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SILVERSPRING LIMITED PART.
C/O GISTEX INC
100 YONGE ST APT 1701
TORONTO, ON M5C 2W1
CAN**ORDER****Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended.**

December 31, 2009

Re: 75-85 SILVER SPRINGS BLVD
Legal Description: PL M1622 BLK A
Roll Number: 1901113010034500000
City of Toronto

The above-described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer.

The inspection revealed that in some respects the property does not conform with the standards prescribed by the Toronto Municipal Code, Chapter 629, Property Standards.

IT IS ORDERED THAT the repairs necessary to correct the defects set out in Schedule 'A' be carried out and the property brought to a condition of compliance with the prescribed standards on or before **May 31, 2010**.

YOU ARE ADVISED THAT if you are not satisfied with the terms or conditions of this Order you may appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to:

Property Standards Committee, Scarborough Panel, City Clerk's Office
Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Toronto, ON M1P 4N7

on or before **February 4, 2010, stating your grounds for appeal**. A \$200 fee is required (make certified cheque or money order payable to Treasurer, City of Toronto).

YOU ARE ADVISED THAT all correspondence received and collected by the City of Toronto relating to an appeal is maintained for the purpose of creating a record that is available to the general public under section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that the necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the City of Toronto may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and collected in the same manner and with the same priorities as municipal real property taxes.


for Kelvin Brown
Property Standards Officer

SCHEDULE 'A'

December 31, 2009

Re: 75-85 SILVER SPRINGS BLVD
Legal Description: PL M1622 BLK A
Roll Number: 1901113010034500000
City of Toronto

The item(s) listed herein are in violation of the Toronto Municipal Code, Chapter 629, Property Standards.

ITEM	LOCATION	DEFECT	SECTION
1	1st Floor - stairwell no. 8, 75 side, adjacent to piping	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely hole in floor.	26.C.
2	3rd Floor - corridor	The floor and every appurtenance, surface cover and finish is not maintained.	26.A.
3	4th Floor - adjacent to elevators	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator.	38.A.
4	4th Floor - near unit 409, 75 side	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged carpet seam.	26.A.
5	5th Floor - corridor, below window	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator.	38.A.
6	5th Floor - disposal chute	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute door.	22.E.
7	5th Floor - storage, electrical room	The electrical fixtures are not maintained in good working order, namely unsecured electrical panel.	35.C.
8	8th Floor - across from elevators, near elevators, 85 side	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator unit.	38.A.
9	8th Floor - ceiling, near unit 810, stairwell no. 8	The plumbing system is not kept in good working order, namely unsecured access panel.	37.A.(3)
10	8th Floor - corridor, near unit 816, 75 side	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely damaged and lifting carpet.	26.C.
11	8th Floor - electrical closet, near detector, 85 side	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	27.A.
12	8th Floor - near unit 804, 85 side	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate.	39.A.
13	9th Floor - near unit 908, 75 side, and throughout, where	Interior lighting fixtures or lamps are not maintained, namely damaged and/or missing light fixture, to include cover.	36.D.

ITEM	LOCATION	DEFECT	SECTION
	required		
14	Electrical Room	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged bulkhead.	27.A.
15	Electrical Room	The ventilation system or unit is not regularly cleaned, namely fire damper.	39.A.
16	Laundry Room	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	27.A.
17	Laundry Room	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	27.A.
18	Laundry Room	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing grate.	39.A.
19	Roof Of Building	Roof decks, catwalks and/or related guards are not maintained in good repair, namely damaged and deteriorated catwalk.	20.B.
20	Throughout Building	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	27.C.
21	Throughout Building	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	27.C.
22	Throughout Building	The ventilation system or unit is not regularly cleaned.	39.A.
23	Throughout Building	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	39.A.
24	Throughout Building - corridor windows	Fixed window within dwelling units that extend to less than 1,000millimetres from the floor is not protected by a guard to at least 1,000millimetres above the floor, or designed to withstand the lateral design loads for balcony guards in accordance with Subsection 19.D.(5).	19.D.(4)(b)
25	Throughout Building - corridor windows	Exterior window or skylight not maintained in good repair, namely damaged deteriorated interior window frames and sills.	21.A.(3)
26	Throughout Building - corridors, where required	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	26.C.
27	Throughout Building - disposal chutes, where required	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and/or damaged fire damper.	22.E.
28	Throughout Building - stairwell doors	Door hardware/devices are not maintained in good repair, namely defective self closing device.	29.E.
29	Throughout Building - stairwell exit doors	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	27.C.
30	Throughout Building - stairwell, near unit 115,	Door hardware/devices are not maintained in good repair, namely defective locking	29.E.

ITEM	LOCATION	DEFECT	SECTION
	85 side	mechanism.	
31	Throughout Building - stairwells, to include roof, service and utility rooms	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	19.
32	Throughout Building - stairwells, to include roof, service and utility rooms	The required guards are not installed and maintained in accordance with the Toronto Municipal Code, Chapter 629. Namely guards to be a height of not less than 1070 MM, with a vertical spacing between pickets of not more than 100 MM, to include at gap/spacing between floor surface and guard bottom.	19.
33	Throughout Building - storage rooms	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	27.A.
34	Throughout Building - storage rooms	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	27.A.
35	Throughout Building - to include at corridors	Floor and/or floor covering not kept in a clean and sanitary condition.	26.C.
36	Throughout Building - to include corridors, stairwells, service and utility rooms	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include finish.	27.A.
37	Throughout Building - to include corridors, stairwells, service and utility rooms	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include finish.	27.A.
38	Throughout Building - to include disposal rooms and stairwells	The floor and every appurtenance, surface cover and finish is not maintained.	26.A.
39	Throughout Building - to include suite and corridor windows	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.	19.D.(4)(c)[2][a]
40	Throughout Building - where required	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely corridor carpeting.	26.C.
41	Throughout Building - where required, to include at roof	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely gap between stair treads exceed maximum allowable spacing of 100 MM.	19.
42	All service, storage and utility rooms, where required	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	27.A.
43	Bell room, 75 side	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	35.C.

ITEM	LOCATION	DEFECT	SECTION
44	Bell room, 75 side, and throughout, where required	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	35.C.
45	Bell room, 85 side	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	27.A.
46	Elevator- car no. 2	The floor and every appurtenance, surface cover and finish is not maintained, namely missing and/or damaged floor tiles.	26.A.
47	Locker room A, near locker 07	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely exposed reinforcing steel.	27.A.
48	Locker room A, near locker 28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely water penetration.	27.A.
49	Locker room F	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged bulkhead.	27.A.
50	Locker room H, adjacent to plumbing access	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	27.A.
51	Recreation room B	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing grate at fire damper.	39.A.
52	Storage locker H, and throughout where required	All repairs shall be made in a good workmanlike manner, namely missing and/or damaged mesh.	7.A.
53	Superintendent room	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged floor tiles.	26.A.
54	Superintendent room	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	27.A.
55	Superintendent room, service, storage and utility rooms	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	26.C.

FOR YOUR INFORMATION

All repairs and maintenance of property required by the standards prescribed by the Code shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Where a permit is required to undertake any repair required to conform with the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit.

Also be advised, in accordance with Municipal Code Chapter 441 - Fees and Charges, Appendix C - Schedule 15, if compliance to this Order is not achieved at the time of re-inspection additional inspections will result in fees being charged at a rate of \$60.00 per hour (with a minimum charge of \$60.00). Chargeable inspections will be invoiced every 30 days.

As well, in those cases where building contractors or trades people are hired to conduct work at your property, be advised that building renovators and certain tradespersons require a City of Toronto business license to perform work within the City. Please ensure that any contractor you may hire has the required license(s). For further information you can contact:

Municipal Licensing and Standards**Licensing Services**

East York Civic Centre
850 Coxwell Avenue
Third Floor
Toronto, ON M4C 5R1

Licensing Services Call Centre: 416-392-6700

http://www.toronto.ca/licensing/bto_licensing.htm