

**To:** Christine Vigneault, Committee of Adjustment Secretary  
**From:** Mauro Peverini, Director of Development Planning  
**Date:** January 21, 2019  
**Name of Owner:** Gus Berdeklis  
**Location:** 60 Ravendale Court  
**File No.(s):** A208/18

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**Proposed Variance(s):**

1. To permit a minimum front yard setback of 12.688 metres to the dwelling and 8.737 metres to the canopy.
2. To permit a minimum rear yard setback of 11.786 metres to the dwelling and 10.864 metres to the eaves and gutters of the dwelling.
3. To permit a minimum rear yard setback of 8.711 metres to the covered deck and 7.260 metres to the deck overhang.
4. To permit a minimum interior side yard setback of 3.065 metres to the dwelling, 4.126 metres to the deck and 1.788 metres to the eaves and gutters.
5. To permit a maximum lot coverage of 16.52%.

**By-Law Requirement(s):**

1. A minimum front yard setback of 15.0 metres is required.
2. A minimum rear yard setback of 15.0 metres is required and a maximum encroachment of 0.50 metres for eaves and gutters.
3. A minimum rear yard setback of 15.0 metres is required and a maximum encroachment of 0.50 metres for eaves and gutters.
4. A minimum interior side yard setback of 4.5 metres is required and a maximum encroachment of 0.50 metres for the eaves and gutters.
5. A maximum lot coverage of 10% is permitted.

**Official Plan:**

VOP 2010: "Natural Areas" and "Low-Rise Residential"

**Comments:**

The Owner is requesting permission to construct a single detached dwelling and attached deck with the above noted variances. The subject property is located partially within TRCA's Regulated Area of the Humber River Watershed due to the presence of a valley corridor associated with the East Humber River in the rear of the property.

The Owner successfully obtained a TRCA permit pursuant to Ontario Regulation 166/06 (Permit C-181079) on November 29, 2018. The plans approved through Permit C-181079 are consistent with the plans provided in support of Minor Variance Application A208/18. TRCA staff are satisfied that sufficient buffering has been provided from the Long Term Stable Top of Slope ('LTSTOS') to the new dwelling, and have no objections to the proposed variances.

The Owner has submitted an Arborist Report, Tree Inventory, and Tree Preservation/Planting Plan, which inventoried a total of 21 trees and recommends removal of 9 trees. Based on the tree replacement formula, a total of 19 trees are proposed to be planted. The Urban Design and Cultural Heritage Division has reviewed the Arborist Report and Tree Preservation/Planting Plan and concurs with its recommendations.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Brandon Bell, Planner I  
Mark Antoine, Senior Planner