

Full timeline of the investigation and a list of the actions regarding 35 Duncombe Blvd.

May 11, 2020	Building Permit was issued for a second story addition, first floor addition and alterations and basement interior alterations and walk-out for a two-unit dwelling
Sept. 1, 2020	Concerns regarding the residential unit to multiple units was brought to the attention of the TO Building department. Owner/builder were to request follow up inspection was issues were addressed
July 9, 2021	Concerned constituent reached out to Councillor Ainslie's office regarding this property related to a rooming house and widened driveway. This was reported to the appropriate divisions.
July 13, 2021	Order to Comply was issued for the owner/builder deviating from the issued permit plans. Owner/builder were requested to submit revisions and obtain approvals for the changes
July 14, 2021	Municipal Licensing and Standards Multi Unit team investigated the property on claims it was a rooming house. It did not fall in the criteria of a rooming house. File was opened on the driveway widening.
July 28, 2021	Municipal Licensing and Standards investigated the property for property standard violations and issued Notices for multiple secondary suites, and files were opened regarding property standard deficiencies, unpaved driveway and other parking areas (rear yard soft landscaping deficiency) and construction waste in the rear yard.
July 28, 2021	TO Building informed that the Realty Company of the issues at this property and are continuing to monitor the situation and determining the next steps. The owner was advised they need to submit revised drawings for our review and approval. The owner was also advised that the current property needs to be reverted back to a single-family dwelling until revisions are submitted and approved. Toronto Fire Services conducted an inspection of the property.
August 11, 2021	A demand letter was given to the owner. He has agreed to remove the illegal construction and follow the approved permit plans. Letters were sent to the tenants to advise them the needed to vacant the premise.

<p>August 19, 2021</p>	<p>MLS inform that they attended the property, construction materials were removed from the property and that file was closed. Owner informed that once the tenants vacate the 3rd unit will be removed and that several of the items on the Order to Comply specific to the exterior of the building have been completed with the remaining once the tenancy is removed. MLS noted a commercial vehicle on the property and issued a Notice of Violation and advised the owner to ensure that the hard surfaces in the rear yard are removed maintaining 50% of the rear yard as soft landscaping. The driveway leading to the rear yard and two parking spots were to be paved by end of month. MLS also noted that there is no house number on the building and has issued an Order to Comply to ensure house numbers are properly affixed.</p>
<p>August 24, 2021</p>	<p>MLS informs that the driveway in the front yard does not appear to be newly widened. The soft landscaping requirements in the front yard are maintained. The survey that was provided as part of the building permit plans also appears to show the same width of driveway.</p>
<p>September 3, 2021</p>	<p>TO Building confirm that the removal of the garage was not part of the permitted plans and that the owner had until September 7th to submit revisions or restore the property.</p>
<p>September 9, 2021</p>	<p>TO Building confirm hat the owner has informed that he is working with his designer on the revisions</p>
<p>September 10, 2021</p>	<p>MLS inform that the owner requested additional time to pave the driveway and handrails and house number have been added to the exterior. The rear yard landscaping would be done once the driveway was paved. The commercial vehicle was still on site and owner advised it would be removed in a few days. They inspected of interior dwelling conducted. 3 self-contained units remain on main floor with one unit remaining empty. Tenants scheduled to move out on September 12th. Once tenants have vacated owner will remove stove and cap electrical outlets in both units. Owner will advise once work completed for a final inspection. One rental unit will remain which is permitted.</p>

September 28, 2021	MLS attended and commercial vehicle was removed from the property
Oct. 1, 2021	Councillor's office requested an update on the investigations from TO Building, Municipal Licensing and Standards and TO Fire Services.