



Notice of Motion

5 Sulkara Court - Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Burnside

Seconded by: Councillor Lily Cheng

Recommendations:

1. City Council direct the City Solicitor to attend the Toronto Local Appeal Body to uphold the Committee of Adjustment's decision regarding 5 Sulkara Court (Minor Variance Application A0497/25NY).
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to negotiate a resolution regarding 5 Sulkara Court (Application A0497/25NY) and authorize the City Solicitor to resolve the matter on behalf of the City, at their discretion, after consultation with the Ward Councillor and the Director of Community Planning, North York District.

Summary:

The Applicant applied to the North York District Committee of Adjustment (the "Committee") to permit minor variances to City-wide Zoning By-law 569-2013 to facilitate a proposed development at the property municipally known as 5 Sulkara Court, (Application No. A0497/25NY) (the "Application"). The Application is brought by the property owner and proposes to construct a new detached one-storey dwelling with a basement walkout.

On April 16, 2026, the Committee refused the Application. A copy of the Committee's decision is attached to this motion. The Applicant has appealed the Committee's refusal to the Toronto Local Appeal Body (File No. 26 155472 S45 16 TLAB) (the "Appeal").

The Application requests variances to By-law 569-2013 with respect to the maximum permitted lot coverage, building length, and building depth.

Community Planning Staff were supportive of the Application subject to modifications and conditions, as outlined in a report to the Committee dated April 13, 2026. Environmental Planning Staff and Urban Forestry Staff provided advisory comments on the Application and conditions of approval, if approved. A copy the reports are attached to this motion.

The issues raised with respect to the Application and Appeal include, but are not limited to, the compatibility of the proposed development and the front garage, and the impacts of the proposed development on neighbours.

For the City to continue to effectively advance its case, the City Solicitor requires the expertise of an external consultant.

This motion will give the City Solicitor authority to attend the Toronto Local Appeal Body with appropriate City Staff, in support of the Committee of Adjustment's decision to refuse the Application, and to retain outside consultants as necessary. This motion will also authorize the City Solicitor to resolve the matter on behalf of the City, at the City Solicitor's discretion, after consultation with the Ward Councillor and the Director of Community Planning, North York District.

This matter is time sensitive and urgent as the Committee's decision to refuse the Application was appealed to the Toronto Local Appeal Body.

Background Information:

Attachment 1: Notice of Decision of the Committee of Adjustment

Attachment 2: Community Planning Staff Report to the Committee of Adjustment,
Application A0497/NY25 (April 13, 2026)

Attachment 3: Environmental Planning Staff Report to the Committee of Adjustment
Application A0497/NY25 (January 20, 2026)

Attachment 4: Conditions of Urban Forestry, Application A0497/NY25 (April 9, 2026)

Date: May 11, 2026