

MLS Building Audit Program - Details

Property Address : 90 YORK GATE BLVD

Legal Description: PLAN 6530 BLK 1

Roll No. : 1908013240149000000

Building : **90 YORK GATE BLVD**

Report Date : January 18, 2019

Building Audit Date : May 04, 2009

**** 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
4	Property Standards	09 133569 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	13-May-09	12-JUN-09	100.00%
6	Property Standards	09 133862 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-09	12-JUN-09	100.00%
7	Property Standards	09 136178 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-09	12-JUN-09	100.00%
8	Waste	09 133561 WST 00 IV	LITTER DUMPING AND INVESTIGATION	Closed	13-May-09	12-JUN-09	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
4	Property Standards	09 133569 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	13-May-09	12-JUN-09	15-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
2	The electrical connections are not maintained in a safe and complete condition.	Underground Parking Area	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers.	Underground Parking Area	Closed
7	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
8	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
9	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
10	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
11	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
12	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 133862 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-09	12-JUN-09	28-Oct-10

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas does not afford safe passage. Namely; Drain covers are missing in the driveway area.	Driveway	Closed
2	The roof or one of its components is not weather tight. Namely: Metal flashing on the east side of building is not properly secured. Flashing is lifting.	East Side of Building	Substantially Co
3	The exterior walls and their components are not being maintained in good repair. Namely; Cracks and holes in wall near exterior stair exit from garage.	Exterior	Closed
4	The required guard(s) and/or handrail(s) are not installed securely or maintained in good repair. Namely; Exterior guard on retaining wall near exit stairs from garage is in disrepair. Loose Not anchored securely.	Exterior	Closed
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely; The satellite dish must be anchored securely to the supporting structure/tripod.	Exterior	Closed
6	Dwelling unit window that is capable of being opened has no screen. Namely: Replace/repair all damaged or missing screens for windows.	Exterior	Closed
7	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely; Concrete Curbs stops are missing.	Exterior	Closed
8	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; Pot holes in driveway.	Exterior	Closed
9	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely; Landscaped area on the east side of building has deteriorated. Exposed soil condition due to grass erosion.	Exterior	Substantially Co
10	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks on exterior walls. Bricks are cracked on the exterior edges of the wall.	Exterior Of Building	Closed
11	The required guard(s) are not installed securely or maintained in good repair. Namely; Exterior landing guard is in disrepair, evidence of rust and deterioration.	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely; Accumulations of lint around dryer vents. Need to be cleaned.	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Paint peeling on balcony ceilings.	Exterior Of Building	Closed
14	Exterior lighting fixtures or lamps have not been installed. Namely; Exterior light fixture is missing from wall above exit door from garage.	Fire Escape	Closed
15	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely; Wall defaced by graffiti.	North Side of Building	Closed
16	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches). Namely: Openings in guard is greater than 100mm(4 inches).	North Side of Property	Closed
17	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing. Namely: Guards are climbable.	North Side of Property	Closed
18	The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely; Landing guards are not in good repair. Rusted out.	North Side of Property	Closed
19	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely; Fence on the south side of property is in disrepair.	South Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 136178 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-09	12-JUN-09	15-Jun-09

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Building	Closed
2	Exterior window(s) with broken/cracked glass. Namely interior glass door lower level.	Building	Closed
3	Communication system identifies the tenant by unit number. Namely remove names	Lobby	Closed
4	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
5	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required intermediate handrail not provided.	Throughout Building	Closed
6	Exterior window does not prevent the entry of vermin, rodents and/or insects. Namely window has hole in bottom of frame.	Throughout Building	Closed
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair cracks in wall where required.	Throughout Building	Substantially Co
9	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
10	The minimum level of 100 lux (9.3 foot candles) is not being provided in the public washroom(s).	Throughout Building	Substantially Co
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
12	Condition of floor does not permit easy cleaning. Namely several parts of carpet are taped up.	Throughout Building	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely carpet has holes and fraying.	Throughout Building	Closed
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely mats in hallways	Throughout Building	Closed
16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely paint unit doors where required.	Throughout Building	Closed
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely doors in hallways not self-closing and self-latching.	Throughout Building	Closed
18	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Substantially Co
19	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean out vents.	Throughout Building	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely Boiler Room , Compactor Room, Janitors Room and Hydro Room	Throughout Building	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	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.**