



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

416-396-3223
coa.sc@toronto.ca

Tuesday, September 16, 2025

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0260/24SC
Property Address: 4466 SHEPPARD AVE E
Legal Description: CON 3 PT LOT 24 NOW RP 64R8423 PART 1 RP 64R12043 PART 2
Agent: ARK GROUP CONSTRUCTION DEVELOPEMENT INC
Owner(s): 1307347 ONTARIO INC
Zoning: Industrial Commercial (MC) Zone [ZAP]
Ward: Scarborough North (23)
Community: Agincourt Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, September 10, 2025**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit interior alterations to convert the second-floor office space of the existing two-storey building (containing existing industrial and commercial uses) into a pool and billiards hall.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Clause V. (7.2), By-Law No. 24982 (Marshaling Yard)**
The minimum required parking spaces is 364 parking spaces.
There will be 284 parking spaces.
- 2. Clause V. (19)(c), By-Law No. 24982 (Marshaling Yard)**
Pool and billiard halls shall be located a minimum of 120 m from a residential zone.
The pool hall will be located 110.32 m from the nearest residential zone to the closest property line of the lot on which a pool hall or billiard hall is located.

3. Clause V. (19), By-Law No. 24982 (Marshaling Yard)

Pool and billiard halls are permitted only on lots which front on to the following arterial roads: Bellamy Road, Birchmount Road, Danforth Road, Eglinton Avenue, Ellesmere Road, Finch Avenue, Markham Road, McCowan Road, Midland Avenue, Steeles Avenue, Tapscott Road, Victoria Park Avenue, Warden Avenue. The pool/billiard hall will front Sheppard Avenue East.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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DISSENTED



DISSENTED

DAVID STINSON (CHAIR)

ANNE MCCAULEY

ASIF KHAN



ERIC HOU

NANCY OOMEN

DATE DECISION MAILED ON: **Tuesday, September 16, 2025**

LAST DATE OF APPEAL: **Tuesday, September 30, 2025**

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer
Committee of Adjustment, Scarborough District

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.sc@toronto.ca and Colin.Ramdial@toronto.ca by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal to the Ontario Land Tribunal (OLT) for the same matter.

A related appeal is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>