

**Allyson Power**  
Director of Policy and Secretary-Treasurer  
Committee of Adjustment  
Development Review Division

416-395-6446  
coa.ny@toronto.ca

Thursday, April 16, 2026

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

**File Number:** A0497/25NY  
**Property Address:** 5 SULKARA CRT  
**Legal Description:** PLAN M763 LOT 748  
**Agent:** HARRY ZHU  
**Owner(s):** LAURA LISA D'AMORE  
**Zoning:** (RD X5)[ZAP]  
**Ward:** Don Valley East (16)  
**Community:** North York  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, April 16, 2026, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a covered basement walkout and rear covered terrace.

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

- 1. Chapter 10.20.30.40(1)(A), By-law No. 569-2013**  
The maximum permitted lot coverage is 35% of the lot area: (401.39 m<sup>2</sup>).  
The proposed lot coverage is **35.88%** of the lot area.
- 2. Chapter 10.20.40.20(1), By-law: 474-2023**  
The maximum permitted building length is 17.0 m.  
The proposed building length is **30.91 m**.
- 3. Chapter 10.20.40.30(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0 m.  
The proposed building depth is **29.53 m**.

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 Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

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JORDAN ALLISON (CHAIR)



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CARL KNIPFEL



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GIUSEPPE BARTOLO



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MEDHI MARZYARI

DATE DECISION MAILED ON: Thursday, April 23, 2026

LAST DATE OF APPEAL: Wednesday, May 6, 2026

CERTIFIED TRUE COPY

**Sai-Man Lam**  
Manager and Deputy Secretary-Treasurer

## 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.ny@toronto.ca](mailto:coa.ny@toronto.ca) and [sai-man.lam@toronto.ca](mailto:sai-man.lam@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](http://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/>