

**4466 Sheppard Avenue East – Toronto Local Appeal
Body Hearing – Request for Directions**

Date: December 3, 2025

To: City Council

From: City Solicitor

Wards: Ward 23 - Scarborough North

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

SUMMARY

On September 27, 2024, the applicant submitted a Minor Variance application for 4466 Sheppard Avenue East (the "Site") seeking variances to the Former City of Scarborough Employment Districts Zoning By-law 24982 in order to permit interior alterations to convert the second-floor office space of the existing two-storey building into a pool and billiards hall. The variances sought to reduce the number of parking spaces, reduce the minimum distance of the pool and billiards hall from a residential zone, and to permit the pool/billiard hall fronting Sheppard Avenue East.

The City appealed the Committee of Adjustment's decision to approve the application for the Minor Variance (the "Appeal"), to the Toronto Local Appeal Body (the "TLAB") on September 30, 2025.

The City Solicitor requires further directions for an upcoming TLAB Hearing scheduled for February 13, 2026. The matter is urgent and cannot be deferred.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.

2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1 to this report from the City Solicitor, if adopted by City Council.

3. City Council direct that all other information contained in Confidential Attachment 1 to this report from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

DECISION HISTORY

At its meeting held on August 25, 26, 27 and 28, 2014, City Council adopted Item ED33.9, which provided standing direction to the City Solicitor and appropriate City staff to appeal decisions of the Committee of Adjustment which do not conform with the Official Plan's Employment Areas policies. City Council's resolution for Item ED33.9 can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2014.ED33.9>

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On September 10, 2025, the Scarborough Panel of the Committee of Adjustment approved the application.

On September 30, 2025, the City Solicitor appealed the Committee of Adjustment's decision on the application to the TLAB on behalf of the City under the direction of City Council Item ED33.9:

<https://secure.toronto.ca/council/agenda-item.do?item=2014.ED33.9>

A TLAB hearing is scheduled for February 13, 2026.

COMMENTS

The City Solicitor requires further instructions on this matter. This report is about ongoing litigation before the TLAB and contains advice or communications that are subject to solicitor-client privilege.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Public Attachment 1 - Committee of Adjustment Decision for 4466 Sheppard Avenue East (File A0260/24SC), dated September 10, 2025
2. Public Attachment 2 - Staff Report to the Committee of Adjustment, dated September 3, 2025
3. Confidential Attachment 1 - Confidential Information