



**Councillor Paul W. Ainslie**  
City of Toronto Councillor  
Ward 24 Scarborough-Guildwood

Chair, General Government and Licensing Committee  
Chair, Board of Management of the Toronto Zoo  
Chair, Federation of Ontario Public Libraries



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Councillor Paul Ainslie Scarborough-Guildwood

Ward 24 Scarborough-Guildwood

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September 15, 2021

**RE: Update on Multi-Tenant Residence on Duncombe Boulevard**

Dear Ward, 24 Neighbours,

I am writing to update you on the outcome of concerns brought to my attention regarding a house on Duncombe Boulevard, which is zoned as a single-family zoned property, but was being renovated for use as a rooming house.

I had City of Toronto Licensing staff investigate as soon as this was brought to my attention by area residents. Staff found the property owner had undertaken major renovations, changing the single-family home into a multi-tenant structure. Subsequently the property was listed for sale, it has since been removed following discussions with Municipal Standards and Licensing, the realtor and the property owner. The real estate listing the property with 3 separate kitchens, 7 separate living quarters and separate utility metres. The rear yard was converted into a parking lot with a widened driveway entrance.

I would like to thank everyone who raised this issue with my office, allowing us to quickly act and remedy the situation.

The property owner has agreed to remove the illegal construction and the tenants were issued letters to vacate the premises by September 12, 2021.

A full timeline of the investigation and a list of the actions to reach this point is available on my website [www.paulainslie.com](http://www.paulainslie.com)

You can also receive regular email updates on all activities and events taking place in Ward 24, Scarborough-Guildwood, as well as the City of Toronto by requesting your email address be added to the distribution list by emailing my office at [councillor\\_ainslie@toronto.ca](mailto:councillor_ainslie@toronto.ca)

If you have any questions or concerns on this matter, or any other issue please do not hesitate to reach out to my office at [councillor\\_ainslie@toronto.ca](mailto:councillor_ainslie@toronto.ca) or 416-396-7222 and my staff will gladly assist you.

All my Best,

Paul W. Ainslie  
City of Toronto, Councillor  
Ward 24 Scarborough-Guildwood