

## **5 Sulkara Court Committee of Adjustment Application**

**Date:** April 13, 2026

**To:** Chair and Committee Members, Committee of Adjustment, North York District

**From:** David Sit, Director, Community Planning, North York District

**Ward:** Don Valley East

**File No:** A0497/25NY

**Hearing Date:** April 16, 2026

### **RECOMMENDATIONS**

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The applicant has indicated to staff that the following modifications have been made to the application and will be presented on the floor of the Committee of Adjustment hearing:

1. Modify Variance No. 1 for the lot coverage from 39.01% to 35.88%.
2. Modify Variance No. 2 for the building length from 33.49 metres to 30.91 metres.
3. Modify Variance No. 3 for the building depth from 32.11 metres to 29.53 metres.

Community Planning Staff recommend that should this application be approved, the following conditions be attached:

1. The building height shall be constructed as shown on the Elevation Drawing, received by the Committee of Adjustment on March 11, 2026, and attached as Attachment No. 1 to this report.

### **COMMENTS**

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The application proposes to construct a new one-storey dwelling. As submitted, the application proposes a lot coverage of 39.01%, whereas Zoning By-law 569-2013 permits a maximum of 35%. The intent of regulating lot coverage is to ensure a level of consistency of massing and scale in a neighbourhood concerning the amount of built form and open space on a lot. The applicant has agreed to revise the lot coverage to 35.88%

The application also proposes a building length of 33.49 metres, whereas Zoning By-law 569-2013 permits a maximum of 17 metres. The intent of regulating the building length is to help maintain a consistent pattern of development in a neighbourhood and to help mitigate massing and privacy impacts on adjacent neighbours. The applicant has agreed to revise the building length to 30.91 metres.

In relation to the building length variance, the application also proposes a building depth of 32.11 metres, whereas Zoning By-law 569-2013 permits a maximum of 19 metres. The intent of regulating the building depth is to ensure that new dwellings within a neighbourhood are relatively aligned along the street and maintain consistent massing on the lot, as well as avoiding any visual or privacy impacts on adjacent neighbours, similar to the intent of the building length. The applicant has agreed to revise the building depth to 29.53 metres.

Staff note that this application was previously deferred on January 22<sup>nd</sup>, 2026. The revised application being reviewed at this time, has made further improvements to all three previously requested variances. Staff note that while the requested variances for building length and depth are numerically higher than previous applications in this area, both variances do not apply to the entirety of the house. The building length and depth variances are required to accommodate the proposed garage at the front of the house. This is reflected in the lot coverage variance, as the overall lot coverage is in-line with other development in the neighbourhood. In addition, other adverse effects that would be found with an excessive building length and depth, such as reductions to landscaping and setbacks are not being requested for the subject proposal. Staff also note that the proposed application is a one-storey bungalow, which is a prevalent typology within the neighbourhood. Currently the site is occupied by a one-storey bungalow with a similar garage layout, further representing the prevalence of this typology in the neighbourhood. Staff also note that the proposed application is below the by-law permitted maximum height as a one-storey bungalow. This aligns with the consistency of massing in the neighbourhood and lessens the visual impact that an application that would require further permissions for height would have on adjacent neighbours. As a result, Staff recommend that the application height be constructed as shown on the elevation drawing to limit any impacts that would result from additional height increases than what is proposed.

Community Planning staff are of the opinion that the revised lot coverage, building length and building depth are consistent with the existing pattern of development in the neighbourhood and maintains the intent of the Official Plan and Zoning By-law, is minor in nature, and considered appropriate development for the site.

Should the Committee choose to approve the application, Staff recommend that it be subject to the agreed upon modifications and conditions outlined in the Recommendations section of this report.

## **CONTACT**

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## **SIGNATURE**

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Signed by Dan Tovey for  
David Sit, MCIP, RPP, Community Planning North York District

## **ATTACHMENTS**

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Attachment 1: Elevation Drawing

# Attachment 1: Elevation Drawing

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