombing.		Substantially Co
11	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
12	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at phone panel box.		Closed
13	The electrical connections are not maintained in a safe and complete condition, namely unsecured cable.		Substantially Co
14	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damaged and/or deteriorated concrete.		Closed
15	The property has not been repaired in accordance with the standards, namely concrete formwork attached to ceiling/soffit.		Substantially Co
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
17	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
18	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damaged and/or deteriorated concrete blocks, and open mortar joints.		Substantially Co
19	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely cracks at concrete block mortar joints.		Closed
20	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely hole at concrete block.		Substantially Co
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		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 290225 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	11-APR-11	10-Sep-14

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Building	Closed
2	Wall(s) not maintained clean.	Exterior Of Building	Substantially Co
3	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior Of Building	Closed
4	The opening(s) in an exterior wall is not weather tight, namely at south west parking garage exit.	Exterior Of Building	Closed
5	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Exterior Of Building	Closed
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Exterior Of Building	Closed
7	Exterior landing not maintained, namely re-finish landing area at south west parking garage exit	Exterior Of Building	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 being maintained free from defects and/or hazards, namely pigeon screen	Exterior Of Building	Closed
9	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 paint peeling on balcony panels and slabs	Exterior Of Building	Substantially Co
10	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 planter boxes on balcony guards	Exterior Of Building	Closed
11	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 concrete delaminaion on balcony panels and slabs	Exterior Of Building	Closed
12	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 excessive storage on balconies	Exterior Of Building	Closed
13	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 a clean and/or sanitary condition, namely paint peeling on balcony panels and slabs	Exterior Of Building	Substantially Co
14	The exterior walls and their components are not being maintained in good repai,namely spalling brick	Exterior Of Building	Closed
15	The surface of a window is not kept reasonably clean	Exterior Of Building	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
17	Exterior garbage containment area not screened.	Exterior Of Building	Closed
18	Driveway(s) and/or similar areas not maintained, namely cracks and pot holes	Exterior Of Building	Closed
19	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
20	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property, namely damaged curb stops	Exterior Of Building	Closed
21	Exterior walkway not maintained.	Exterior Of Building	Closed
22	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely parking garage ramp walls	Exterior Of Building	Substantially Co

23	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged balcony guard/panel.	Exterior Of Building	Closed
24	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, namely guards around parking garage exits and guards around parking garage ramp.	Exterior Of Building	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings, namely north parking garage exit.	Exterior Of Building	Closed
26	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior Of Building	Closed
27	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, to include installation of window air conditioner units	Exterior Of Building	Closed
28	Required guards not constructed or maintained in accordance with Subsection 19.D, namely concrete delamination	Exterior Of Building	Closed
29	Required guards not constructed or maintained in accordance with Subsection 19.D, namely concrete delamination and cracks on retaining wall	Exterior Of Building	Closed
30	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
31	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted handrails	Exterior Of Building	Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated concrete at soffit.	Exterior Of Building	Closed
33	The electrical fixtures are not maintained in good working order, namely damaged lense	Exterior Of Building	Closed
34	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover.	Exterior Of Building	Closed
35	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
36	Exterior door is not maintained in good repair, namely paint deterioration	Exterior Of Building	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 288714 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	11-APR-11	8-Oct-14

No. of defects contained within the Order : **62**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition, namely unsecured radiator cover.	1st Floor	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
3	The electrical fixtures are not maintained in a safe and complete condition, to include missing cover at fixture and exposed wiring.	4th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely cracked tile.	4th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	5th Floor	Closed
6	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely bent handrail.	5th Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated and/or damaged baseboard.	6th Floor	Closed
8	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged and/or deteriorated stair treads.	8th Floor	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely paint on floors.	8th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged and/or deteriorated door sill.	8th Floor	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ventilation grate.	9th Floor	Closed
12	The floor drain is not maintained in good repair, namely missing floor drain cover.	15th Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured baseboard.	16th Floor	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	16th Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained., namely damaged carpet.	18th Floor	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely exposed reinforcing steel.	Basement	Closed
17	The ventilation system or unit is not regularly cleaned.	Basement	Closed
18	The electrical fixtures are not maintained in good working order, namely unsecured voice communication unit.	Basement	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Basement	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Substantially Co
21	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
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
23	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
24	The electrical switches are not maintained in a safe and complete condition, namely missing covers.	Boiler Room	Closed

25	The electrical receptacle are not maintained in a safe and complete condition, namely missing covers.	Boiler Room	Closed
26	Interior lighting fixtures or lamps are not maintained, namely missing bulbs.	Boiler Room	Closed
27	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Boiler Room	Closed
28	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wiring.	Boiler Room	Closed
29	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
30	Required guards at landing and handrails do not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
31	Height of the guard for landings is less than 1,070 millimetres measured vertically to the top of the guard from the landing surface where the difference in elevation between the adjacent ground or floor level and the landing is more than 600 millimetres.	Boiler Room	Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
33	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 deteriorated and/or damaged concrete at soffit of roof catwalk canopy.	Roof Of Building	Closed
34	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at fixture box.	Roof Of Building	Closed
35	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
36	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and/or damaged chute dampers.	Throughout Building	Closed
37	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
38	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute lids.	Throughout Building	Closed
39	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
40	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
41	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
42	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Closed
43	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Closed
44	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
45	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Substantially Co
46	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
47	Floor and/or floor covering not kept in a clean and sanitary condition, namely stained and soiled carpets.	Throughout Building	Closed
48	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Closed
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely hole adjacent to conduit.		Closed
50	The electrical fixtures are not maintained in good working order, namely damaged cover at fixture box.		Closed
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated and/or damaged concrete blocks.		Closed
52	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed
53	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Closed
54	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 caps.		Closed
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
56	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

57	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or unsecured elevator control panel doors.		Closed
58	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed
59	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely hole in door.		Closed
60	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.		Closed
61	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.		Closed
62	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		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.**