

MLS Building Audit Program - Details

Property Address : 67 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLK N

Roll No. : 1908122390004000000

Building : **67 PARKWOODS VILLAGE DR**

Report Date : January 18, 2019

Building Audit Date : October 21, 2015

**** 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	15 243626 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	5-Jan-16	05-FEB-16	100.00%
2	Property Standards	15 242273 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-May-16	07-NOV-16	94.12%
3	Property Standards	15 242278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-16	06-SEP-16	100.00%
4	Property Standards	15 242282 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	19-May-16	01-SEP-16	100.00%
5	Waste	15 242267 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	19-May-16	26-MAY-16	N/A**

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	15 243626 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	5-Jan-16	05-FEB-16	8-Feb-16

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) millimeters. A report is required to be submitted to the Officer for evaluation and approval by management or building owner 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 namely, missing window safety devices at units, # 209,609, 709, 307, 707, 405, 505, 705, 403, 503, 603, 501, 301, 701, 302, 402, 601, 404, 406, 506, 406, 312, 612, 712, 414, 714.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition namely, bicycles hanging over balconies at unit #302, and #402.	Throughout building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	15 242282 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	19-May-16	01-SEP-16	22-Nov-18

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 maintained free of holes, breaks or cracks. Namely peeling paint on ceiling near #2,3,9&10	Garage	Closed
2	Lighting in a garage is provided at less than 50 lux. Namely missing bulb near #6	Garage	Closed
3	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Parking Garages	Closed
4	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Parking Garages	Closed
5	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Parking Garages	Closed
6	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.	Parking Garages	Closed
7	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.	Parking Garages	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Parking Garages	Closed
9	Lighting in a garage is provided at less than 50 lux.	Parking Garages	Closed

10	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Parking Garages	Closed
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair namely, peeling paint.	Parking garages	Closed
12	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Parking garages	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 242273 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-May-16	07-NOV-16	22-Nov-18

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair namely, deteriorated handrails at balcony panel.	2nd to 7th floor on north side of building	Closed
2	The electrical connections are not maintained in good working order namely broken conduit.	Exterior	Closed
3	Driveway(s) and/or similar areas not maintained namely, re-finishing and repairing curbs around property.	Exterior	Closed
4	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair namely, peeling paint at balcony panel and handrail.	Exterior	Closed
5	The retaining wall is not being maintained in good repair namely, re-finishing of retaining wall.	Exterior	Open
6	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces namely, re-painting of yellow parking spaces.	Exterior	Closed
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts namely, re-paving of parking lot.	Exterior	Closed
8	Exterior door, window, skylight or basement hatchway not maintained in good repair namely, peeling paint on hydro door.	Exterior	Closed
9	The exterior walls and their components are not being maintained in good repair namely, spalling brick near #501	Exterior	Closed
10	The exterior walls and their components are not being maintained in good repair namely cracked, and damaged window sill.	Exterior	Closed
11	The exterior walls and their components are not being maintained in good repair namely, peeling paint, and concrete delamination above front entrance.	Front Entrance	Closed
12	Driveway(s) and/or similar areas not maintained namely, old deteriorated driveway.	North side of building	Closed
13	The plumbing fixture(s) and/or appliance is not maintained in good working order namely, missing drain cover to drain on the front lawn.	South side of building	Closed
14	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 is not maintained in good repair namely, Peeling/deteriorated paint on balcony slabs.	Throughout	Closed
15	Exterior walkway not maintained; Namely cracked slab on single step on the west side of building	West side of building	Closed
16	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion; Namely missing grass	West side of building	Closed
17	The exterior walls and their components are not being maintained in good repair namely spalling brick.	west, south side of building near the 7th floor balcony	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 242278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-16	06-SEP-16	14-Aug-18

No. of defects contained within the Order : **43**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials namely, cracked ceiling tiles.	2nd Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times namely broken ventilation cover.	3rd Floor	Closed
3	Garbage chute system originally installed in the multiple-dwelling is not maintained operative namely, chute mechanism detached from wall.	5th Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, peeling paint under stairs in stairwell.	6th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials namely, holes in ceiling 7th floor locker room.	7th Floor	Closed
6	Interior lighting fixtures or lamps have not been installed namely, missing light fixture in stairwell.	6th and 5th Floor	Closed
7	Ceiling not maintained free of holes namely, missing access panel.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
9	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times namely, damaged and deteriorated vent cover.	Boiler Room	Closed
10	The electrical receptacle are not maintained in a safe and complete condition namely, missing electrical box cover.	Compactor Room	Closed
11	Extension cords or other extensions are used as a permanent wiring system.	Compactor Room	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
13	The exterior walls and their components are not being maintained in good repair namely, deteriorated paint on exterior walls at elevator room.	Elevator Room	Closed
14	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.	Hallways	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely missing fixture cover	Interior	Closed
16	Lighting in a service room is provided at less than 200 lux.	Interior	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely undue storage	Interior	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition namely, dirt/dust build up behind machines in laundry room.	Laundry Room	Closed
19	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, peeling paint and damaged wall paper in laundry room.	Laundry Room	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials namely, holes in ceiling.	Laundry Room	Closed
22	The lighting fixture is not maintained in a clean condition namely, dirty light fixture at front entrance corridor.	Lobby	Closed
23	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, holes breaks and cracks in the front lobby. As well as peeling paint.	Lobby	Closed
24	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. Must provide lettering of not less than 12.7 millimetres in height.	Lobby	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris namely frayed carpet in hallways.	Near units # 504, #407, #305	Closed
26	An exterior door has a defective locking mechanism.	North side stairwell exit door	Closed

27	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair namely, stairs on roof in a state of disrepair.	Roof Of Building	Closed
28	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.	Stairwell	Closed
29	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements namely, writing on wall in the 3rd floor stairwell.	Stairwell	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage room connected to compactor room	Closed
31	Garbage chute system originally installed in the multiple-dwelling is not maintained operative namely, missing fire dampers in chute.	Throughout Building	Closed
32	Garbage chute system originally installed in the multiple-dwelling is not maintained operative namely, missing self closers on chute doors.	Throughout Building	Closed
33	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials namely, water damage to walls in hallway.	Throughout Building	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition namely, dirty floors in stairwell.	Throughout Building	Closed
36	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
37	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair namely, re-finishing of unit doors.	Throughout Building	Closed
38	Interior lighting fixtures or lamps are not maintained namely, broken or missing light fixture in chute rooms.	Throughout Building	Closed
39	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, peeling paint in stairwells.	Throughout Building	Closed
40	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, peeling paint in hallways.	Throughout Building	Closed
41	The surface of a window is not kept reasonably clean namely, dirty windows at north side stairwell.	Throughout Building	Closed
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris namely, stained carpets on hallway floors.	Throughout Building	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials namely, damaged/deteriorated drywall/ exposed brick in stairwells near windows.	Throughout Building	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.**