

MLS Building Audit Program - Details

Property Address : 7 ST DENNIS DR

Legal Description: PLAN M834 PT BLK E RP R2964 PART 1

Roll No. : 1908101190001000000

Building : 7 ST DENNIS DR

Report Date : January 17, 2020

Building Audit Date : October 28, 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 | Property Standards | 16 244777 PRS 00 IV | | Closed | 10-Nov-16 | 08-JAN-18 | 23.08% |
| 2 | Property Standards | 16 245850 PRS 00 IV | | Order Issued | 10-Nov-16 | 10-APR-18 | 82.35% |
| 3 | Property Standards | 16 246036 PRS 00 IV | | Closed | 10-Nov-16 | 12-MAY-17 | 100.00% |
| 4 | Property Standards | 16 246415 PRS 00 IV | | Closed | 10-Nov-16 | 12-DEC-16 | 100.00% |
| 5 | Property Standards | 16 246437 PRS 00 IV | | Closed | 10-Nov-16 | 09-JAN-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 |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 4 | Property Standards | 16 246415 PRS 00 IV | | Closed | 10-Nov-16 | 12-DEC-16 | 13-Dec-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 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. Namely but not limited to unit #305, 405, 408, 505, 805 815, and 1115 | Throughout 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 | 16 244777 PRS 00 IV | | Closed | 10-Nov-16 | 08-JAN-18 | 15-Aug-19 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely, rusted balcony panels. | Balcony | Open |
| 2 | 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 but not limited to deteriorated balcony slabs where requires. | Balcony | Open |
| 3 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely, rusted rails where required. | Exterior Of Building | Open |
| 4 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely, deteriorated concrete around floor grill | South West | Open |
| 5 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted guards | Stairway | Closed |
| 6 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted handrails | Stairway | Closed |
| 7 | The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely, missing light fixture | Stairway | Open |
| 8 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted and missing pickets. | Stairway | Open |
| 9 | The exterior walls and their components are not being maintained in a weather tight condition. Namely water penetration. | Stairway | Open |
| 10 | The exterior walls and their components are not being maintained in good repair. Namely exposed rebar and deteriorated concrete. | Stairway | Closed |
| 11 | The exterior walls and their components are not being maintained in good repair. Namely deteriorated concrete. | Stairway | Open |
| 12 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted handrails | Stairway | Open |

| | | | |
|----|---|----------|------|
| 13 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely, rusted ventilation cover and floor grill | Stairway | Open |
|----|---|----------|------|

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 16 246036 PRS 00 IV | | Closed | 10-Nov-16 | 12-MAY-17 | 19-Jun-17 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Lighting in a service room is provided at less than 200 lux. | 1st Floor | Closed |
| 2 | 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. | Hall | Closed |
| 3 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, peeling paint on door and door frame. | Hall | Closed |
| 4 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely, Peeling and damaged wallpaper (unit #1118) and where requires. | Hall | Closed |
| 5 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | Hall | Closed |
| 6 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Pool | Closed |
| 7 | Lighting in a storage room is provided at less than 50 lux. | Pool | Closed |
| 8 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Pool | Closed |
| 9 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, peeling paint | Pool | Closed |
| 10 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: excessive storage and debris | Pool | Closed |
| 11 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Pool | Closed |
| 12 | Ancillary roof structure or supporting member is defective. Namely, peeling paint to include door. | Roof Of Building | Closed |
| 13 | Lighting in a service stairway is provided at less than 50 lux. | Stairway | 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 245850 PRS 00 IV | | Order Issued | 10-Nov-16 | 10-APR-18 | 15-Apr-20 |

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 3

| Deficiency Details | | | |
|--------------------|---|--------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The parking or storage garage ceiling are not painted white. | Underground Parking Area | Closed |
| 2 | Lighting in a garage is provided at less than 50 lux. | Underground Parking Area | Closed |
| 3 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to ledge beams (spot#263-270), spot#258 hole in ceiling, and where required. | Underground Parking Area | Closed |
| 4 | The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: parking spot #96 and where required. | Underground Parking Area | Open |
| 5 | The electrical connections are not maintained in good working order. Namely, missing cover plates where required throughout garage (spot 270 and 258). | Underground Parking Area | Closed |
| 6 | The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. | Underground Parking Area | Closed |
| 7 | The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. | Underground Parking Area | Closed |
| 8 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |
| 9 | 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. | Underground Parking Area | Closed |
| 10 | The parking or storage garage does not have a designated safe-exit route. | Underground Parking Area | Closed |
| 11 | 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 |
| 12 | 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 |
| 13 | Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. | Underground Parking Area | Closed |
| 14 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: Exposed rebar parking spot #92 and where requires. | Underground Parking Area | Open |
| 15 | The walls in the parking or storage garage are not impervious to water. Namely but not limited to: parking spot #77 and where requires. | Underground Parking Area | Open |
| 16 | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. | Underground Parking Area | Closed |
| 17 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 5 | Property Standards | 16 246437 PRS 00 IV | | Closed | 10-Nov-16 | 09-JAN-17 | 10-Jan-17 |

No. of defects contained within the Order : **29**

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

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | 1st Floor | Closed |
| 2 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 1st Floor | Closed |
| 3 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | 1st Floor | Closed |
| 4 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, peeling paint | 6th Floor | Closed |
| 5 | The electrical receptacle are not maintained in good working order. Namely, missing light switch cover plate | 7th Floor | Closed |
| 6 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Patch in carpet close to unit #705 | 7th Floor | Closed |
| 7 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, hole in door | 9th Floor | Closed |
| 8 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | Centre Stairs | Closed |
| 9 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light covers | Chute Rooms | Closed |
| 10 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: cracked tiles on 14th and 10th floor | Elevator Lobby | Closed |
| 11 | Floor and/or floor covering not kept in a clean and sanitary condition | Hall | Closed |
| 12 | Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Broken light covers, unit #411, locker #3 and where requires. | Hall | Closed |
| 13 | The property is not being kept free of rodents, vermin, insects or other pests. | Interior of Building | Closed |
| 14 | The floor drain is not maintained in good repair. Namely, missing drain cover | Locker Room #1 | Closed |
| 15 | Lighting in a storage room is provided at less than 50 lux. | Locker Room #3 | Closed |
| 16 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | Locker Room #3 | Closed |
| 17 | Floor and/or floor covering not kept free from debris. | Locker Room #3 | Closed |
| 18 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. | Locker Room #3 | Closed |
| 19 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | North Stairwell | Closed |
| 20 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | North Stairwell | Closed |
| 21 | Floor and/or floor covering not kept in a clean and sanitary condition | North Stairwell | Closed |
| 22 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light cover | North Stairwell | Closed |
| 23 | Exterior door, window, skylight or basement hatchway not maintained in good repair. | North Stairwell | Closed |
| 24 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Storage Room #1 | Closed |
| 25 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | Storage Room #1 | Closed |
| 26 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Storage Room #1 | Closed |
| 27 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | Storage Room #2 | Closed |
| 28 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Storage Room #2 | Closed |
| 29 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Storage Room #2 | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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|--|----------|
| 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.**