

## City Council

### Motion without Notice

MM23.26	ACTION			Ward:36
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**7 Linton Avenue - Request for attendance at an Ontario Municipal Board Hearing - Uphold the Committee of Adjustment Decision - by Councillor Gary Crawford, seconded by Councillor John Campbell**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.  
\* This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.  
\* This Motion has been deemed urgent by the Chair.*

### Recommendations

Councillor Gary Crawford, seconded by Councillor John Campbell, recommends that:

1. City Council direct the City Solicitor to uphold the Committee of Adjustment decision rejecting variances for 7 Linton Avenue.
2. City Council direct the City Solicitor to attend the Ontario Municipal Board to oppose the variances sought for 7 Linton Avenue and authorize the City Solicitor to retain an outside planning consultant as necessary.

### Summary

On October 6, 2016, the application for a minor variance to sever the property at 7 Linton Avenue (File B030/16SC) was rejected by the Scarborough Committee of Adjustment. The applicant sought consent to sever the land into two undersized residential lots for a new semi-detached dwelling. The original house and detached garage would be demolished. The proposed Lot Division Plan was as follows: Part 1 and 3: Proposed frontage combined frontage of 1.22 metres and lot area of approximately 23.2 square metres; Part 4: Proposed frontage of 1.22 metres and lot area of approximately 22.3 square metres; and Part 2: Proposed frontage of 5.94 metres and the lot area of approximately 245.1 square metres.

The variance was not approved for the following reason:

- the proposed land division is premature;
- the proposed land division does not conform to the policies of the Official Plan;
- the suitability of the land for the purposes for which it is to be subdivided has not been demonstrated; and

- the suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

**Background Information (City Council)**

Member Motion MM23.26

Committee of Adjustment, Scarborough Panel Notice of Decision on Consent for 7 Linton Avenue

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99161.pdf>)