

ITEM: 6.5	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A071/25
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Report Date: August 15, 2025

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):

Additional comments from departments and agencies received after the publication of the report will be made available on the City’s [website](#).

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comments Received to Date

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A				

BACKGROUND (SCHEDULE D, IF REQUIRED)	
* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.	
Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



## MINOR VARIANCE APPLICATION FILE NUMBER A071/25

<b>CITY WARD #:</b>	5
<b>APPLICANT:</b>	Wahe Wartan & Noor Madhat
<b>AGENT:</b>	Rebecca Muise (David Small Designs)
<b>PROPERTY:</b>	20 Helen Avenue, Thornhill
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	N/A
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned R1E(EN) – First Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of <b>23%</b> is permitted provided the maximum height does not exceed 9.5 m <b>[Table 7-3, Note 2.]</b> .	To permit a maximum lot coverage of <b>25.84%</b> , provided that the maximum height does not exceed 9.5m.
2	A minimum front yard of <b>13.62 m</b> is required <b>[Section 4.5.3.]</b> .	To permit a minimum front yard of <b>10.92m</b> .
3	A minimum interior side yard of <b>2.5m</b> is required for the residential accessory structure (Cabana & Covered Porch attached to Cabana) <b>[Exception 14.403.2.2.b.] &amp; [Section 4.1.2.1 a.]</b> .	To permit a minimum interior side yard of <b>1.5m</b> for the accessory structure (Cabana & Covered Porch attached to Cabana).

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, August 21, 2025

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

### PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

INTRODUCTION	
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.	
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:	
That the general intent and purpose of the by-law will be maintained.	
That the general intent and purpose of the official plan will be maintained.	
That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.	
That the requested variance(s) is/are minor in nature.	
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	August 7, 2025
Date Applicant Confirmed Posting of Sign:	August 5, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Coverage variance for single family dwelling
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
N/A	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
Application Under Review	
Development Engineering Recommended Conditions of Approval:	TBD

PARKS, FORESTRY & HORTICULTURE (PFH)	
Recommend condition of approval listed below:	
PFH Recommended Conditions of Approval:	The Applicant/owner shall obtain a “Private Property Tree Removal & Protection Permit - Construction or Infill” through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE	
No comment no concerns.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES	
no active bylaw files	
<b>BCLPS Recommended Conditions of Approval:</b>	None

BUILDING INSPECTION (SEPTIC)	
No comments received to date.	
<b>Building Inspection Recommended Conditions of Approval:</b>	None

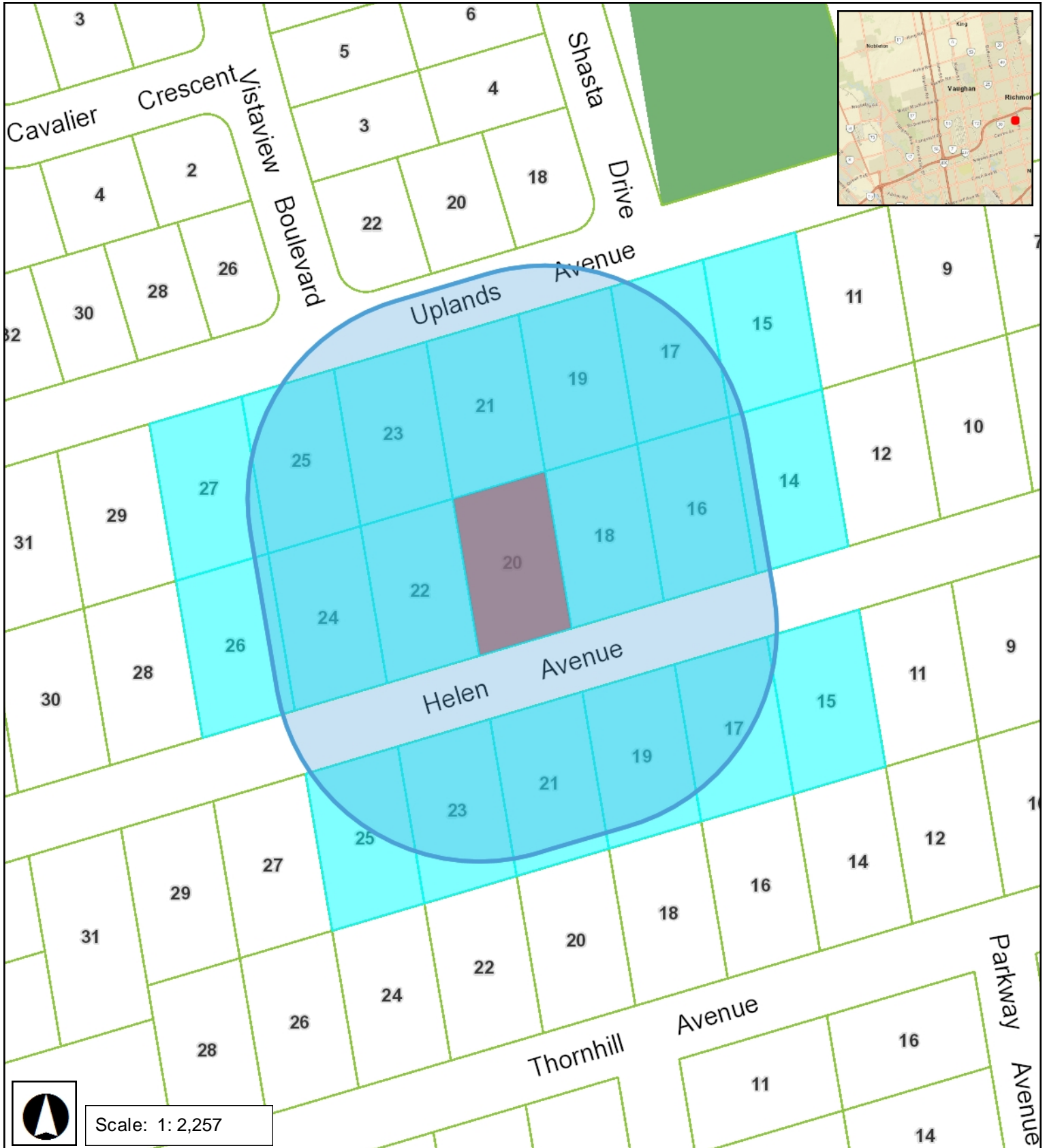
FIRE DEPARTMENT	
No comments received to date.	
<b>Fire Department Recommended Conditions of Approval:</b>	None

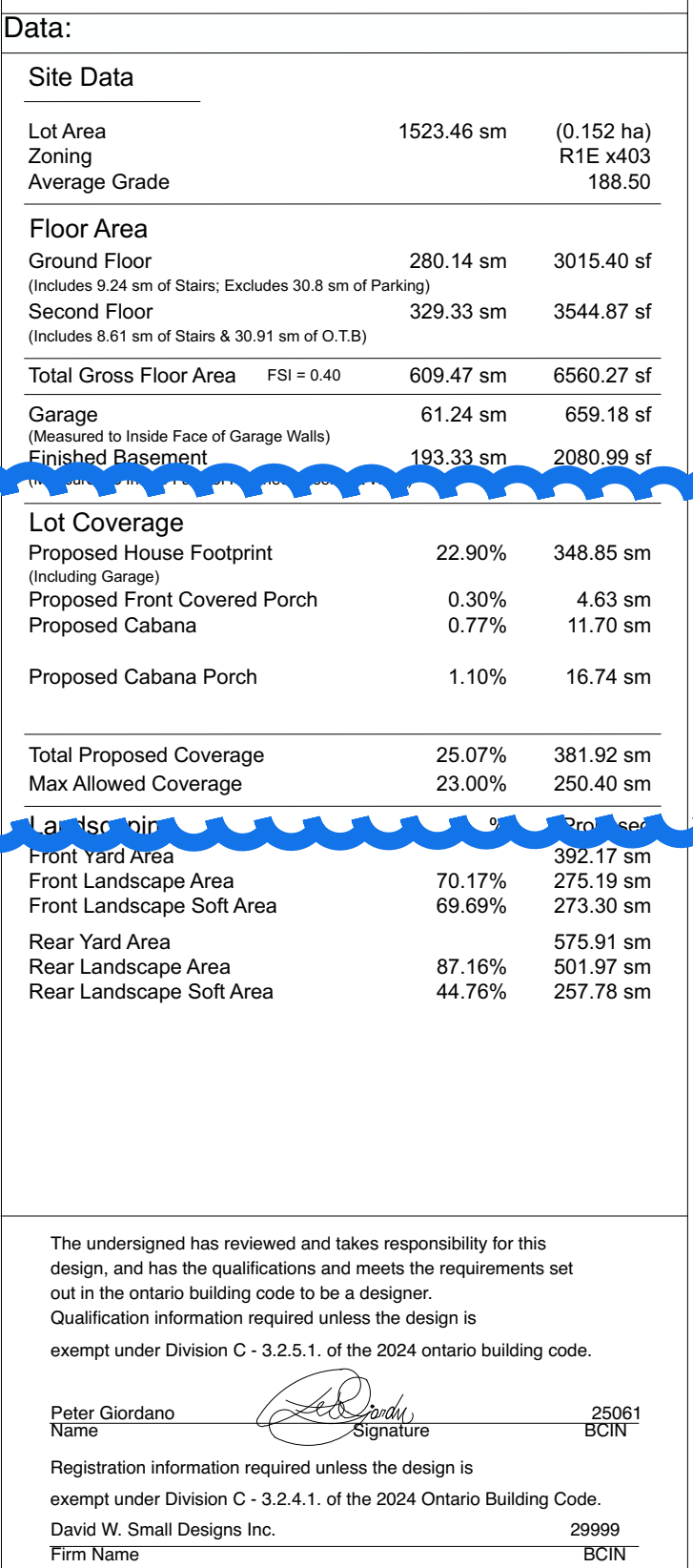
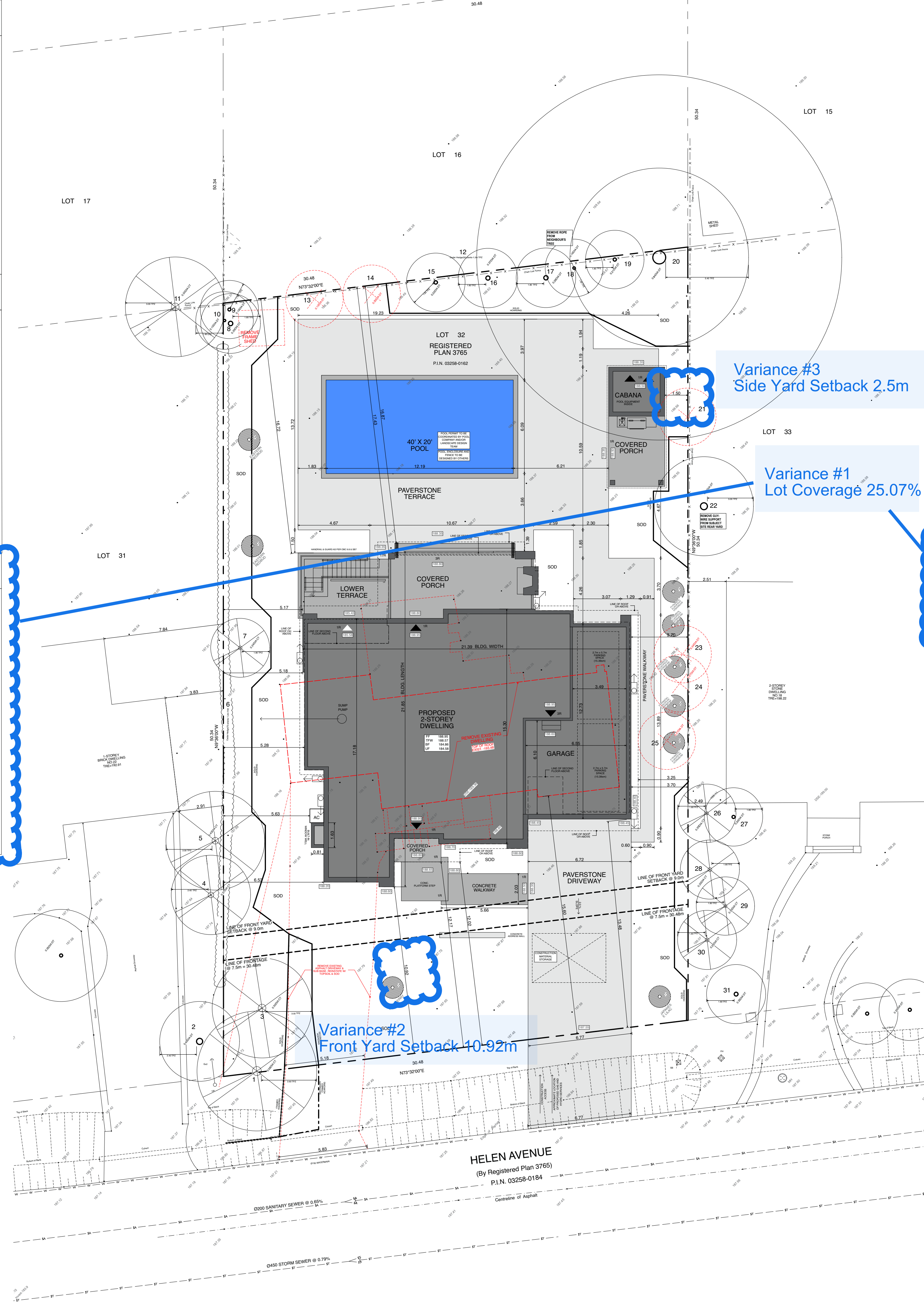
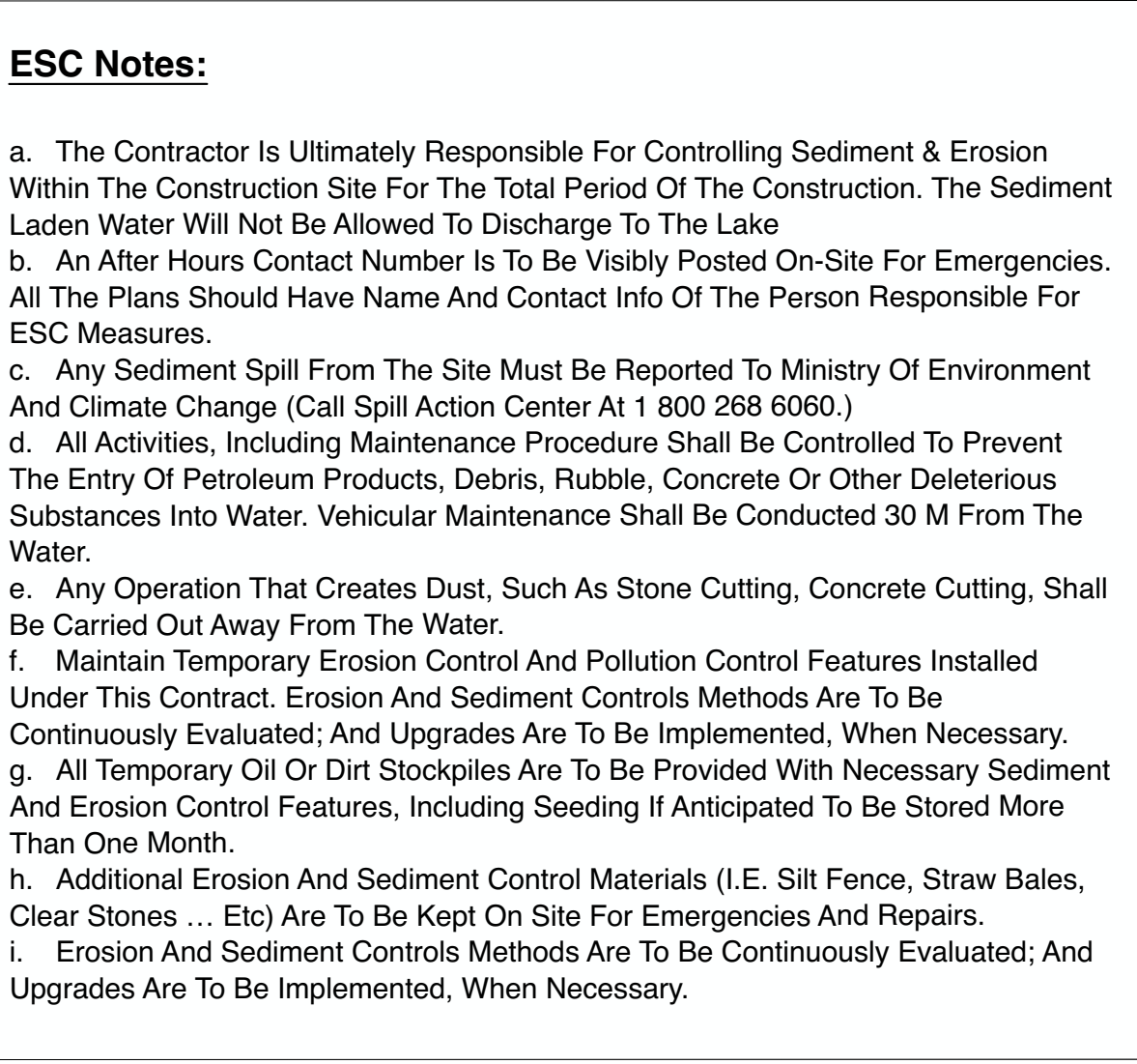
RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	TBD
2	Parks, Forestry and Horticulture Operations <a href="mailto:kari.sthyrhansen@vaughan.ca">kari.sthyrhansen@vaughan.ca</a>	The Applicant/owner shall obtain a “Private Property Tree Removal & Protection Permit - Construction or Infill” through the forestry division prior to any construction works on the subject property.
<i>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</i>		

IMPORTANT INFORMATION
<b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart above for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.
<b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.  An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.  A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.  Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.  Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.
<b>DEVELOPMENT CHARGES:</b> That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.  That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

IMPORTANT INFORMATION
<p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p> <p><b>NOTICE OF DECISION:</b> If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will <b>not</b> receive notice.</p>







6	July 30/25	Revised As Per Zoning Comments
5	June 24/25	Arborist Coordination
4	June 24/25	Revised As Per Zoning Comments
3	June 19/25	Revised As Per Zoning Comments
2	June 9/25	Revised As Per Zoning Comments
1	May 7/25	Issued To Owner For Zoning Approvals

**PROJECT:**

The Wartan-Madhat Home  
20 Helen Avenue

Part of Lot 32  
Registered Plan 3765  
City of Vaughan,  
Regional Municipality of York

DRAWING:

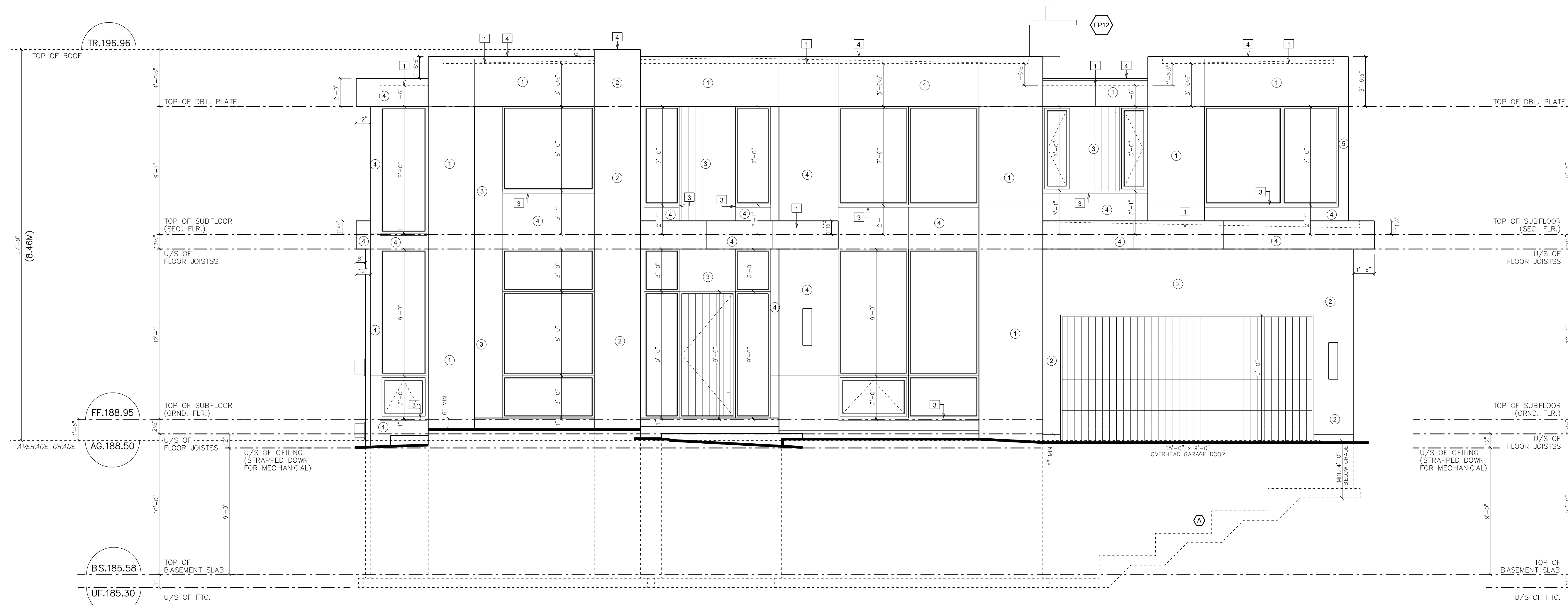
Site Plan

SCALE:	1:150
DATE:	May 2/25
DRWN BY:	AZ
PN:	24 - 2124

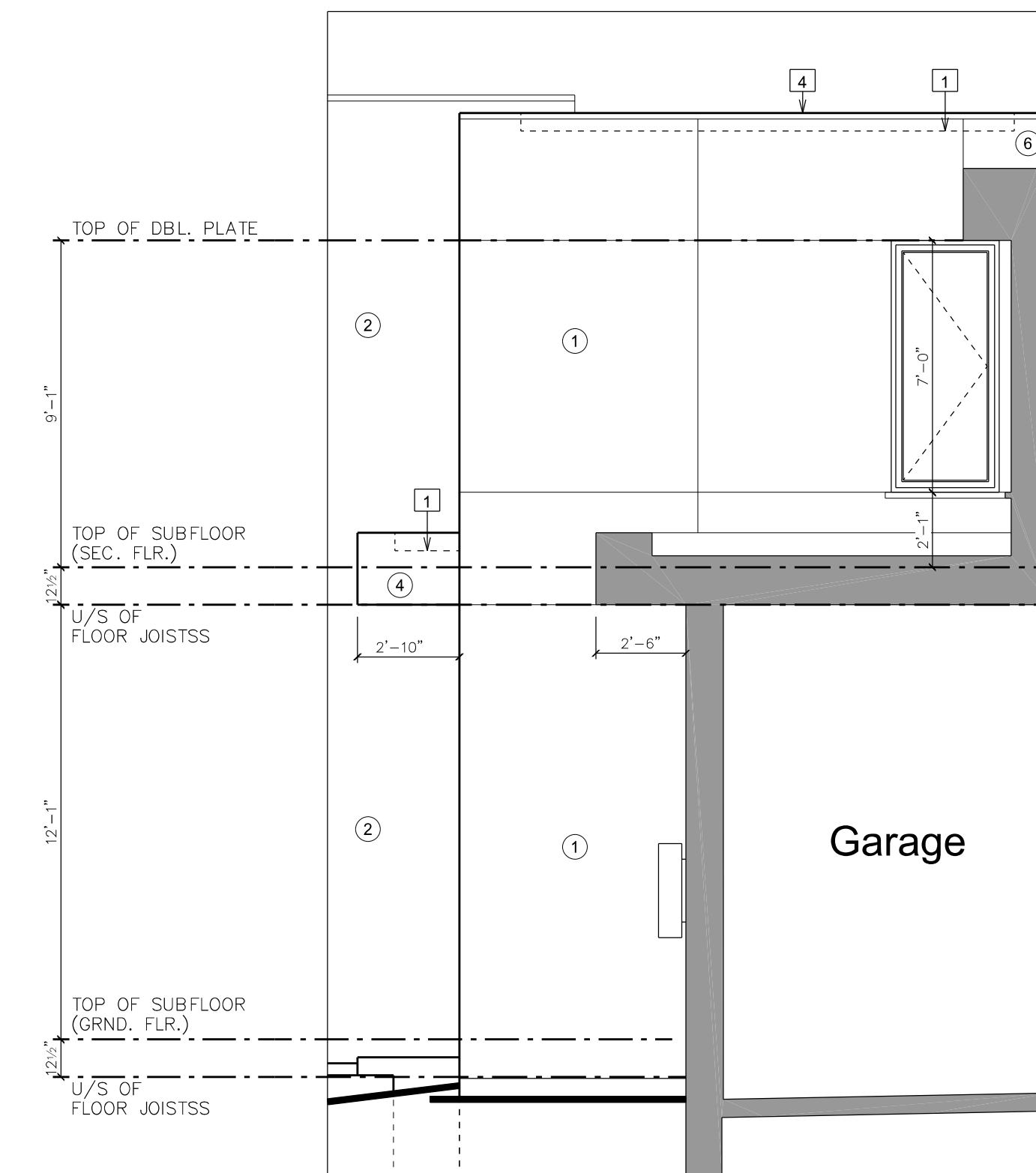
SP

# David Small Designs

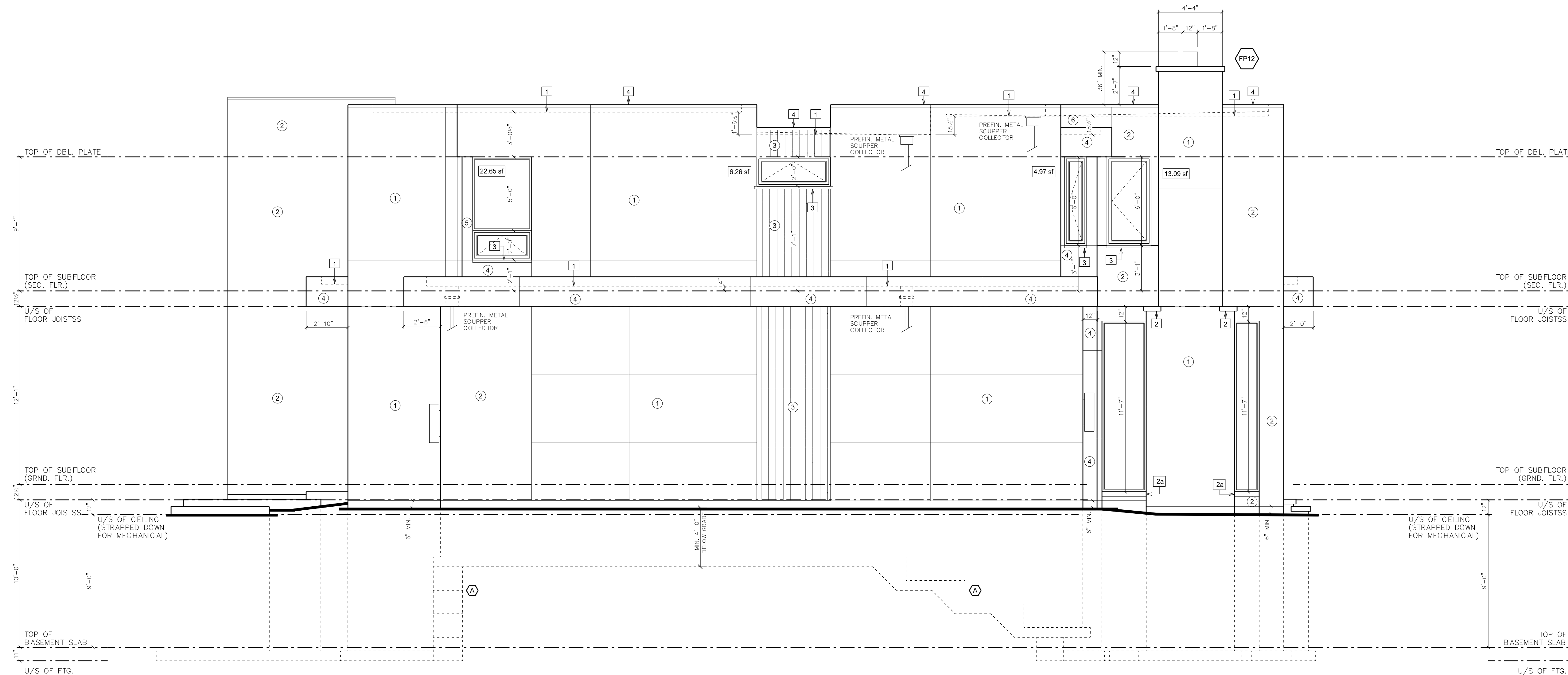
# Architecture + Interior Design



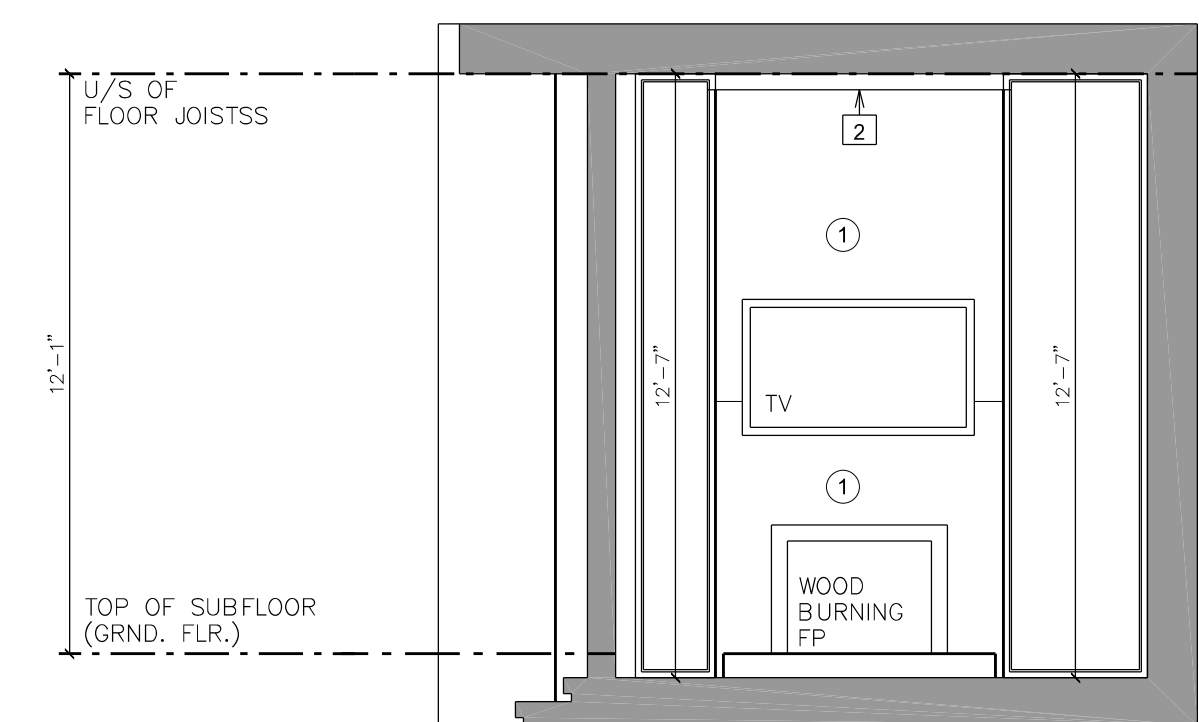
Front (South) Elevation



Hidden Elevation 1



Right-Side (East) Elevation



Hidden Elevation 2

Unprotected Openings Calculations - Right-Side	
Limiting Distance	3.70 m
Wall Area	1536.9 sf (142.8 sm)
Opening Area Allowed	175.2 sf (11.4%)
Opening Area Proposed	47.0 sf (3.1%)
Please Note The Figures For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.	

Drawing Legend

1.0 Materials

- 1 Pigmented Epoxy Stucco
- 2 Concrete Paneling
- 3 4" Prefinished Vertical Wood Siding
- 4 ACM Panel
- 4a ACM Panel - Light
- 5 Prefinished Alum. Panel - Corner Windows
- 6 Prefinished Alum. Flashing - Parapet Walls

2.0 Roofing

- 1 2-Ply Torch On Rubber Membrane Roof Sloped As Per Drainage Plan

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 2 4" Cut Stone Coping Cap w/ 2" Projection
- 2a 4" Cut Stone Sill c/w 2" Projection
- 3 2" Prefinished Metal Sill Flashing
- 4 Metal Drip Cap & Edge

4.0 Railing, Post

- 5 Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC 9.8. & SB-13 Of The Supplement
- 6 10"x10" ACM Clad Site-Painted Wood Post

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to the satisfaction of the undersigned. I am a duly qualified professional person in the field of architecture and am exempt under Division C - 3.2.1.1 of the 2024 Ontario Building Code.

Peter Giordano  
Name: *Peter Giordano* Signature: *Peter Giordano* BCN: 20051  
Registration information required unless the design is exempt under Division C - 3.2.1.1 of the 2024 Ontario Building Code.  
Firm Name: David W. Small Designs Inc. BCN: 20099

no.	date	revision / comment
3	July 30/25	Revised As Per Zoning Comments
2	June 19/25	Revised As Per Zoning Comments
1	May 7/25	Issued To Owner For Zoning Approvals

Project:

The Warton-Madhat Home  
20 Helen Avenue  
Part of Lot 32  
Registered Plan 3765  
City of Vaughan,  
Regional Municipality of York

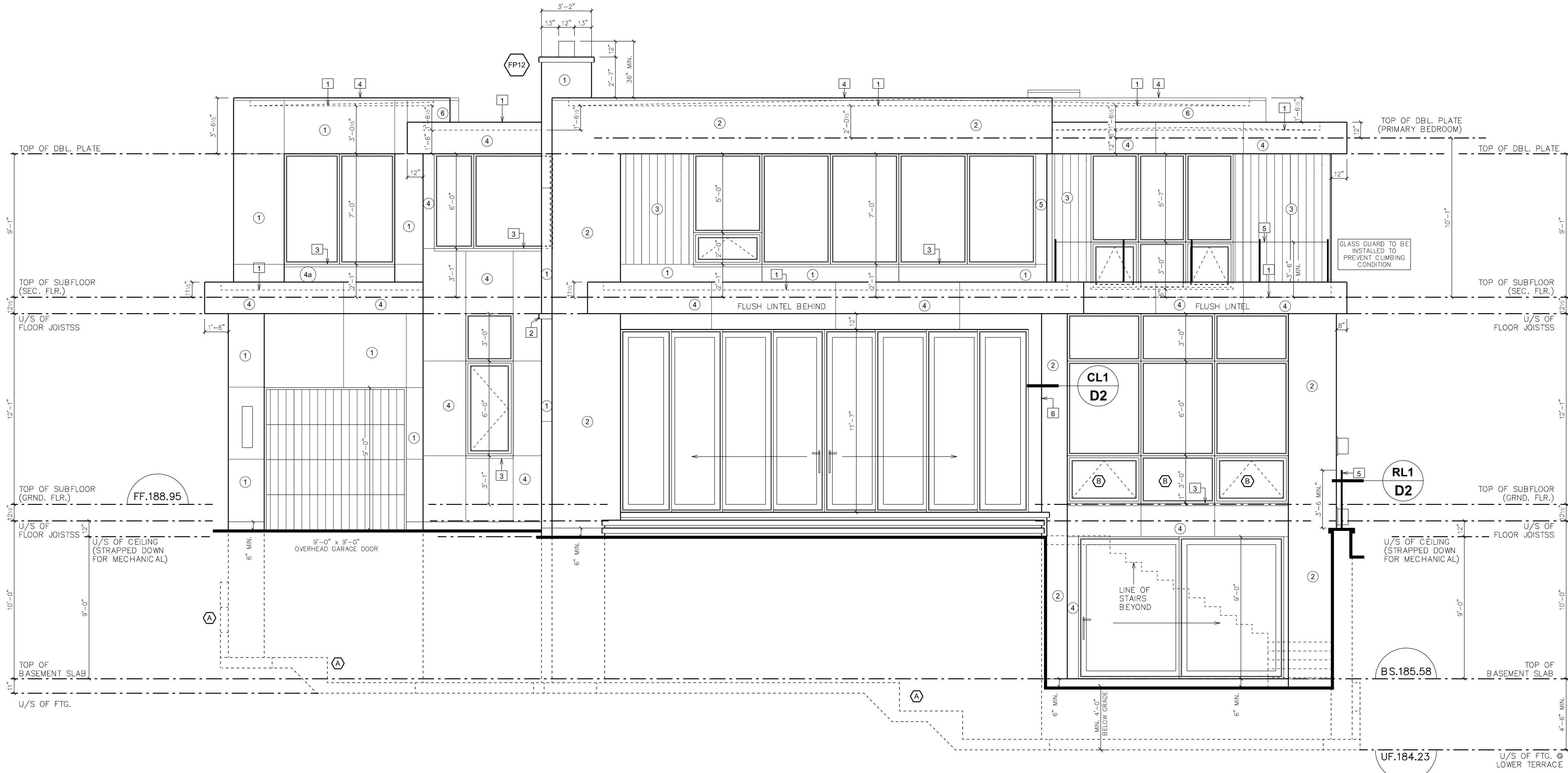
Drawing:

Front & Right-Side  
Elevations

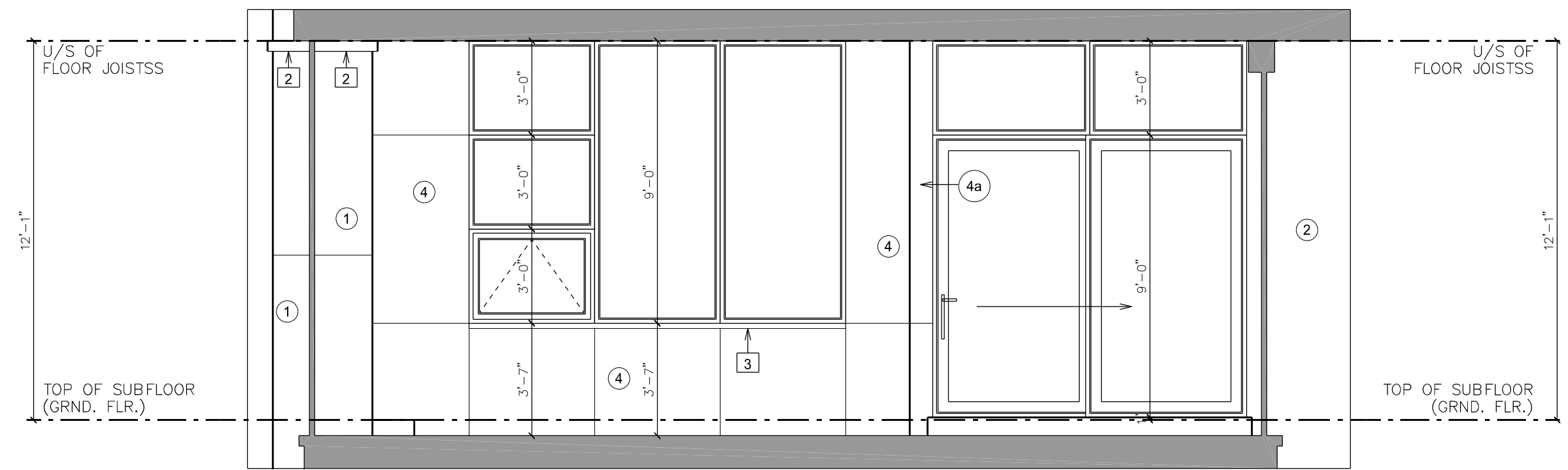
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Date: May 2025  
Dwn by: BS  
Proj. no.: 24-2124

A5

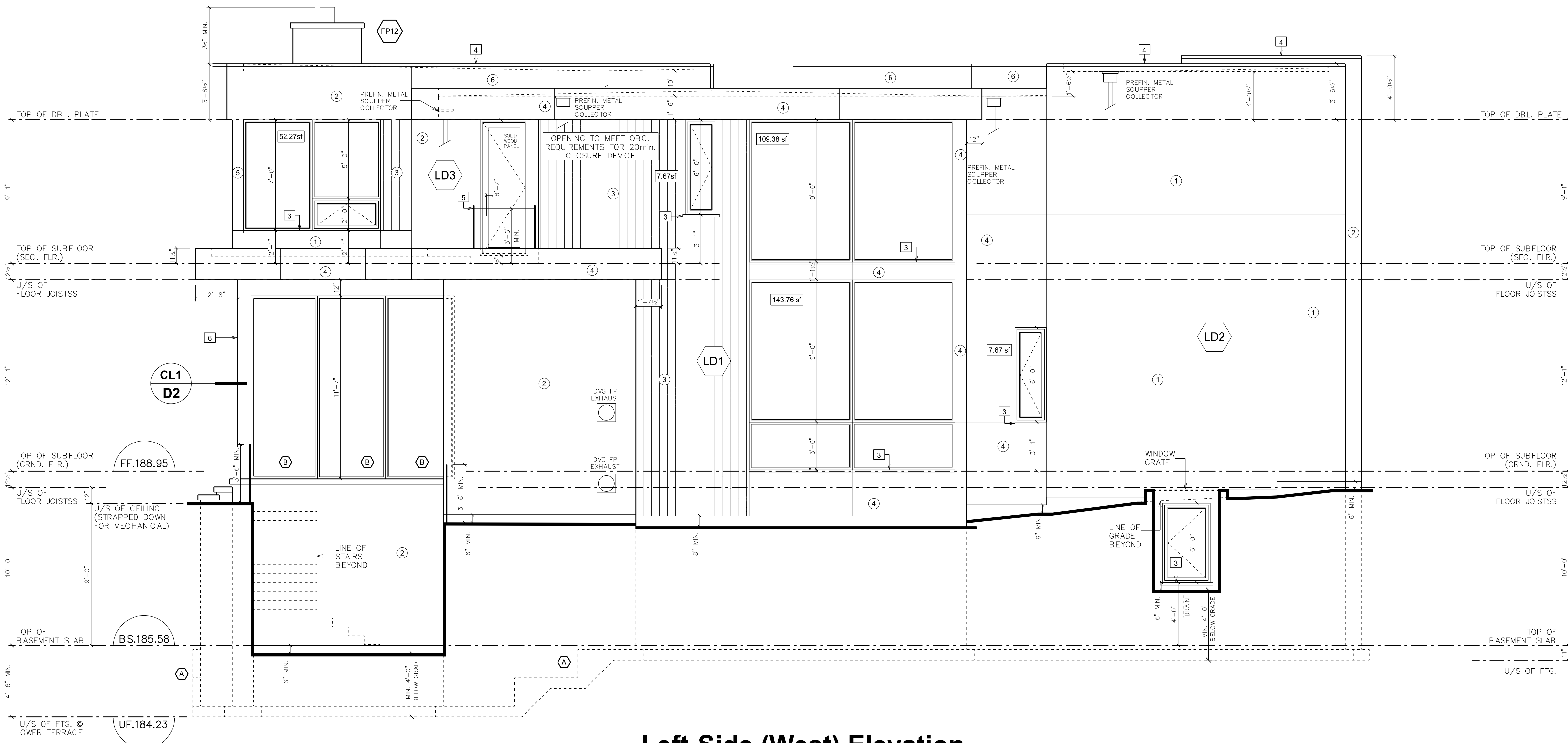
David  
Small  
Designs  
Architecture +  
Interior Design



Rear (North) Elevation



Hidden Elevation 3



Left-Side (West) Elevation

Unprotected Openings Calculations - Left-Side		
Total Exposed Building Face	1589.4 sf	(147.7 sm)
Total Opening Area Allowed	350.0 sf	
Opening Area Proposed	320.7 sf	
Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.		

Allowable Glazed Openings Calculations - LD1		
Limiting Distance - LD1	5.18m	
Total Exposed Building Face	1589.4 sf	(147.7 sm)
Wall Area: Plane - A1	785.9 sf	(73.0 sm)
Opening Area Allowed	126.6 sf	(11.8 sm)
Allowable Glazed Openings Calculations - LD2		
Limiting Distance - LD2	6.54 m	
Total Exposed Building Face	1589.4 sf	(147.7 sm)
Wall Area: Plane - A2	604.3 sf	(56.1 sm)
Opening Area Allowed	129.4 sf	(12.1 sm)
Allowable Glazed Openings Calculations - LD3		
Limiting Distance - LD3	10.97 m	
Total Exposed Building Face	1589.4 sf	(147.7 sm)
Wall Area: Plane - A2	193.1 sf	(18.3 sm)
Opening Area Allowed	94.0 sf	(8.7 sm)
Total Allowable Glazed Openings Calculations		
Opening Area Allowed (LD1)	126.6 sf	
Opening Area Allowed (LD2)	129.4 sf	
Opening Area Allowed (LD3)	94.0 sf	
Total Opening Area Allowed	350.0 sf	

Drawing Legend

1.0 Materials

- 1 Pigmented Epoxy Stucco
- 2 Concrete Paneling
- 3 4" Prefinished Vertical Wood Siding
- 4 ACM Panel - Light
- 5 Prefinished Alum. Panel - Corner Windows
- 6 Prefinished Alum. Flashing - Parapet Walls

2.0 Roofing

- 1 2-Ply Torch-On Rubber Membrane Roof Sloped As Per Drainage Plan

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 1 4" Cut Stone Coping Cap w/ 2" Projection
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4.0 Railing, Post

- 1 Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect OF OBC, 9.8. & SB-13 OF The Supplement
- 2 10"x10" ACM Clad Site-Painted Wood Post

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.1.1 of the 2024 Ontario Building Code.

Peter Gordons 2091  
Name BCIN

Registration information required unless the design is exempt under Division C - 3.2.1.1 of the 2024 Ontario Building Code.

David M. Small Designs Inc. 2099  
Firm Name BCIN

no.	date	revision / comment
2	July 30/25	Revised As Per Zoning Comments
1	May 7/25	Issued To Owner For Zoning Approvals

Project:

The Warton-Madhat Home  
20 Helen Avenue  
Part of Lot 32  
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City of Vaughan,  
Regional Municipality of York

Drawing:

Rear & Left-Side Elevations

Scale: 1/4"=1'-0"  
Date: May 2025  
Dwn by: BS  
Proj. no.: 24-2124

David Small Designs

Architecture + Interior Design



SCHEDULE B:  
COMMENTS FROM AGENCIES, BUILDING STANDARDS &  
DEVELOPMENT PLANNING

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval/No Conditions

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comments Received to Date

**Date:** June 23<sup>rd</sup> 2025

**Attention:** Niloufar Youssefi

**RE:** Request for Comments

**File No.:**

**Related Files:** A071-25

**Applicant:** David Small Designs

**Location** 20 Helen Avenue

**COMMENTS:**

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

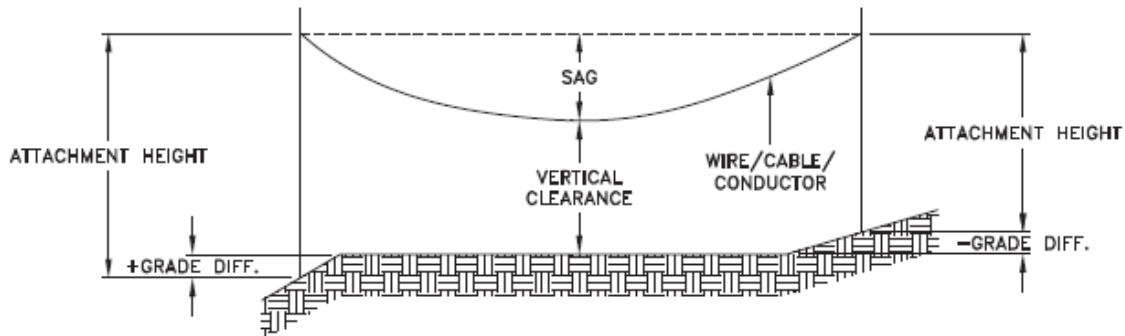
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alecrautilities.com](mailto:stephen.cranley@alecrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 + GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

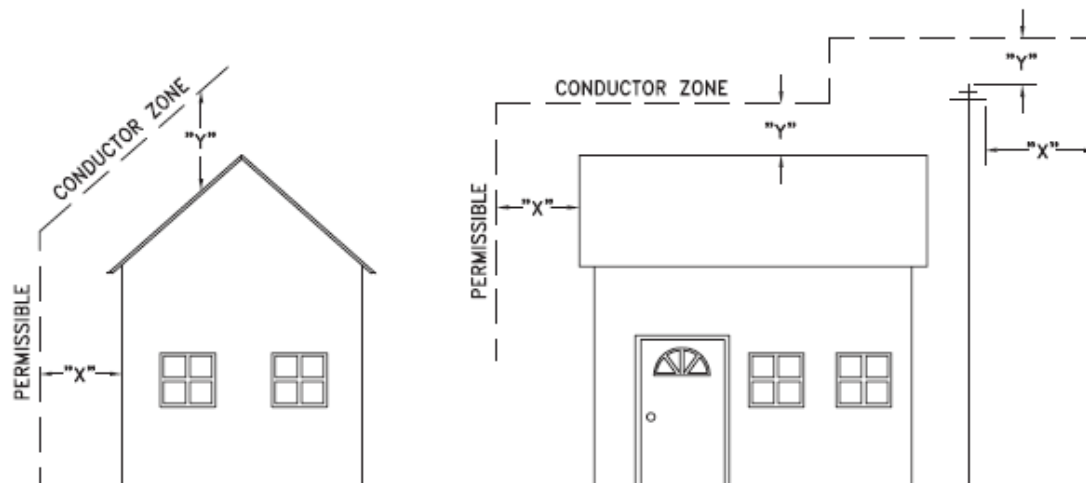
**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

### NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

### MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	

**To:** Committee of Adjustment

**From:** Niloufar Youssefi, Building Standards Department

**Date:** July 30, 2025

**Applicant:** David Small Designs

**Location:** 20 Helen Avenue  
PLAN RP3765 Lot 32

**File No.(s):** A071/25

**Zoning Classification:**

The subject lands are zoned R1E(EN) – First Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of <b>23%</b> is permitted provided the maximum height does not exceed 9.5 m <b>[Table 7-3, Note 2.]</b> .	To permit a maximum lot coverage of <b>25.1%</b> , provided that the maximum height does not exceed 9.5m.
2	A minimum front yard of <b>13.62 m</b> is required <b>[Section 4.5.3]</b> .	To permit a minimum front yard of <b>10.92m</b> .
3	A minimum interior side yard of <b>2.5m</b> is required for the residential accessory structure (Cabana & Covered Porch attached to Cabana) <b>[Exception 14.403.2.2.b.] &amp; [Section 4.1.2.1 a.]</b> .	To permit a minimum interior side yard of <b>1.5m</b> for the accessory structure (Cabana & Covered Porch attached to Cabana).

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**Conditions of Approval:**

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

\* Comments are based on the review of documentation supplied with this application.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development and Parks Planning

**Date:** August 13, 2025

**Name of Owners:** Wahe Wartan, Noor Madhat

**Location:** 20 Helen Avenue

**File No.(s):** A071/25

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**Proposed Variance(s):**

1. To permit a maximum lot coverage of **25.1%**, provided that the maximum height does not exceed 9.5 m.
2. To permit a minimum front yard of **10.92 m**.
3. To permit a minimum interior side yard of **1.5 m** for an accessory structure (Cabana & Covered Porch attached to Cabana).

**By-Law 001-2021 Requirement(s):**

1. A maximum lot coverage of **23%** is permitted provided the maximum height does not exceed 9.5 m.
2. A minimum front yard of **13.62 m** is required.
3. A minimum interior side yard of **2.5 m** is required for the residential accessory structure (Cabana & Covered Porch attached to Cabana).

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential".

**Comments:**

The Owners are seeking relief to permit a new two-storey detached dwelling and a new cabana in the rear yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variance 1 to permit a total lot coverage of 25.1%. The proposed 25.1% consists of 22.9% for the enclosed portion of the dwelling, 0.3% for the proposed front porch, and 1.9% for the proposed rear yard cabana.

The 23% lot coverage requirement by the Zoning By-law is informed by a 2004 comprehensive review of Old Village Residential Zones (R1V) City-wide. The recommendations adopted by Vaughan Council on March 8, 2004, set out development criteria to increase the maximum lot coverage from 20% to 23% for one-storey dwellings. The intent of the adopted recommendations is to permit larger building footprints while maintaining built forms that are consistent with the overall character of the area. Additional lot coverage for accessory structures and unenclosed porches and decks may be considered through site-specific analysis as their massing impacts are minimal compared to the massing impact of the enclosed dwelling. The maximum lot coverage of 23% is carried forward to the in-effect Comprehensive Zoning By-law 001-2021, therefore the intent of the in-effect Zoning By-law maintains an emphasis on ensuring the consistency in built form densities in areas of the City previously zoned R1V under By-law 1-88.

Vaughan Official Plan (VOP) 2010 requires that new detached dwellings within established large lot neighbourhoods respect and reinforce existing neighbourhood built form characters. One of the parameters of built form is lot coverage, which regulates the scale, density, and massing impact of a residential property. Policy 9.1.2.3 h. of VOP 2010 requires that the lot coverage of new developments in an established large lot neighbourhood be consistent with the lot coverage of nearby developments and as provided for in the Zoning By-law.

The proposed lot coverage of the two-storey dwelling is within the 23% allowance informed by the 2004 Council-adopted development criteria. The proposed 2.1% exceedance is attributed to one unenclosed porch and one accessory structure in the rear yard, neither of which are anticipated to impose additional massing impacts. The Development and Parks Planning Department can support the proposed 25.1% lot coverage as the scale,

density, and massing impact of the principal dwelling respect that of other properties in the large lot neighbourhood and is consistent with the requirements as provided for in the Zoning By-law.

The Development and Parks Planning Department has no objections to Variance 2 to reduce the minimum front yard setback of the proposed dwelling from 13.62 m to 10.92 m. The property is subject to the Established Neighbourhood "(EN)" provisions of the Zoning By-law, which require newly proposed dwellings to respect the setbacks of the existing dwelling on the lot. The minimum setback of 10.92 m is observed at the southwest corner of the proposed dwelling, while the majority of the dwelling's front wall is proposed to be setback approximately 13 m from the front lot line. The remaining front yard is sufficient to provide for a driveway and landscaping opportunities. The proposed front yard setback reduction is minor in nature and is not anticipated to impose massing impacts on the public realm.

The Development and Parks Planning Department has no objections to Variance 3 to permit a reduced interior side yard setback for the proposed cabana in the rear yard. The proposed cabana has a flat roof and is compliant with maximum lot coverage and height provisions. The majority of the cabana's floor area is unenclosed. The proposed 1.5 m setback is sufficient for access and maintenance. The cabana has a modest mass and the proposed setback reduction is not anticipated to incur any negative impacts on the adjacent neighbour.

Accordingly, the Development and Parks Planning Department supports the requested variance and 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 and Parks 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:**

Harry Zhao, Planner

Janany Nagulan, Senior Planner

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A071/25 - 20 HELEN AVENUE - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, June 24, 2025 9:14:39 AM

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**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: [cameron.mcdonald@trca.ca](mailto:cameron.mcdonald@trca.ca)

A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | [trca.ca](http://trca.ca)



**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A				

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A