Report to the Committee of Adjustment
Minor Variance Application
Item E

Date:	Thursday, November 6, 2025
Address:	35 Harding Blvd
Owner(s):	Joseph Navi
Applicant:	Mani Yeganegi
File Number(s):	MV-25-0048
Related Application(s):	A018/20
Hearing Date:	Thursday, November 13, 2025
Prepared By:	Melissa Giardina Papa, Planner

Application Request

The following relief to Zoning By-law 66-71, as amended, is requested:

	By-Law Requirement	**Proposed**	**Deficiency**
Maximum Building Height	8.5 m (27.89 ft)	9.75 m (31.99 ft)	1.25 m (4.10 ft)

In addition, the following relief to Zoning By-law 93-25, as amended, is requested:

	By-Law Requirement	**Proposed**	**Deficiency**
Minimum Lot Frontage	15.0 m (49.21 ft.)	13.41 m (43.99 ft.)	1.59 m (5.22 ft.)
Minimum Interior Side Yard Setback (West)	1.2 m (3.93 ft.)	0.62 m (2.03 ft.)	0.58 m (1.90 ft.)

The applicant is seeking approval of the requested variances to legalize and recognize an as-built single detached dwelling.

Background

Subject Property and Area Context

The subject lands, municipally known as 35 Harding Boulevard, are generally located on the north side of Harding Boulevard, East of Church Street South. The property has a lot area of approximately 928.26 sq.m (9,991.93 sq.ft) and a lot frontage of approximately 15.86 m (52.03 ft). The subject lands contain an existing single detached dwelling constructed on-site (as built). Surrounding land uses are characterized primarily by low-density residential dwellings, consisting of single detached dwellings on similarly sized lots.

Official Plan

The subject lands are designated as “Neighbourhood” in accordance with the City’s Official Plan (the “Plan”). This designation permits low-density residential uses, and the

intent of the ‘Neighbourhood’ designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design.

Zoning

The subject lands are zoned “Second Density Residential (R2)” pursuant to Zoning Bylaw 66-71, as amended. This zone permits single detached dwellings, subject to specific lot and building standards.

The subject lands are zoned “Neighborhood Two (N2)” pursuant to Zoning By-law 93-25, as amended. This zone permits single detached dwellings, subject to specific lot and building standards.

The City references both zoning by-laws because Comprehensive Zoning By-law 93-25, approved on September 24th, is subject to a statutory appeal period in accordance with the *Planning Act* and is therefore not yet final and binding.

Related applications on the subject lands

N/A

Planning Comments

Planning Staff have evaluated the requested minor variance(s) pursuant to the prescribed tests as set out in Section 45 (1) of the *Planning Act*, as follows:

1) **Do the proposed variances meet the general intent of the Official Plan?**

   The intent of the Neighbourhood designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design. Opportunities for small-scale infill development are encouraged to support a greater mix of housing. Compatible new development should represent a “good fit” within the physical context and character of the surrounding areas. A maximum height of three-storeys is permitted in the neighbourhoods.

   The subject lands are located within an established residential neighbourhood. The character of the neighbourhood is generally comprised of a mix of older and newer dwellings on a variety of lot sizes. Planning staff have reviewed the subject application and considers the existing two-storey single detached dwelling compatible with and in keeping with the overall character of the residential neighbourhood.

   Staff are of the opinion that the requested variances are in keeping with the general intent and purpose of the Official Plan.

2) **Do the proposed variances meet the general intent of the Zoning By-law?**

   The intent of the maximum height provision is to minimize potential shadow and overlook impacts, as well as ensuring that the surrounding neighbourhood character is not negatively impacted. The existing increase in height is not expected to have any adverse impacts on the adjacent properties and streetscape and generally consistent with the newer single detached dwellings in the surrounding area. Furthermore, sufficient spatial separation will be maintained between the existing dwelling and the adjacent dwellings.

   The intent of the minimum lot frontage provision is to ensure there is adequate width to provide sufficient space for building placement, access, and proper lot function, while maintaining a consistent streetscape rhythm. The lot frontage of the subject property maintains this intent by providing appropriate space consistent with the character of the neighborhood.

   The intent of the interior side yard setback provision is to ensure there is there is appropriate and adequate spacing for access, lot drainage, and to minimize potential impacts on adjacent properties. The proposed interior side yard setback

on the west side of the proposed development maintains the general intent of the Zoning By-law and is not expected to result in adverse impacts on adjacent properties, the usability of the subject lands, or negatively impact the streetscape.

Staff are of the opinion that the requested variances maintain the general intent and purpose of both Zoning By-laws.

3) **Are the proposed variances considered desirable for the appropriate development of the land?**

The existing single detached dwelling is considered desirable for the appropriate development of the land. The development maintains the existing residential use of the subject lands and is compatible with the existing character and physical context of the neighbourhood.

4) **Is(Are) the proposed variance(s) considered minor in nature?**

It is the opinion of Staff that the requested variances are minor in nature as the existing single detached dwelling will not adversely impact the neighbourhood. In the opinion of Staff, the requested zoning relief with respect to the height, will not result in negative impacts to the neighbourhood, streetscape or functionality of the subject lands and abutting properties.

Additional Comments

The subject minor variance application was circulated to Municipal Departments and external agencies for review and comment. The following comments were provided:

Department or Agency	**Comments**
Zoning	The requested variances are correct. No other areas of non-compliance were identified.
Development Engineering/Transportation	No comments or concerns.
Parks & Natural Heritage	**Comments to the Committee:** • Upon review, PNHP has no comments on the application. **Comments to the applicant, for future reference:** • The property is subject to Tree Preservation By-law No. 19-25. Permission is required to remove or injure trees greater than or equal to 15 cm DBH (diameter measured 1.4 metres from the ground) from City staff prior to the undertaking. Tree replacement will be a condition of any tree removal permission. Ensure the City's tree protection standards are adhered to prior to any construction commencing on the subject property.
Heritage and Urban Design	Not Applicable. The property is not within the Village Core, not on the City's Heritage Register, and not adjacent to a property on the City's Heritage Register.
Corporate & Financial Services	Not Applicable.
Alectra	No Objections. See Appendix 'D'
Bell Canada	No comments received.
York Region: Transportation & Community Planning Department	No comments.
Toronto & Region Conservation Authority	Not Applicable. Property is not within a TRCA regulated area.
CN Rail	No comments received.
TransCanada Pipeline	No comments received.
Abutting Municipality	No comments received.

Ministry of Transportation	No comments received.
Ministry of Housing	No comments received.
Infrastructure Ontario	No comments received.

Conclusion

Planning Staff have reviewed the requested variances pursuant to Section 45 (1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variances meet the four tests of the *Planning Act* for granting of minor variances. Staff recommend approval of the requested variances, subject to the conditions outlined in Appendix 'B'.

Attachments

Appendix 'A' — Location Map
Appendix 'B' — Recommended Conditions of Approval
Appendix 'C' — Site Plan and Elevation Plans
Appendix 'D' – Alectra Comments

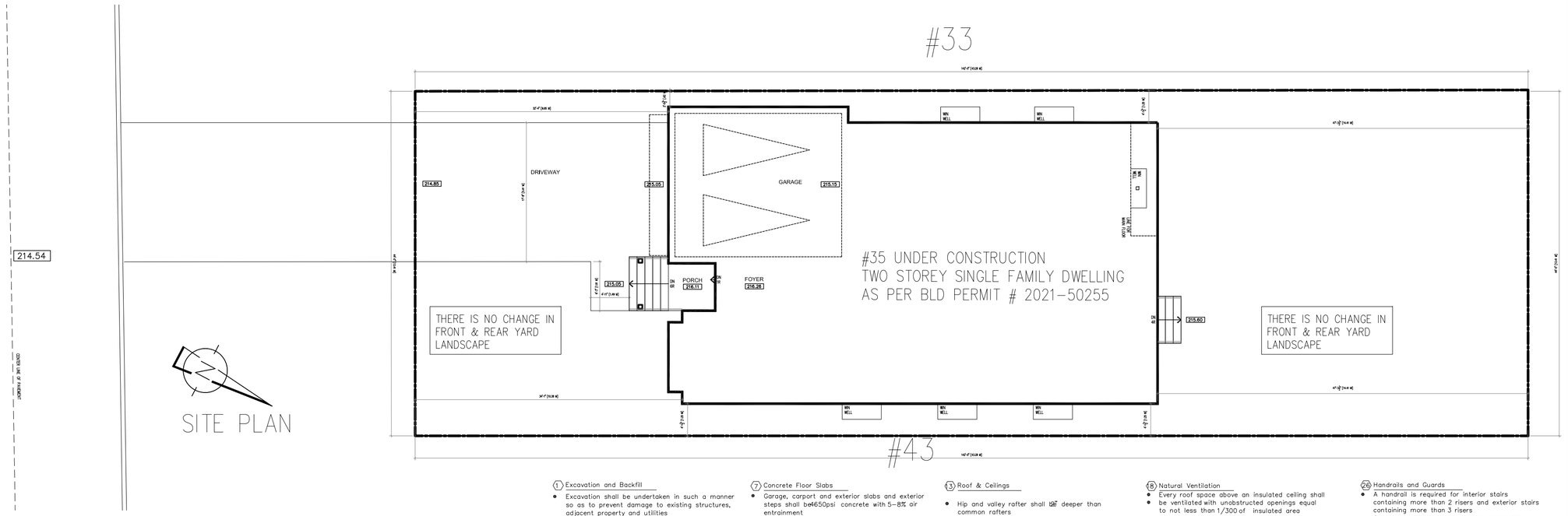
Appendix ‘A’ – Location Map

Appendix ‘B’ – Recommended Conditions of Approval

The following conditions are recommended should application MV-25-0048 be approved by the Committee of Adjustment:

1) That the variance pertains only to the request as submitted with the application.

2) That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.



SITE PLAN

SCOPE OF THIS APPLICATION:

REVISION 01 TO BLD PERMIT # 2021-50255 THE AS BUILT SURVEY CONFIRMED THAT THE TOTAL HEIGHT OF THE CONSTRUCTED BLD HAS BEEN INCREASED BY 0.49m.SO THE TOTAL HEIGHT OF THE CONSTRUCTED BLD IS 9.75m .THE REST OF THE BLD IS CONSTRUCTED ACCORDING TO THE ORIGINAL BLD PERMIT.

THERE IS NO CHANGE PROPOSED IN THE REST OF HOME AND FRONT YARD LANDSCAPING.

THE OWNER OR THEIR AUTHORIZED AGENT IS RESPONSIBLE FOR OBTAINING WRITTEN UTILITY LOCATE INFORMATION PRIOR TO RENOVATION

THERE IS NO EXCAVATING WITH IN OR ENCROACHING IN TO MUNICIPAL ROAD ALLOWANCE

1 Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
- The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material
- If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4"
- Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter

2 Dampproofing and Drainage

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
- Masonry foundation walls shall be parged with 1/4" mortar coved over the footing prior to dampproofing
- 4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the exterior
- The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

3 Footings

- minimum 2200 psi poured concrete
- minimum 48" below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570psf

4 Footing Size

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8"	9 7/8"	4.3 ft2
2	13 3/4"	13 3/4"	8.1 ft2
3	17 3/4"	19 3/4"	10.9 ft2

- Increase footing width by 2 5/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

5 Step Footings

- Vertical Rise
  23 5/8" Max. for firm soils
  15 3/4" Max. for sand or gravel
  Horizontal Run = 23 5/8"Min.

6 Foundation Walls

- To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material.
- Foundation wall to extend minimum 5 7/8" or 150mm above finished grade as per OBC 9.15.4.6.
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade. A drainage layer shall consist of
  - Min. 3/4" mineral fibre insulation with min. Density of 3.6 lb/sqft
  - Min. 4" of free drainage granular material,
  - An approved system which provides equivalent performance
- Foundation walls shall be braced or have the floor joists installed before backfilling
- Reduction in thickness: the reduced section shall be tied to the facing material with metal ties spaced not more than (i) 200 mm (7 7/8") o.c. vertically, and (ii) 900 mm (2' 11") o.c. horizontally. The space between wall and facing shall be filled with mortar.
- Maximum height of finished grade above basement slab for concrete wall of poured concrete (See plans/ elevations) Foundation walls laterally supported at the top, provide control joints every 49' 0" from tile holes to be sealed with minimum 3000 PSI concrete. Soil condition to be verified by soil engineer.

7 Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5-8% air entrainment
- Other slabs 3600psi concrete
- Minimum 4" thick, placed on a minimum 4" of coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

8 Masonry Walls

- Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course
- Provide 2" solid masonry or continuous 1/2" plate under all roof and floor framing members
- Provide 7 1/2"solid masonry under beams and columns
- Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.
- Inside back of wall to be parged and covered with No15 breather-type asphalt paper
- For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2"brick to minimum 11/2back-up block with corrosion resistant ties at least 0.028in² in cross sectional area, spaced 7/8" vertically and 2'-11"horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8"end bearing

9 Masonry Veneer

- Minimum 2 3/4"thick if joints are not raked and 3 1/2"thick if joints are raked
- Minimum 1" air space to sheathing
- Provide weep holes @ 31 o.c. at the bottom of the cavity and over doors and windows
- Direct drainage through weep holes with 10 mil poly flashing extending minimum 5 7/8" up behind the sheathing paper
- Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 23 5/8" vertically and 15 3/4" horizontally
- Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1-3/16" into studs

10 Wood Frame Construction

- All lumber shall be spruce-pine-fir No.1 &2, and shall be identified by a grade stamp
- Maximum moisture content 19% at time of installation
- Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with 6 mil polyethylene
- Sill plate set on foam gasket, poly, or mortar bed and anchored 6'-0" o.c. with anchor bolts set into concrete a min depth of 4". a

11 Walls

- Exterior walls shall consist of:
  - cladding
  - sheathing paper lapped 4"at joints
  - 3/8"fibreboard or gypsum board or 1/4" plywood sheathing
  - 2x6 studs @16" o.c.
  - 2x6 bottom plate and double 2x6 top plate
  - 2x4 studs @16" o.c.can be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R-22.
- Interior walls shall consist of:
  - 2x4studs @16" o.c.
  - 2x4 bottom plate and double 2x4 top plate
  - 2x4mid-girts if not sheathed
  - 1/2" gypsum board sheathing

12 Floors

- Joists to have minimum 1 1/2" of end bearing
- Joists shall bear on a sill plate fixed to foundation with 1/2"anchor bolts @ 7' 10" o.c
- Header joists between 3' 11"and 10' 6" in length shall be doubled. Header joists exceeding 10' 6" shall be sized by calculations
- Trimmer joists shall be doubled when supported header is between 2' 7"and 6' 7".Trimmer joists shall be sized by calculations when supported header exceeds 6' 7"
- 2x2 cross bridging required not more than 6' 11" from each support and from other rows of bridging
- Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.
- Joists located under parallel non-loadbearing partitions shall be doubled

13 Roof & Ceilings

- Hip and valley rafter shall be 1" deeper than common rafters
- 2x4 collar ties @ rafter spacing with 1x4 continuous brace at mid span if collar tie exceeds 7' 10" in length
- No. 210 (30.5Kg/m2) ashalt shingles

14 Notching & Drilling of Trusses, Joists, Rafters

- Holes in floor, roof and ceiling members to be maximum 1/4 x actual depth of member and not less than 2" from edges
- Notches in floor, roof and ceiling members to be located on top of the member within 1/2 the actual depth from the edge of bearing and not greater than 1/3 joist depth
- Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 9/16"if non-load bearing
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

15 Roofing

- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 1/2" into roof sheathing
- Every asphalt shingle shall be fastened with at least 4 nails
- Eave protection shall extend 2' 11"up the roof slope from the edge, and at least 13/4"from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 4" head and end laps cemented together,or glass Fibre or Polyester Fibre coated base sheetsor self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of1 in 1.5, or where a low slope asphalt shingle application is provided
- Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 5/8" wide 23
- Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
- Sheet metal flashing shall consist of not less than 1/16"sheetlead,0.013" galvanized steel,0.018" copper, 0.018" zinc, or 0.019"aluminum
- Roof ventilation 1 sq.ft. per 300 sq.ft of ceiling area (50% at eaves) as per 9.29 O.B.C

16 Columns, Beams & Lintels

- Steel beams and columns shall be shop primed.
- Minimum 3 1/2"end bearing for wood and steel beams, with 7 7/8"solid masonry beneath the beam.
- Steel columns to have minimum outside diameter of 2 7/8"and minimum wall thickness of 3/16"
- Wood columns for carports and garages shall be minimum 3 1/2" x 3 1/2"; all other cases either 5 1/2" x 5 1/2"or 7 1/4"round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member 1/8"
- Masonry columns shall be a minimum of x 11 3/8"or 9 1/2" x 15"
- Provide solid blocking the full width of the supported member under all concentrated loads

17 Insulation & Weatherproofing

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mm poly is sufficient for fibreglass type insulations
- Ducts passing through unheated space shall be made airtight with tape or sealant
- Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding
- Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior
- Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior
- 1 1/2" (R10) rigid perimeter insulation to extend 2'-0 below ext .fin.grade

18 Natural Ventilation

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area
- Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of insulated area.
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects
- Unheated crawl spaces shall be provided with 1.1 sqft of ventilation for each 538 sqft
- Minimum natural ventilation areas, where mechanical ventilation is not provided, are:
  Bathrooms: 0.97 sqft
  other rooms: 3 sqft
  Unfinished basement 0.2% of floor area

19 Doors and Windows

- Every floor level containing a bedroom and not served by an exterior door shall contain at least window having an unobstructed open area of 3.8 sqft and no dimension less than 15" which is operable from the inside without tools
- Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight

20 Exterior Walls

- No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property lines
- 5/8"fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines
- Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines

21 Ceramic Tile

- When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16"o.c. with at least 2 rows cross bridging

22 Access to Attics and Crawl Spaces

- Access hatch minimum 21 1/2"x 23"to be provided to every crawl space and every roof space which is108 sqft or more in area and more than 23 5/8" in height

23 STUCCO

(Durex Stucco wall system or approved equivalent)
Durex architectural coating
1 Coat durex brush coat
2 Coats durex dryplast concentrate
Expanded galvanized metal lath
Building paper

- Exterior siding or stucco as per elevation. Felt impregnated paper or house wrap (tyvex) on 3/8" exterior type plywood sheathing on 2x6 at 16" O/C wood studs with wall thickness insulated with a min. R-22 factor and 8 mil N.B.D poly V.B.
- Stucco shall be applied with min. 1/4" thick first coat embedded in galv. mesh. The second coat with a min. 1/4" thickness to be rough finished. The finished coat shall be not less than 1/8" thick.

24 Alarms and Detectors

- At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 2' 11"or more above an adjacent level
- Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit. In compliance with the subsection 9.10.19. of the OBC.
- All smoke alarms are required to be provided with visual signaling components (9.10.19.3.(5)).
- Where a fuel-burning appliance is installed ina suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite. In compliance with the subsection 9.33.4. of the OBC.
- When a garage is attached to the dwelling unit, a carbon monoxide alarm shall be installed adjacent to each sleeping room.

25 Stairs

- Maximum Rise 7 7/8"
- Minimum Run 10 1/4"
- Minimum Head Room 6' 5"
- Minimum Width 2' 10"
- Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"
- Winders which converge to a point in stairs must turn through an angle of no more than 90°, with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3' 11"along the run of the stair
- A landing minimum 2' 11"in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers
- Exterior concrete stairs with more than 2 risers require foundations

26 Handrails and Guards

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers
- Guards are required around every accessible surface which is more than 23 5/8"above the adjacent level
- Interior and exterior guards min. 2' 11"high. Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11"
- Guards shall have no openings greater than 4" and no member between 4"and 2' 11" that will facilitate climbing

27 Plumbing

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well

28 Electrical

- An exterior light controlled by an interior switch is required at every entrance
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a way switch at the head and foot of the stairs
- Basements require a light for each 323 sqft controlled by a switch at the head of the stairs

29 Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
  - 20 cfm each for basement and master bedroom
  - 10 cfm for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts , less the principal exhaust, is not less than the total required capacity
- A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets
- Dryers to be vented directly to outside through wall or roof.

30 Fireplaces

- Direct vent gas fireplace installed as per manufacturers specifications

31 Window Wells

- Window wells shall be drained to the weeping tile

32 Gasproof Doors

- Gasproof door and frame assembly with O/H closer and weatherstripping

33 Gasproofed Walls & Ceiling

- Gragage walls and ceiling shall be gasproofed with 1/2" G.B. and taped joists

34 Dampproofed Stairs

- Basement stair stringers shall be dampproofed u/s with 45# building paper

35 Rain Water Leaders

- R.W.L. Drained to conc. splash pads

GENERAL NOTES:

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGN FIRM BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.

ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2012 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)

ONTARIO ASSOCIATION OF ARCHITECTS
SEP.05/2025
MANI YEGANEGI
LICENCE
9456

Hirman Architects

ISSUED FOR

REVISION 01 2025-09-05

DRAWING TITLE: SITE PLAN

SCALE: 3/32"=1'

PAPER SIZE: 18x24

ARCHITECTURAL DESIGN
HIRMAN ARCHITECTS INC.
UNIT 113, 9471 YONGE STREET ,
RICHMOND HILL, ON., L4C 0Z5
Tel: (647) 401-3922
Email:hirman.studio@gmail.com

PROJECT:

35 HARDING BOULEVARD

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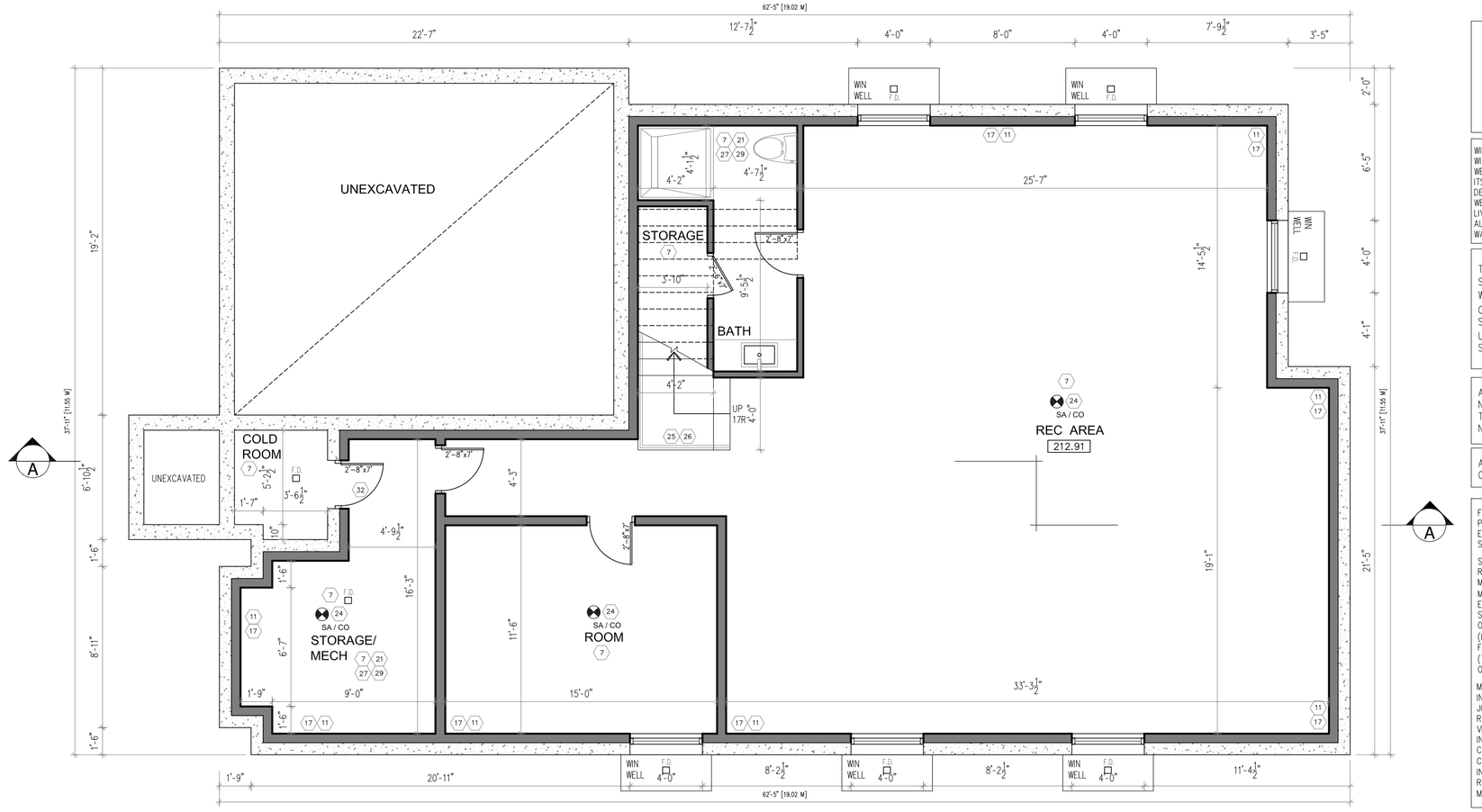
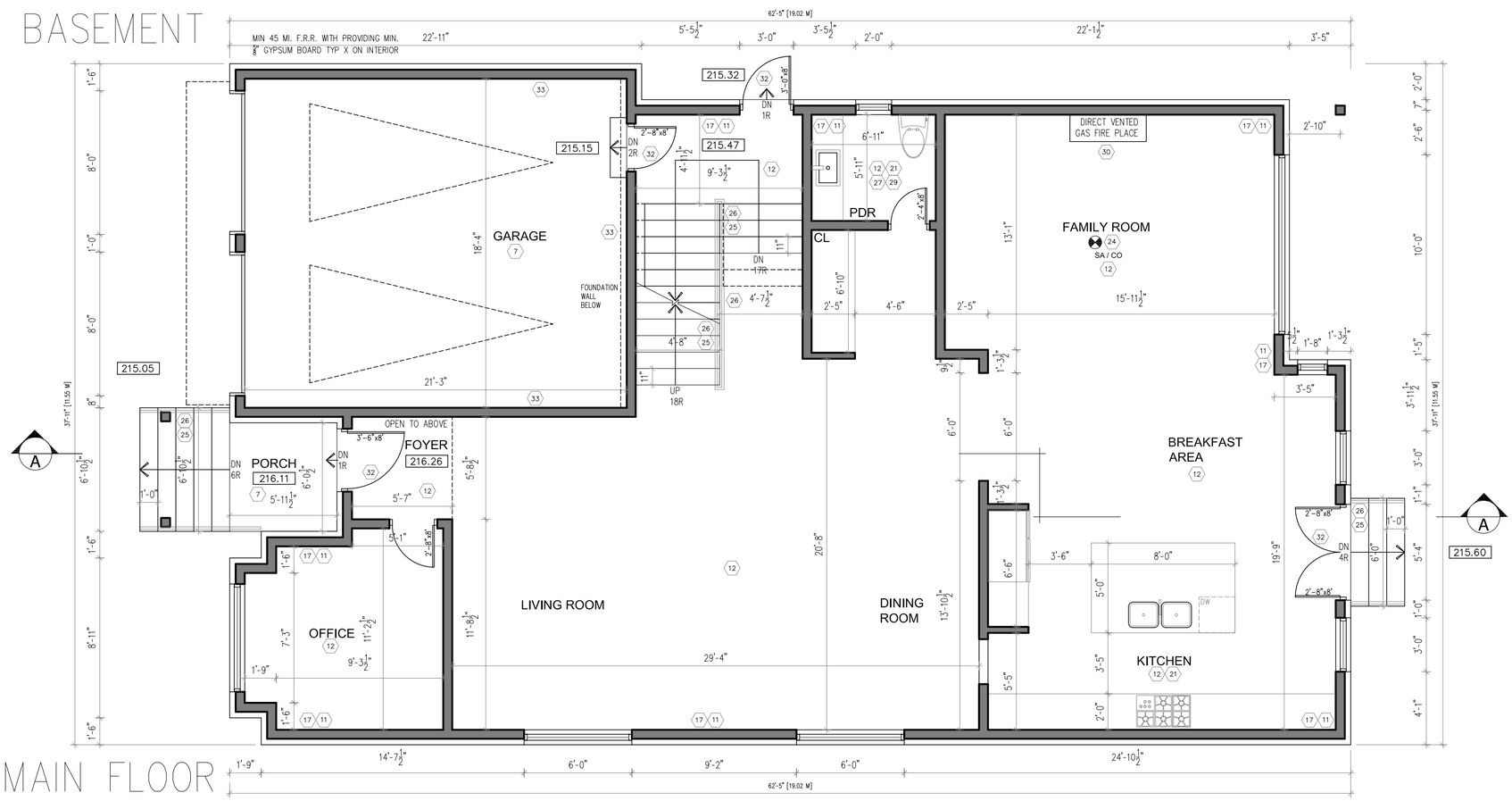


BASEMENT



MAIN FLOOR

Hirman Architects

ISSUED FOR

REVISION 01 2025-09-05

GENERAL NOTES:

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ONTARIO ASSOCIATION OF ARCHITECTS
SEP.05/2025
MANI YEGANEGI
LICENCE
9456

DRAWING TITLE: BASEMENT MAIN FLOOR

SCALE: 3/16"=1'

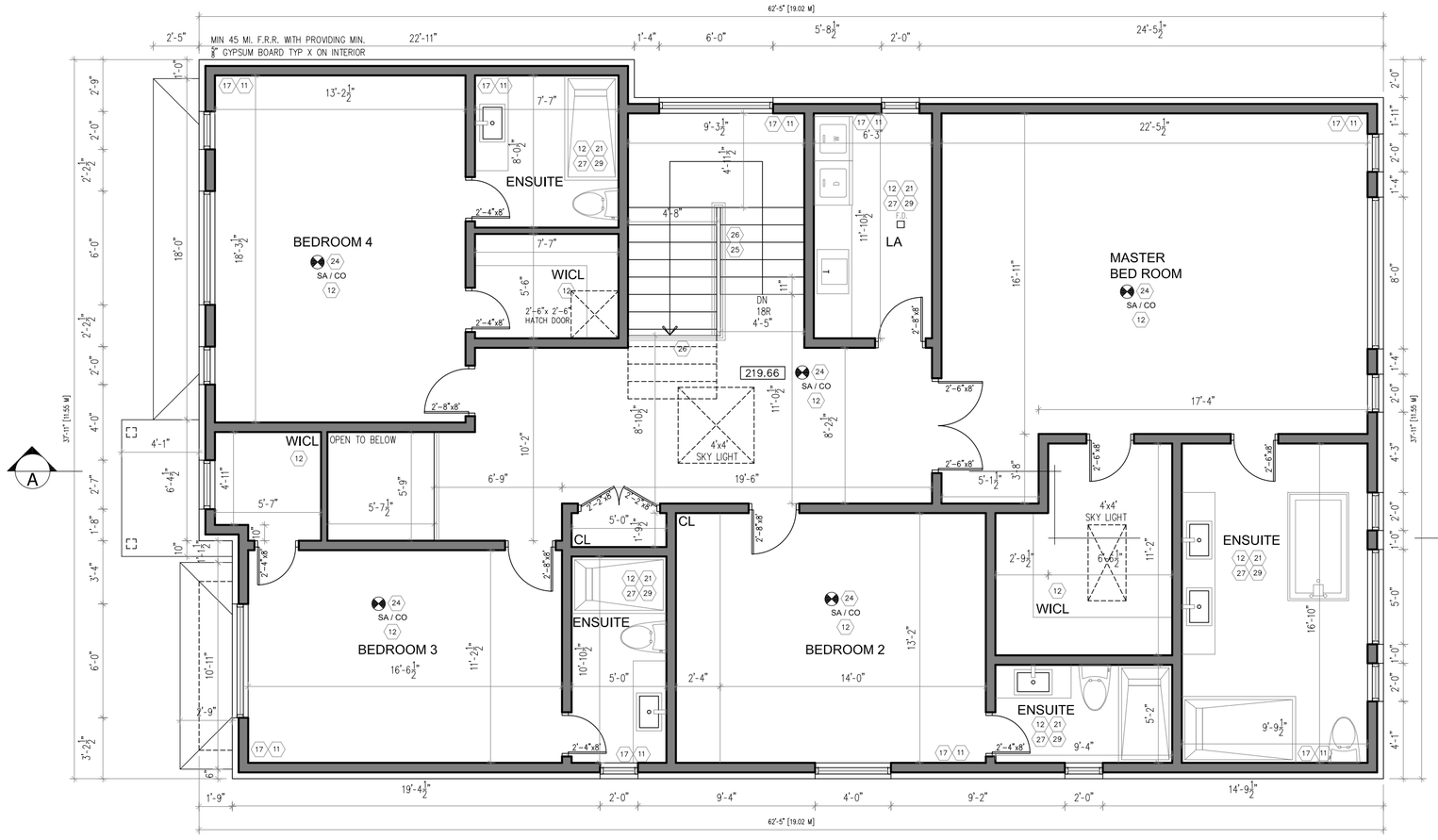
PAPER SIZE: 18x24

ARCHITECTURAL DESIGN
HIRMAN ARCHITECTS INC.
UNIT 113, 9471 YONGE STREET ,
RICHMOND HILL, ON., L4C 0Z5
Tel: (647) 401-3922
Email:hirman.studio@gmail.com

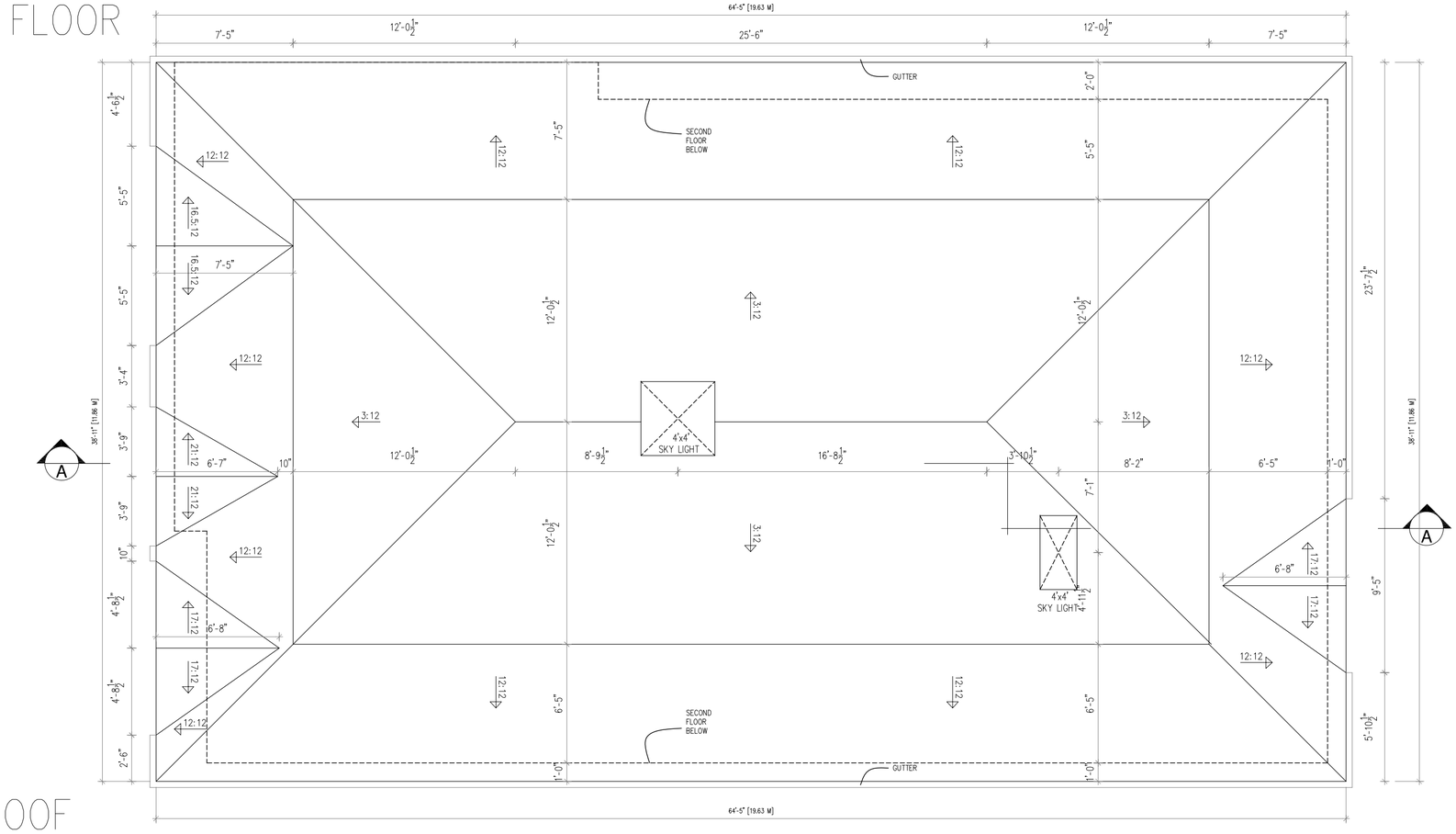
PROJECT:

35 HARDING BOULEVARD

A1



SECOND FLOOR



ROOF

ALL NEW WALLS TO BE INSULATED AS PER MMAH-SB12

Wall/Ceiling Insulation	
Ceiling with attic	R-60
Ceiling without attic	R-31
Exposed Floor	R-31
Exterior wall above grade	R-22
Basement wall	R-20/ci
Foundation > 50% Exposed	R-20
Slabs on Grade	R-10
Supply Ducts In unheated space	R-12

WIN. WELLS TO BE COVERED WITH GRATE COVER .WIN. WELL GRATE COVER AND ITS COMPONENTS MUST BE DESIGNED TO RESIST ITS WEIGHT PLUS A MINIMUM LIVE LOAD OF 1.9 KPA, ALLOWING TO ACT AS A WALKING SURFACE .

TALL WALL CONSTUCTION: 2 STOREY WALL 2-2x6@12" OC WITH SOLID BLOCKING @ 4' OC AND 5/8" PLYWOOD SCREWED TO DOUBLE STUDS USING 2 1/2" SCREWS@ 12" STAGGERED

ALL FLOORS OR FLAT ROOFS N CONTACT WITH OUTSIDE TO FILLED WITH R-31 FOAM, NO NEED TO BE VENTILATED

ALL DOOR SIZES ARE CLEAR OPENING

FLAT ROOF
PARAPET WALL AS PER ELEV. 2% SLOPE TO DRAIN, SCUPPER & RWL

SINGLE PLY EPDM RUBBER ROOFING
MEMBRANE INSTALLED AS PER MANUF. SPECS. ON 1/2" THK. EXT. GRADE PLYWD. SHEATHING
ON TAPERED 2x6 STRAPPING (LAID FLAT) @ 16" OCS. FOR 2% DRAINAGE SLOPE (TYP.)
ON ROOF JOISTS AS SPECIFIED

MIN2"/2-LBS SPRAY FOAM INSULATION BETWEEN JOISTS TO COMPLY WITH R-31 .NO NEED TO VENTILATION .FOAM INSULATION IN CONFORMANCE WITH CAN/ULC-S705.1,"THERMAL INSULATION-SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY"

Hirman Architects

ISSUED FOR

REVISION 01 2025-09-05

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ONTARIO ASSOCIATION OF ARCHITECTS
SEP.05/2025
MANI YEGANEGI
LICENCE
9456

DRAWING TITLE: SECOND FLOOR ROOF

SCALE: 3/16"=1'

PAPER SIZE: 18x24

N

ARCHITECTURAL DESIGN
HIRMAN ARCHITECTS INC.
UNIT 113, 9471 YONGE STREET ,
RICHMOND HILL, ON., L4C 0Z5
Tel: (647) 401-3922
Email:hirman.studio@gmail.com

PROJECT:

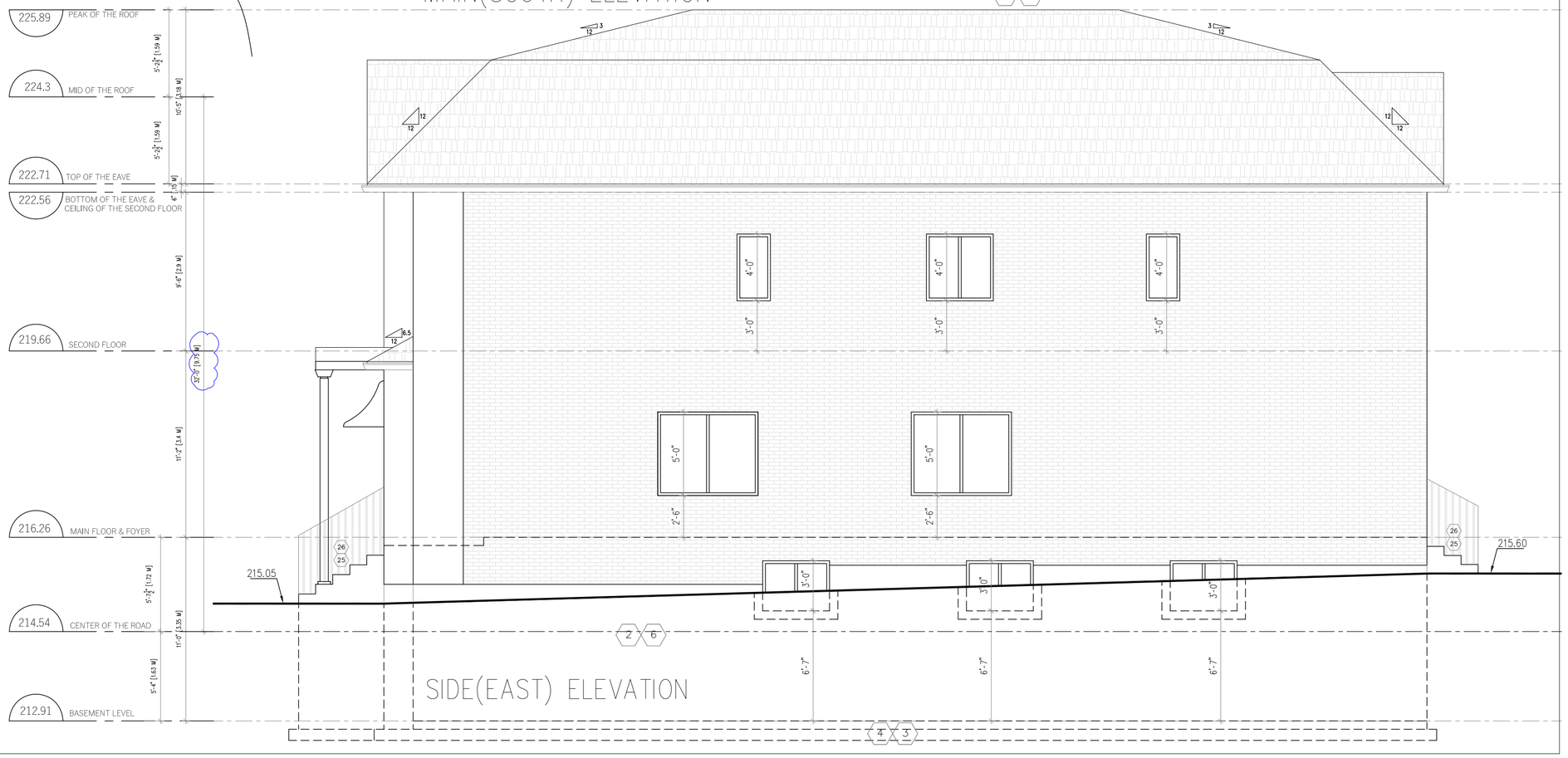
35 HARDING BOULEVARD

A2

TOTAL EXPOSED BUILDING FACE: 1480.26 sqft
TOTAL AREA OF GLAZING (ALLOWED): %7=103.61 sqft
TOTAL AREA OF GLAZING (PROPOSED): %6.68=99 sqft
LIMITING DISTANCE: 1.25 M

STONE
BRICK

MAIN(SOUTH) ELEVATION



SIDE(EAST) ELEVATION

ENERGY EFFICIENCY CALCS. (AS PER OBC SB-12 3.1.1.2.A)

	SOUTH	EAST	NORTH	WEST	SKYLITES	TOTALS
AREA OF WALLS	932.99 sq.ft	1480.26 sq.ft	864.78 sq.ft	1499.66 sq.ft	-	4777.69 sq.ft
TOTAL OPENINGS (INCL. SKYLITES)	139.47 sq.ft.	128 sq.ft.	241.15 sq.ft.	95.66 sq.ft.	24 sq.ft.	628.28 sq.ft. (13.15 %)

ENERGY EFFICIENCY COMPLIANCE OPTION
SB-12 PRESCRIPTIVE
(ZONE 1, COMPLIANCE PACKAGE A1,
AFUE 96% MAX. U-VALUE = 1.6
FOR WINDOWS & SLIDING GLASS DOORS
AS PER OBC SB-12 3.1.1.2.A

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ONTARIO ASSOCIATION OF ARCHITECTS
SEP.05/2025
MANI YEGANEGI
LICENCE
9456

DRAWING TITLE: MAIN(SOUTH) ELEVATION
SIDE(EAST) ELEVATION

SCALE:3/16"=1'

PAPER SIZE: 18x24

ARCHITECTURAL DESIGN
HIRMAN ARCHITECTS INC.
UNIT 113, 9471 YONGE STREET ,
RICHMOND HILL, ON., L4C 0Z5
Tel: (647) 401-3922
Email:hirman.studio@gmail.com

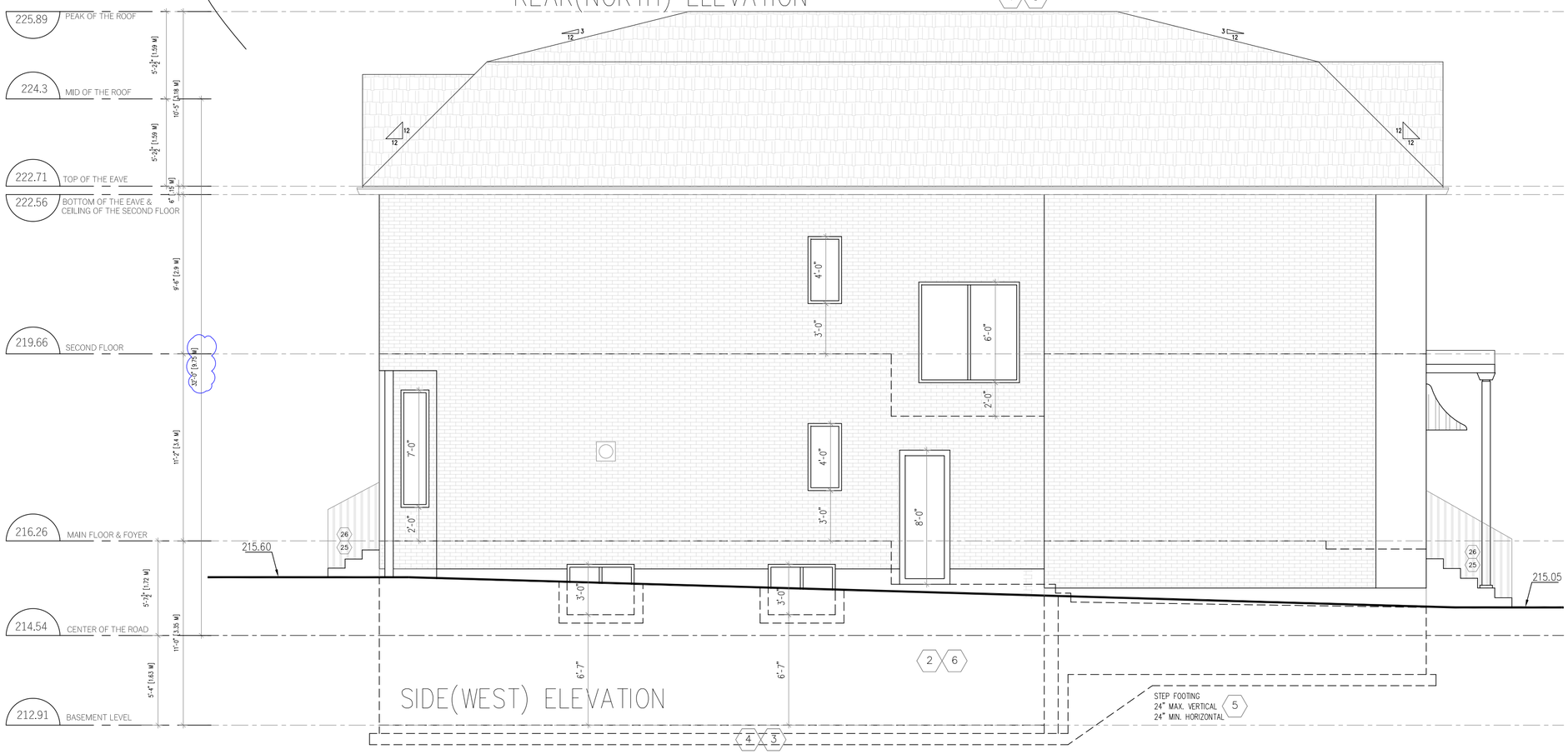
PROJECT:

35 HARDING BOULEVARD

A3

TOTAL EXPOSED BUILDING FACE: 1499.66 sqft
TOTAL AREA OF GLAZING (ALLOWED): %7=104.97 sqft
TOTAL AREA OF GLAZING (PROPOSED): %5.74=86.09 sqft
LIMITING DISTANCE: 1.25 M

REAR(NORTH) ELEVATION



SIDE(WEST) ELEVATION

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REVISION 01 2025-09-05

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ONTARIO ASSOCIATION OF ARCHITECTS
SEP.05/2025
MANI YEGANEGI
LICENCE
9456

DRAWING TITLE: REAR(NORTH) ELEVATION
SIDE(WEST) ELEVATION

SCALE: 3/16"=1'

PAPER SIZE: 18x24

ARCHITECTURAL DESIGN
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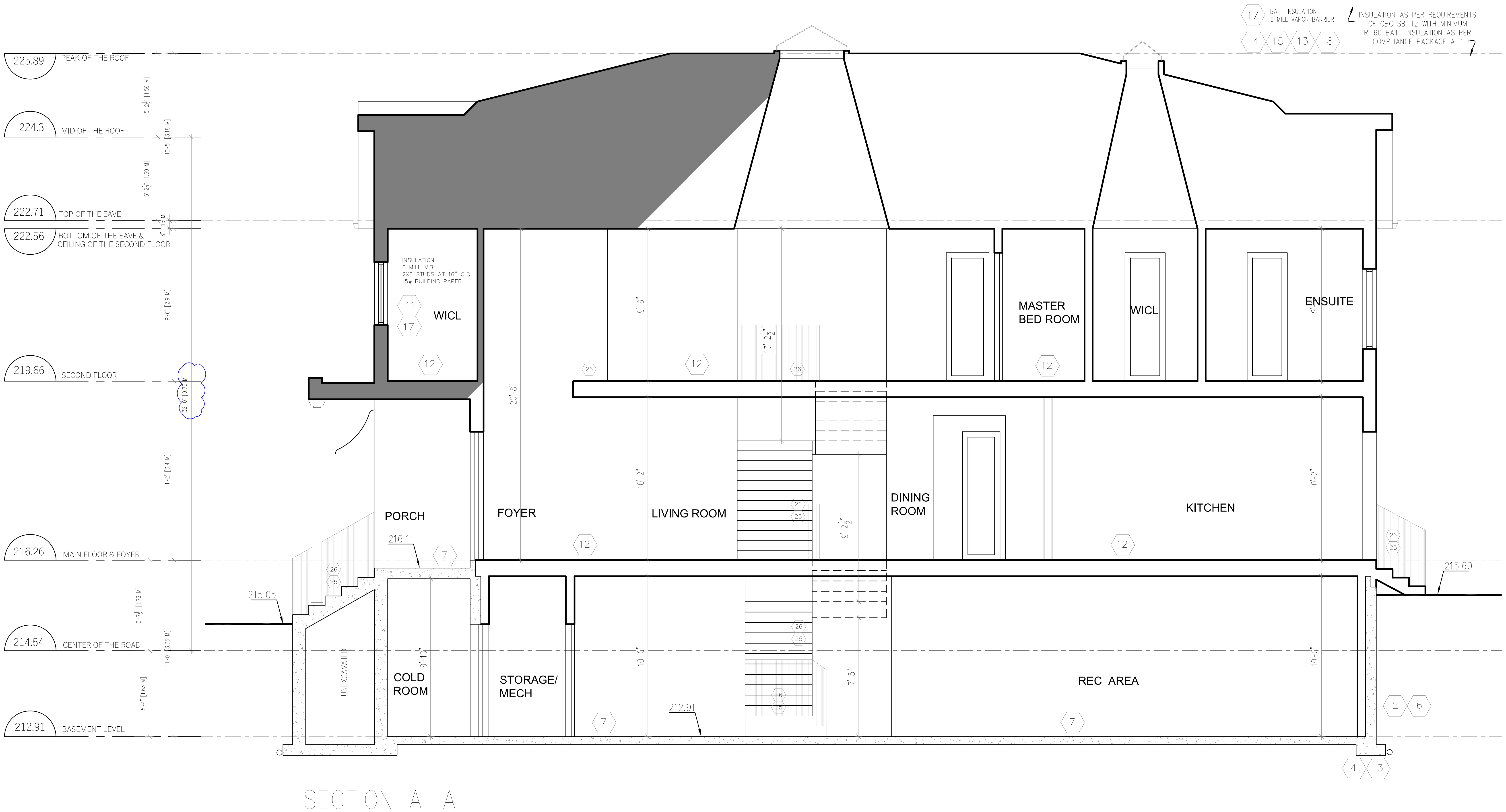
PROJECT:

35 HARDING BOULEVARD

A4

REFER TO APPROVED STR DRAWINGS & STAMPED ROOF TRUSS SHOP DRAWINGS FOR ROOF FRAMING LAYOUT AND SPECIFICATIONS FOR CORRECT BEARING, UPLIFT AND ANCHORAGE.



SECTION A-A

ALL NEW WALLS TO BE INSULATED AS PER MMAH-SB12

Ceiling with attic	R-60
Ceiling without attic	R-31
Exposed Floor	R-31
Exterior wall above grade	R-22
Basement wall	R-20ci
Foundation > 50% Exposed	R-20
Slabs on Grade	R-10
Supply Ducts in unheated space	R-12

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MEMBRANE INSTALLED AS PER MANUF. SPECS. ON 1/2" THK. EXT. GRADE PLYWD. SHEATHING
ON TAPERED 2x6 STRAPPING (LAID FLAT) @ 16" OCS. FOR 2% DRAINAGE SLOPE (TYP.)
ON ROOF JOISTS AS SPECIFIED
MIN2"/2-LBS SPRAY FOAM INSULATION BETWEEN JOISTS TO COMPLY WITH R-31 NO NEED TO VENTILATION. FOAM INSULATION IN CONFORMANCE WITH CAN/ULC-S705.1,"THERMAL INSULATION-SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY"

Name of Practice: Enter address and contact information here. HIRMAN ARCHITECTS INC.
UNIT 113, 9471 YONGE STREET,RICHMOND HILL ,ON,L4C 0Z5
P: (647) 4013922 E: hirman.studio@gmail.com

Name of Project: Enter name here. NEW 2-STOREY HOUSE

Location: Enter address here. 35 Harding Boulevard

ONTARIO ASSOCIATION OF ARCHITECTS MAR,29/2025 MANI YEGANEGI LICENCE 9456

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		BC Reference: Part 3 (References are to Division B unless noted [A] for Division A or [C] for Division C.)	BC Reference: Part 9
1	Project Description: ■ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2. [A]	■ Part 9 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s) GROUP C RESIDENTIAL OCCUPANCY		3.1.2.1.(1)	9.10.2.
3	Building Area (m²) Existing __ New _ 208.54 Total __208.54		1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area Existing _ New __ 374.36 Total __ 374.36		1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys Above grade 2 Below grade 1		1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access 1		3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification GROUP C- RSIDENTIAL OCCUPANCY		3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ■ not required		3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required ☐ Yes ■ No		3.2.9.	N/A
10	Fire Alarm required ☐ Yes ■ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ■ Yes ☐ No		3.2.5.7.	N/A
12	High Building ☐ Yes ■ No		3.2.6.	N/A
13	Construction Restrictions ■ Combustible permitted ☐ Non-combustible required ☐ Both Actual Construction ■ Combustible ☐ Non-combustible ☐ Both		3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area m² ________		3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on ☐ m²/person ■ design of building Basement: Occupancy C Load 4 persons 1st Floor Occupancy C Load 2 persons 2nd Floor Occupancy C Load 8 persons 3rd Floor Occupancy - Load - persons (Additional floor areas continued on last page)		3.1.17.	9.9.1.3.
16	Barrier-free Design ☐ Yes ■ No (Explain) SINGLE FAMILY DWELLING		3.8.	9.5.2.
17	Hazardous Substances ☐ Yes ■ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)

2006 Building Code Data Matrix, Part 3 or 9

September, 2008

Item										
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)			Listed Design No. or Description (SG-2)			3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9.	
		Floors 0 Hours								
		Roof 0 Hours								
		Mezzanine 0 Hours								
		FRR of Supporting Members			Listed Design No. Or Description (SG-2)					
		Floors 0 Hours								
		Roof 0 Hours								
		Mezzanine 0 Hours								
19	Spatial Separation – Construction of Exterior Walls							3.2.3.	9.10.14.	
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const.	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
	North	80.34			100	27.88	N/R	N/A	YES		
	South	86.67			100	14.94	N/R	N/A	YES		
	East	137.52			7	6.68	N/R	N/A	YES		
	West	139.32			7	5.74	N/R	N/A	YES		

Item	Plumbing Fixture Requirements	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided	BC Reference ☐ Part 3	☐ Part 9
20	Male/Female Count @ ____% / ____%, except as noted otherwise						
	Basement: Occupancy ________						
	Occupancy ________						
	1st Floor: Occupancy ________						
	Occupancy ________						
	2nd Floor: Occupancy ________						
	Occupancy ________						
	3rd Floor: Occupancy ________						
	Occupancy ________						
	(Adjust as Required for Additional Floors or Occupancies)						
21	Other (describe)						

15 (Occupant Load - Continued)

_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons
_____Floor	Occupancy _________	Load_____ persons

2006 Building Code Data Matrix, Part 3 or 9

September, 2008

Hirman Architects

ISSUED FOR

REVISION 01 2025-09-05

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ONTARIO ASSOCIATION OF ARCHITECTS SEP.05/2025 MANI YEGANEGI LICENCE 9456

DRAWING TITLE: SECTION A-A DATA MATRIX

SCALE: 3/16"=1'

PAPER SIZE: 18x24

ARCHITECTURAL DESIGN

HIRMAN ARCHITECTS INC.
UNIT 113, 9471 YONGE STREET ,
RICHMOND HILL, ON., L4C 0Z5
Tel: (647) 401-3922
Email:hirman.studio@gmail.com

PROJECT:

35 HARDING BOULEVARD

A5

Date:	September 23rd 2025
Attention:	**Lisa Paterra**
RE:	Request for Comments
File No.:	**MV-25-0048**
Related Files:	
Applicant:	Joseph Navi
Location	35 Harding Blvd

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:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
E-mail: stephen.cranley@alectrautilities.com

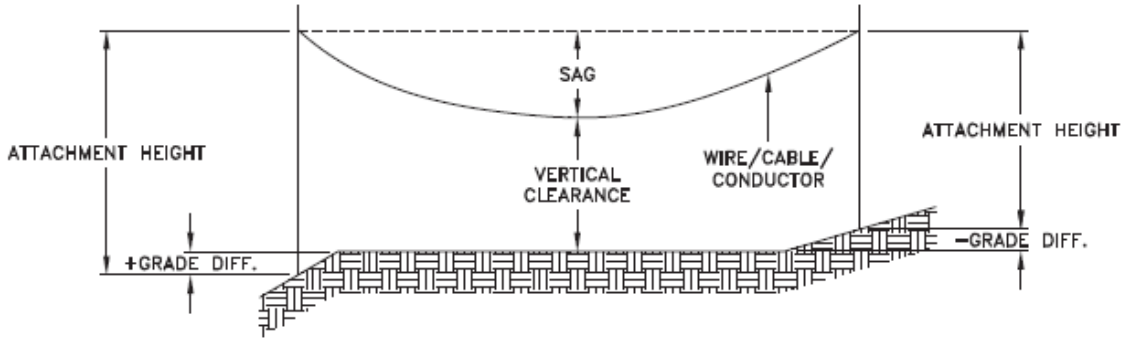
Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215
Email: Mitchell.Penner@alectrautilities.com

Power Stream
YOUR CURRENT CONNECTION

Construction Standard 03–1

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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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)

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"

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.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

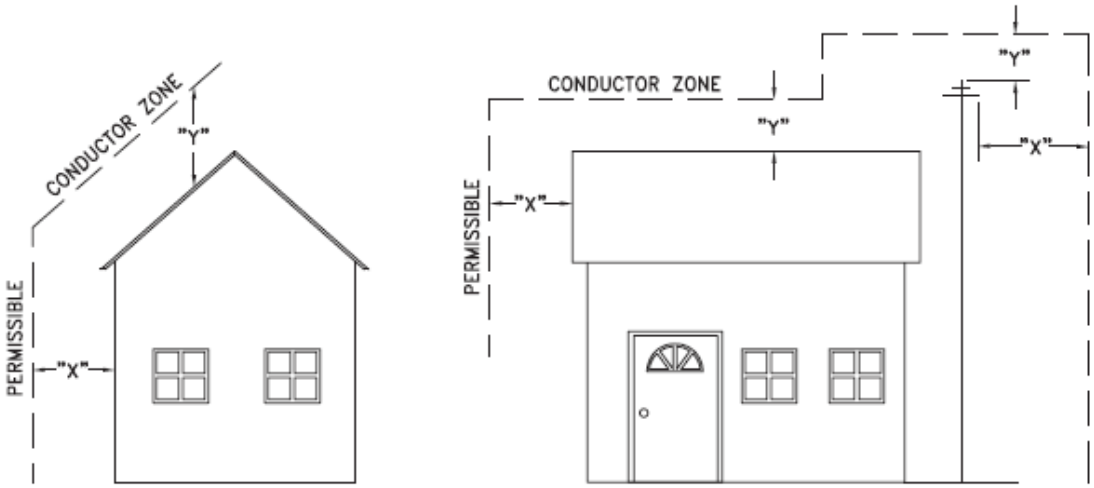
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

Construction Standard 03–4



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE 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 CONJUCTION 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)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Debbie Dadwani, P.Eng. — Name
2010-MAY-05 — Date
P.Eng. Approval By: *D. Dadwani*

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

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