

20 HELEN AVENUE

City of Vaughan, Ontario

FILE No. CAV A071/25

Part of Lot 32, Registered Plan 3765

COA HEARING – Aug. 21st, 2025 @ 6:00pm

Authorized Agent – David Small Designs

Representative – Peter Giordano

On behalf of the Owner :

Wahe Wartan & Noor Madhat

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Designs**

Architecture +
Interior Design

Site Data

Lot Area	1523.46 sm	(0.152 ha)
Zoning		R1E x403
Average Grade		188.50

Floor Area

Ground Floor	280.14 sm	3015.40 sf
(Includes 9.24 sm of Stairs; Excludes 30.8 sm of Parking)		
Second Floor	329.33 sm	3544.87 sf
(Includes 8.61 sm of Stairs & 30.91 sm of O.T.B)		

Total Gross Floor Area	FSI = 0.40	609.47 sm	6560.27 sf
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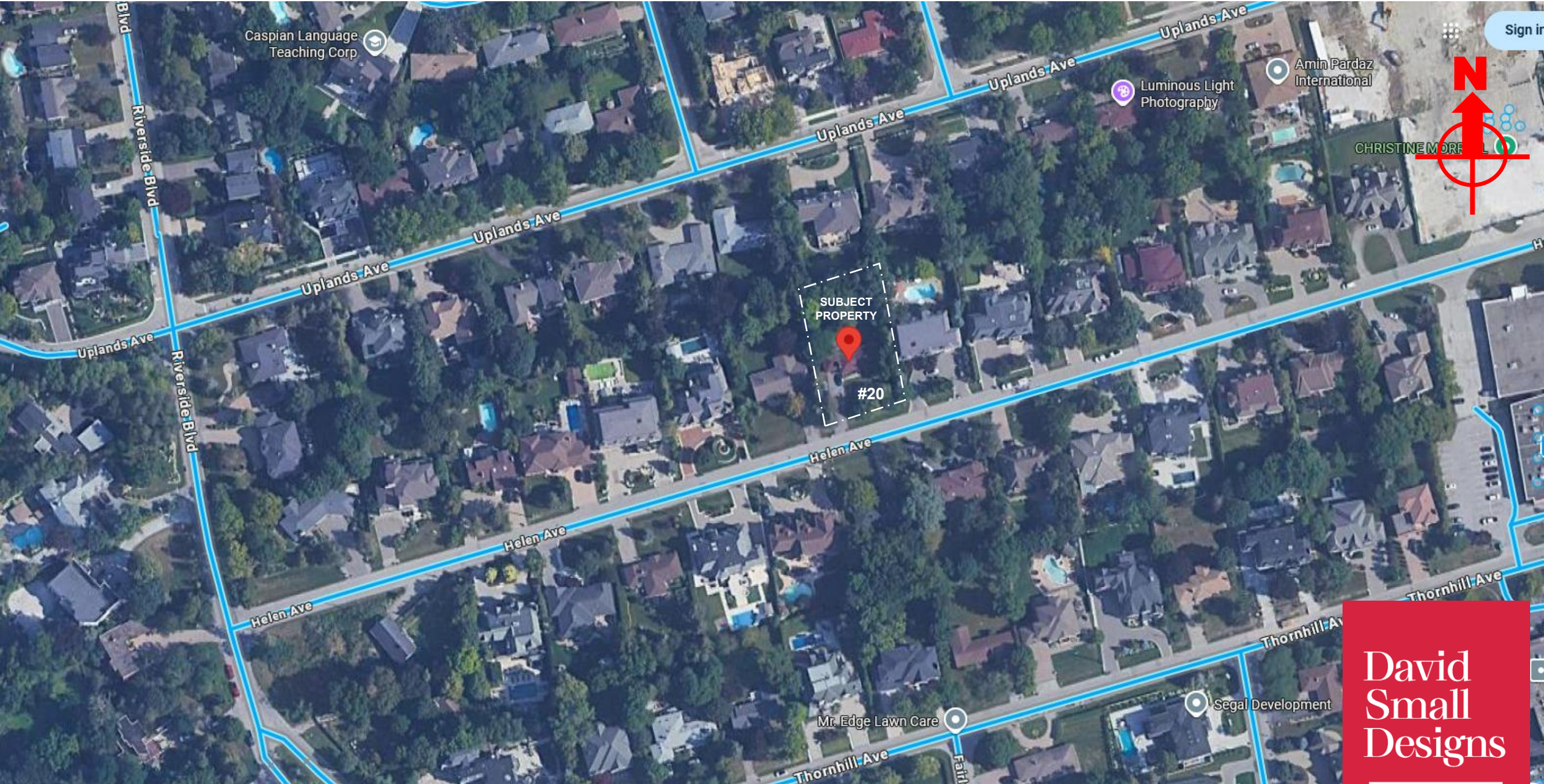
Garage	61.24 sm	659.18 sf
(Measured to Inside Face of Garage Walls)		
Finished Basement	193.33 sm	2080.99 sf
(Measured to Inside Face of Finished Basement Walls)		

Lot Coverage

Proposed House Footprint	22.90%	348.85 sm
(Including Garage)		
Proposed Front Covered Porch	0.30%	4.63 sm
Proposed Cabana	0.77%	11.70 sm
Proposed Cabana Porch	1.10%	16.74 sm

Total Proposed Coverage	25.07%	381.92 sm
Max Allowed Coverage	23.00%	250.40 sm

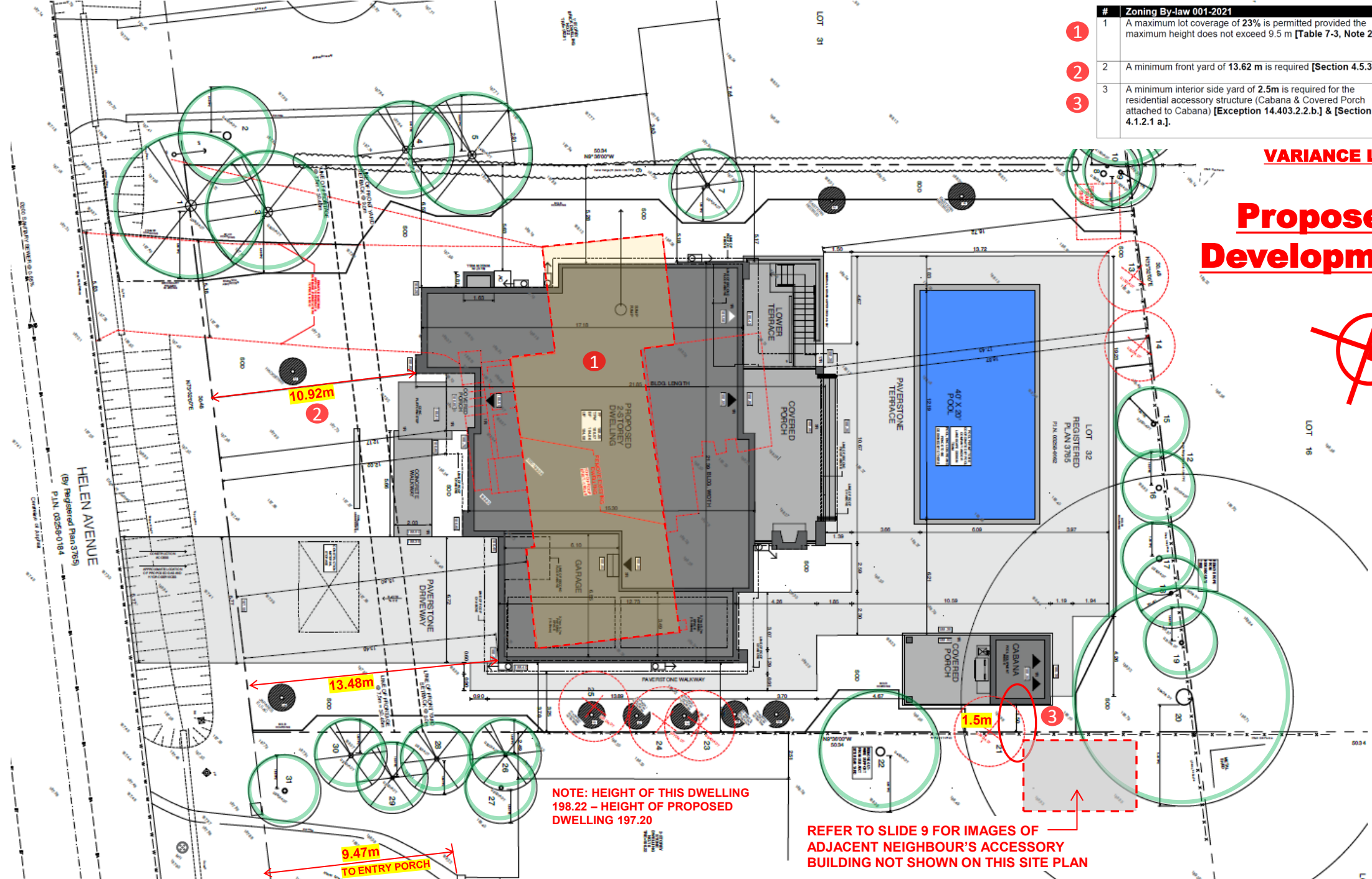
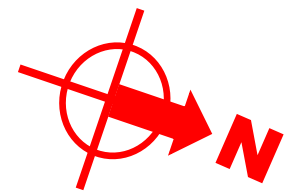
Landscaping	%	Proposed
Front Yard Area		392.17 sm
Front Landscape Area	70.17%	275.19 sm
Front Landscape Soft Area	69.69%	273.30 sm
Rear Yard Area		575.91 sm
Rear Landscape Area	87.16%	501.97 sm
Rear Landscape Soft Area	44.76%	257.78 sm



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

VARIANCE LIST

Proposed Site Development Plan



NOTE: HEIGHT OF THIS DWELLING 198.22 – HEIGHT OF PROPOSED DWELLING 197.20

REFER TO SLIDE 9 FOR IMAGES OF ADJACENT NEIGHBOUR'S ACCESSORY BUILDING NOT SHOWN ON THIS SITE PLAN

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Front Yard

Front Elevation - 3D Render

The Wartan-Madhat Home

20 Helen Avenue, Vaughan ON



Right Elevation - 3D Render

The Wartan-Madhat Home

20 Helen Avenue, Vaughan ON

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Proj #: 2124 REV: DDR2

SCALE: NTS
APRIL 1, 2025



Cabana

Rear Yard

Proposed Pool

Rear Elevation - 3D Render

The Wartan-Madhat Home

20 Helen Avenue, Vaughan ON

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Proj #: 2124 REV: DDR2

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APRIL 1, 2025

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Rear Elevation - 3D Render

The Wartan-Madhat Home

20 Helen Avenue, Vaughan ON



Left Elevation - 3D Render

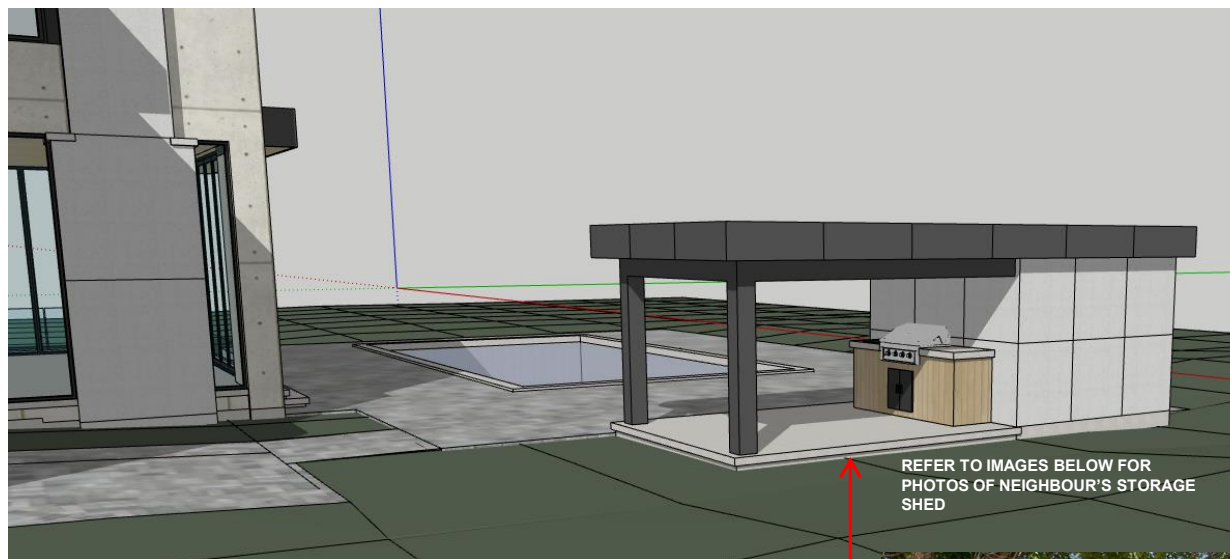
The Wartan-Madhat Home

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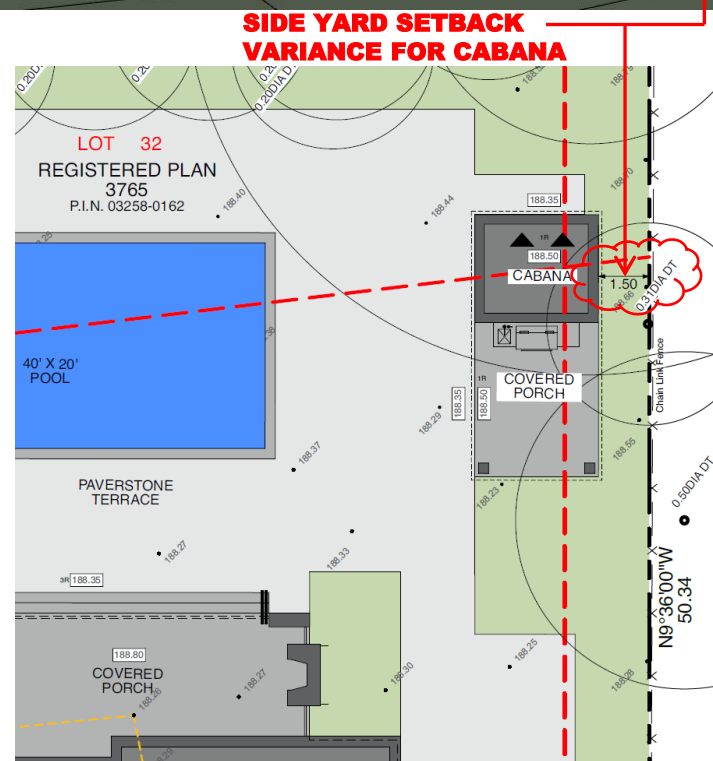
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Proj #: 2124 REV: DDR2

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Proposed Cabana Details



Proposed Cabana Plan Layout



EXISTING STREETScape

#22

LEFT-SIDE
YARD

#20

SUBJECT
PROPERTY
(EXISTING HOME)

RIGHT-SIDE
YARD

#18

HELEN AVE.

#22

LEFT-SIDE NEIGHBOUR

#20

HELEN AVE.

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#18

RIGHT-SIDE NEIGHBOUR

HELEN AVE.

Google



FACING LEFT NEIGHBOUR



**SUBJECT
PROPERTY**

FRONT YARD –FACING RIGHT



**SUBJECT
PROPERTY**

**RIGHT-SIDE
YARD**

#18

REAR & SIDE YARD IMAGES



REAR YARD

**SUBJECT
PROPERTY**

#18



REAR NEIGHBOUR



SUBJECT PROPERTY

REAR YARD – FACING STRAIGHT BACK

**RECENTLY BUILT
STORAGE SHED
(NOT ON SURVEY)**



**RECENTLY BUILT
STORAGE SHED
(NOT ON SURVEY)**

#18

**SUBJECT
PROPERTY**

REAR YARD



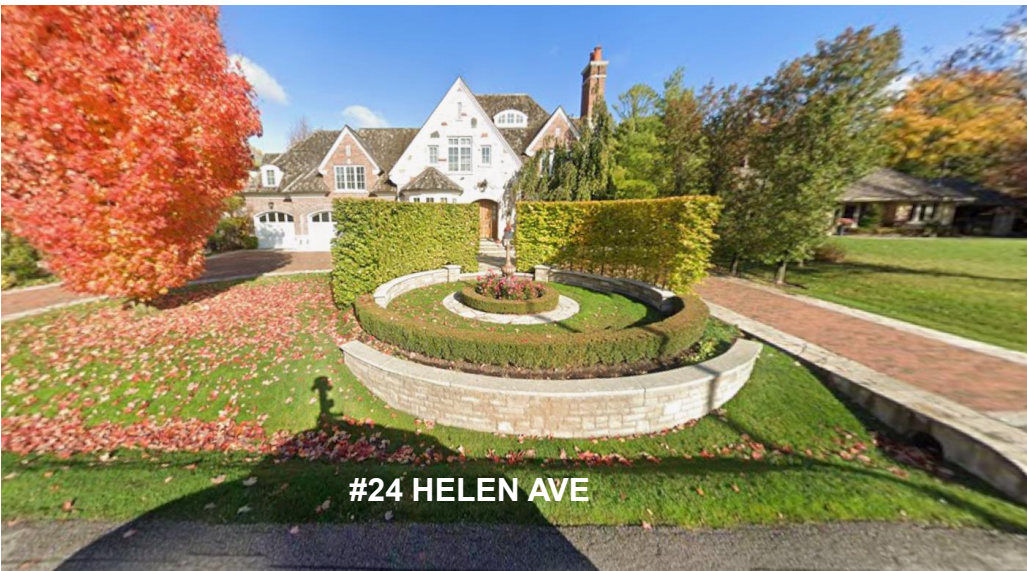
**RECENTLY BUILT
STORAGE SHED
(NOT ON SURVEY)**

**SUBJECT
PROPERTY**

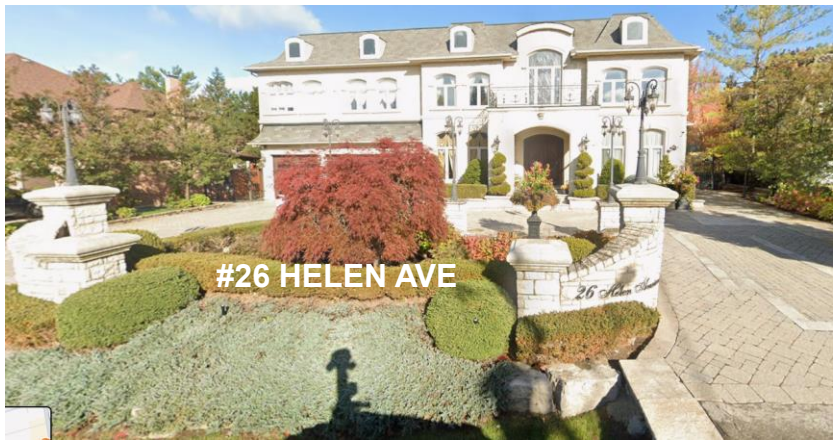
REAR YARD

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#24 HELEN AVE



#26 HELEN AVE



#32 HELEN AVE



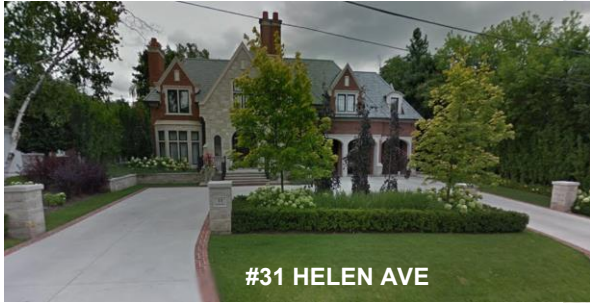
#12 HELEN AVE

DIVERSE STYLES & NEIGHBOURHOOD CHARACTER

ALL HOMES ON THIS PAGE ARE ON HELEN AVE.



#23 HELEN AVE



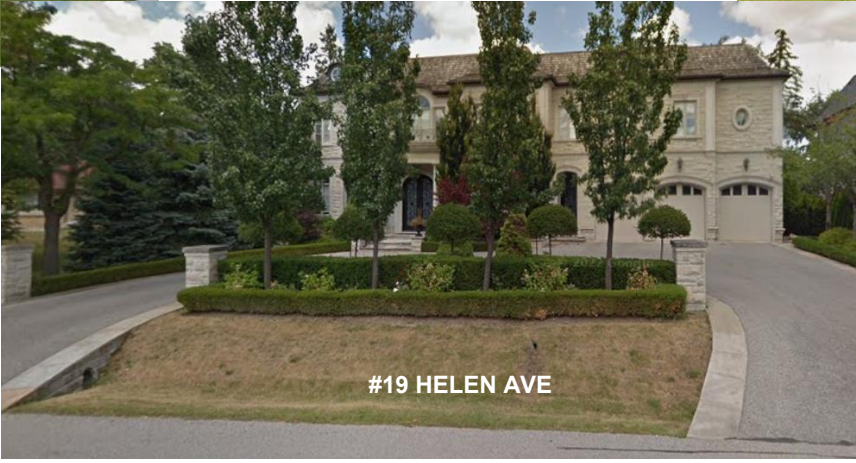
#31 HELEN AVE



#25 HELEN AVE



#16 HELEN AVE



#19 HELEN AVE



#10 HELEN AVE

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