



STAFF REPORT

5 Sulkara Court Committee of Adjustment Application

Date: January 20, 2026

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

From: Strategic Initiatives, Policy and Analysis, City Planning (Environmental Planning)

Ward: 16 (Don Valley East)

File No.: A0497/25NY

Hearing Date: Thursday, January 22, 2026

RECOMMENDATIONS

City Planning staff (Environmental Planning) recommend that, should the Committee of Adjustment approve the application, the following condition be imposed:

1. The owner shall provide a Landscape Plan which includes a vegetated buffer from the Long-Term Stable Top of Slope (LTSTOS), as identified on the Site Plan, to be planted with indigenous native and non-invasive species of trees and shrubs, to the satisfaction of the Chief Planner, City Planning.

COMMENTS

Official Plan Policies 3.4.3, 3.4.11, 3.4.13 and 3.4.15 – Development within or near the Natural Heritage System and/or Provincially Significant Natural Heritage Features

The City's Official Plan identifies a Natural Heritage System (NHS) on Map 9 and includes policies in Section 3.4 to ensure the system and its components are protected, including significant natural heritage features.

The subject site is within an area of the City's NHS and is partially traversed by a valleyland feature associated with the East Don River.

As detailed in the Arborist Report, prepared by Arcadis, dated March 5, 2025:

- 5 Ravine Trees will require removal, and 7 will be injured, necessitating 24 compensatory tree plantings, per RNFP permitting requirements.
- Trees being impacted/removed are primarily non-native and in poor-to-fair health.
- Prior to construction, tree preservation methods will be undertaken, including, installation of protection barriers and root and branch pruning.
- During construction, the use of heavy machinery at the rear of the site will be minimized, and access for equipment and materials will take place through the building footprint, to avoid further impacts to trees.

- A robust planting plan could compensate for removal of these trees and contribute positively to a more native plant palette within the RNFP Area.

To mitigate negative impacts on and enhance the NHS and its features and functions, Environmental Planning staff recommend a vegetated buffer be planted with a native mix of native, non-invasive trees and shrubs within the LTSTOS, as identified on the Site Plan. This buffer will also serve to improve slope stability within the development setback from the erosion hazard associated with the valley feature.

Staff also suggest incorporating bird-friendly design elements into the proposal. All new exterior light fixtures to the rear of the building should be dark sky compliant and bird-friendly treatments should be applied on all glass architectural features to the rear of the building, including windows, doors and clear railings or balconies. This should be done in accordance with the Bird Friendly Development Guidelines – Best Practices for Glass and Effective Lighting.

CONTACT

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