



STAFF REPORT

4466 Sheppard Avenue Committee of Adjustment Application

Date: September 3, 2025

To: Chair and Committee Members, Committee of Adjustment, Scarborough District

From: Director, Community Planning

Ward: Scarborough North

File No: A0260/24SC

Hearing Date: September 10, 2025

RECOMMENDATIONS

1. Community Planning staff recommend that the Committee of Adjustment **refuse** Variance Nos. 2 and 3 related to the permitted use and location from a residential zone.

APPLICATION

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

COMMENTS

The subject property is located north of Sheppard Avenue East, generally east of Brimley Road, in the Agincourt North Community. The property is designated *General Employment Areas* on Map 19 of the Toronto Official Plan and is zoned Industrial (M) and Industrial Commercial (MC) in the Former City of Scarborough Marshalling Yard Employment District Zoning By-law No. 11986, as amended.

On March 12, 2025, the Committee of Adjustment deferred consideration of this application to allow the applicant an opportunity to provide a parking study to address the concerns raised by Transportation staff.

Community Planning staff have concerns with the proposed recreation use on the subject lands. The Official Plan identifies *General Employment Areas* as areas intended for business and economic activities situated along the border of *Employment Area* lands. These areas serve as transitional buffers between industrial sites and adjacent residential

neighborhoods. A recreation use is not a permitted use on lands designated *General Employment Areas*.

On May 22, 2025, Toronto City Council adopted Official Plan Amendment 804 (OPA 804), which amends the Official Plan to be in alignment with previously adopted OPAs 668 and 680. This amendment ensures the transition of "lawfully established" uses in both *General Employment* and *Core Employment Areas*, and aligns land use permissions with the updated definition of "area of employment" in the *Planning Act* and "employment area" in the 2024 Provincial Planning Statement (PPS). New recreational uses are not permitted in the *General Employment Areas* designation. OPA 804 is currently subject to the approval by the Minister of Municipal Affairs and Housing under Section 26 of the *Planning Act*.

CONCLUSION

Community Planning staff are of the opinion that the proposed billiard pool hall is considered a recreation use and does not meet the intent of the *Employment Areas* policies in the Official Plan, nor the use permissions for the M and MC zones in the Former City of Scarborough Marshalling Yard Employment District Zoning By-law No. 11986, as amended. The change of use in this application is not similar to the permitted uses and is not considered minor. The proposed change of use is not desirable for the lands designated *Employment Areas*, as these areas must be protected for current and future business and economic activities. For these reasons, Community Planning staff recommend that Variance Nos. 1 and 2 of this application be refused.

CONTACT

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SIGNATURE



Signed by Henry Tang, Manager, Community Planning for
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