

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V008 (THE 'PLAN')  
ROYAL 7 DEVELOPMENT LTD ('THE OWNER')  
2920 HIGHWAY 7  
PART OF LOT 6, CONCESSION 4 ('THE LANDS')  
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED  
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE  
19CDM-24V008 ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated July 29, 2024.
3. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1c) and dated June 27, 2024.
4. The Conditions of Approval of Bell Canada as set out on Attachment No. 1d) and dated July 2, 2024.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated July 4, 2024.

**ATTACHMENT No. 1a)**

**CITY OF VAUGHAN CONDITIONS:**

Policy Planning and Special Programs Department, VMC Program:

- a) The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by KRCMAR Surveyors Ltd., Drawing File No. 00-202DC05, dated May 29, 2024, and relating to City File No. 19CDM-24V008.
- b) If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-24V008 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
- c) Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Policy Planning and Special Programs Department, VMC Program.
- d) The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, and any other matters that the City may consider necessary, and that may be outstanding from related Site Development File DA.18.050.
- e) The following clauses shall be included in the Condominium Agreement:
  - i. The Owner/Condominium Corporation shall be responsible for private waste collection, including garbage and recycling.
  - ii. The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
  - iii. The Owner/Condominium Corporation shall be responsible to regularly clean and maintain all catch basins, area drains and sewers within the lands.
  - iv. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery for the purposes of determining whether any future investigation

is warranted and complete any such investigation prior to the resumption of construction activities.

- f) The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
- g) Prior to registration of the Plan, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
- h) Prior to final approval and registration of the Plan, the Owner shall provide a certificate from a noise consultant confirming that the noise attenuation measures identified in the approved noise and vibrations study prepared by HGC Engineering and dated Oct 21, 2019 (the “Approved Noise and Vibrations Study”) have been included in the building plans. The Owner’s noise consultant shall certify that the noise attenuation measures identified in the Approved Noise and Vibrations Study have been incorporated into the building, to the satisfaction of Vaughan’s VMC Program and Development Engineering Department.
- i) The Owner and/or Condominium Corporation shall include the following warning clauses in the Condominium Declaration and all Agreements of Purchase and Sale and confirm same to the City. Where such clauses have not been included in all Agreements of Purchase and Sale, the solicitor for the Declarant shall confirm that all purchasers have been advised of these clauses:
  - i. “Future occupants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceeds the Ministry of the Environment, Conservation, and Parks noise criteria.”
  - ii. “This dwelling unit has been supplied with an air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of the Environment, Conservation, and Parks noise criteria.”
  - iii. “Purchasers are advised that sounds from the nearby industrial use, including the rail yard to the northeast may be audible at times.”
  - iv. Purchasers and unit owners are advised that the residential visitors and commercial parking spaces for the lands denoted in the Draft Plan of Condominium are not located on the premises and do not form part of the common elements, but will be available as paid parking in an underground parking garage under Edgeley Park located on the southwest corner of Maplecrete Road and the future Barnes Court extension.

- v. Purchasers/Tenants and unit owners are advised that the ground floor commercial units are freehold and are not part of the Condominium Corporation and are subject to reciprocal maintenance and operating agreement(s) between the Condominium Corporation and Commercial Components related to matters including but not limited to easements, maintenance, repair and replacement of shared-facilities, cost-sharing and insurance.
  - vi. Purchasers/Tenants and unit owners are advised that the areas described as Units 52, 77, 92-94, inclusive, on Parking Level A, Units 95, 110-112, inclusive, on Parking Level B, Units 100, 115-117, inclusive, on Parking Level C, and Units 102, 117-119, inclusive, on Parking Level D, do not meet the City of Vaughan's requirements for a standard size parking unit, in accordance with By-law 1-88, as amended.
- j) Prior to execution of the Condominium Agreement(s), the Owner shall submit to Vaughan satisfactory evidence that the appropriate warning clauses have been included in the offer of purchase and sale, lease/rental agreements and condominium declarations.
  - k) Block 4 on Plan 65M-4490 has been developed as an underground commercial parking garage (the "Parking Garage"). In accordance with development file DA.18.050A, 226 parking spaces within the underground commercial parking garage have been reserved for the visitors of the residential and commercial buildings built or to be built on the lands located within Plan 65M-4490. Prior to final approval of the plan of condominium, the Owner shall arrange for and ensure that the registered owner of the Parking Garage grants an easement, in favour of the City and members of the general public for the purpose of vehicular and pedestrian ingress and egress over Block 4 on Plan 65M-4490 (the "Access Easement"). The Access Easement shall be in form and content approved by the City and shall be registered against title to Block 4 on Plan 65M-4490, at no cost to the City. In addition, the Owner shall arrange for and ensure that the registered owner of the Parking Garage obtains and registers against title to Block 4 on Plan 65M-4490, at no cost to the City, any postponements requested by the City to ensure that the Access Easement, when registered, will have priority over any other interest in Block 4 on Plan 65M-4490.
  - l) Prior to final approval of the plan of condominium, the Owner shall enter into a reciprocal maintenance and operating agreement with the owner of the commercial component located under the condominium (the "REOA"). The REOA shall amongst other things: (i) include the necessary easements for access and support over existing structural members, footings and foundations for the purpose of supporting the buildings and structures; and (ii) set out the repair and maintenance and obligations between the parties to ensure the safe

operation of the buildings and structures. The REOA shall be provided to the City upon request. The REOA shall be provided to the City upon request.

Building Standards Department:

- m) Prior to registration of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department. The Owner shall submit all final plans, including fully dimensioned plans and site-statistics, confirming compliance with all By-law 1-88 requirements, as required, to the satisfaction of the Development Planning Department and the Zoning Division, Building Standards Department. Should any relief from Zoning By-law 1-88 be required, the Owner shall apply for and obtain the necessary approvals to address any zoning deficiencies, and satisfy any conditions of approval, if required.

Financial Planning and Development Finance Department:

- n) Prior to registration of the Plan, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.

Environmental Services Department

- o) Prior to the final approval and registration of the Plan of Condominium, the Owner shall ensure that Discharge Approval No. 2021-108564 (the “**Discharge Approval**”) is in full force and effect and that the discharge and related works are operating, in good standing and that the terms and conditions of the Discharge Approval have been complied with, all to Vaughan’s satisfaction.
- p) Prior to the final approval and registration of the Plan of Condominium, the Owner shall provide confirmation that arrangements, satisfactory to Vaughan, have been made to ensure that the Owner/Condominium Corporation applies to renew the Discharge Approval within thirty (30) days of registration of the last Condominium Corporation for the Project in accordance with the terms of the Discharge Approval. When applying for a complete transfer of the Discharge Approval (i.e. a complete removal of the Owner from the Discharge Approval), the Owner shall provide a report prepared and sealed by a professional geoscientist licensed in the province of Ontario, attesting that all private water discharge complies with the requirements of the Discharge Approval, to the satisfaction of Vaughan.
- q) Prior to the final approval and registration of the Plan of Condominium, the Owner agrees that post-development flow rates discharged to Vaughan’s storm sewer system from the Lands, including private groundwater discharge, shall not exceed the allowable flow rates discharged to Vaughan’s storm sewer system as

approved by Vaughan's Development Engineering Department and per the Discharge Approval. The Condominium Corporation may be required to add or modify the discharge and related works to Vaughan's satisfaction, all at their sole cost and expense.

- r) The Owner/Condominium Corporation's right to discharge private water from its Land into Vaughan's storm sewer system is subject to all terms and conditions of this Agreement, the Discharge Approval, Vaughan's Sewer Use By-law 130-2022, as amended, or replaced and all applicable laws and regulations.
- s) If the Owner and/or the Condominium Corporation fails to comply with any of the terms and conditions set out in Sections (o) to (r) above, Vaughan may immediately suspend, terminate or revoke at Vaughan's sole discretion, any discharge privileges granted under this Agreement and the Discharge Approval.



July 29, 2024

Michelle Perrone, Planner  
City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Michelle Perrone:

**Re: Draft Plan of Condominium CDMP.24.V.0025 (19CDM-24V008)  
2920 Highway 7  
(Royal 7 Developments Ltd.)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of standard condominium prepared by Krcmar Surveyors Ltd., Job No. 00-202, dated May 29, 2024. The site is located on the northwest quadrant of Highway 7 and Maplecrete Road, on lands municipally known as 2920 Highway 7, in the City of Vaughan. The application will facilitate the development of a 60-storey mixed-use building with 664 apartment units and 481 parking spaces, within a 0.55 ha site.

York Region has no objection to draft plan approval of the plan of condominium subject to the following conditions:

1. Prior to final approval, the Owner shall demonstrate that all conditions of the site plan approval issued under File number SP.18.V.0201 on February 2, 2023 have been complied with.
2. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
3. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

4. The Owner shall include the following clause in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement and Condominium Declaration:

*“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”*

5. The Condominium Agreement/Declaration shall contain the following clause or one similar in intent:

*“The Condominium shall maintain and repair all landscaping treatments and features situated within the York Region Landscape Area (including, without limitation, all hard and soft landscaping elements and the concrete planters), and to clean and remove all dirt, debris, snow, and ice from all portions of the York Region Landscape Area, as well as to replace all plants that have perished and regularly remove weeds therefrom and re-mulch the planters situated therein.”*

6. The Condominium Agreement/Declaration shall define the York Region Landscape Area as follows:

*“York Region Landscape Area” shall mean the area adjacent to Highway 7 between the property boundary and the edge of York Region’s existing Highway 7 VIVA Rapidway streetscaping, owned by The Regional Municipality of York, and accessible by the general public for pedestrian use, which include, but are not limited to Part 4 on 65R-13590 and Blocks 19 and 23 on 65M-4490, containing various landscaping treatments and features (including, without limitation, hard and soft landscaping elements and concrete planters with plantings), and shall be insured, maintained, and/or repaired in accordance with the provisions set out in Subsections \*\*\* and \*\*\* of this declaration.*

7. The Condominium Agreement/Declaration shall contain the following clause:

*“The Corporation shall obtain and maintain commercial general liability insurance (for personal injury and property damage) with respect to the York Region Landscape Area in an amount not less than five million dollars (\$5,000,000.00) of coverage per occurrence (hereinafter referred to as the “York Region Landscape Area Insurance”), and which York Region Landscape Area Insurance shall name The Regional Municipality of York (hereinafter referred to as “York Region”) as an additional named insured and shall contain cross-liability and severability of interest endorsements, and shall include standard non-owned automobile liability and standard contractual liability coverage, and shall provide for thirty (30) days’ advance written notice to York Region in the event of the cancellation, change or amendment to such insurance coverage. The York Region Landscape Area Insurance shall be obtained from an insurance company licensed to transact business in the Province of Ontario and not otherwise excluded by York Region’s Insurance and Risk Manager. The Condominium Corporation shall indemnify and save*



*harmless each of the Declarant and York Region from and against all actions, causes of action, suits, claims, and other proceedings that may be brought against or made upon the Declarant and/or York Region, and from and against all loss, liability, judgement, costs, charges, demands, damages, or expenses that the Declarant and/or York Region may sustain or suffer, as a result of the failure of the Condominium Corporation to repair and maintain the York Region Landscape Area in accordance with the provisions of this declaration.”*

We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca).

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning

JW/

**ATTACHMENT 1c)**



Discover the possibilities

**Date:** June 27<sup>th</sup> 2024

**Attention:** **Michelle Perrone**

**RE:** Request for Comments

**File No.:**

**Related Files:** **19CDM-24V008**

**Applicant:** Peter Cortellucci, c/o Royal 7 Developments Ltd.

**Location** 2920 Highway 7



Discover the possibilities

## COMMENTS:

We have reviewed the Proposal and have no comments or objections to its approval.

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

We have reviewed the proposal and have the following concerns (attached below)

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

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

The owner, or agent, of this proposed plan is required to contact Alectra and discuss all aspects of the above project. The standard electrical supply to Industrial, Commercial, Institutional and High-Rise Condominium projects is via a pad mounted transformer. The proposed transformer shall meet Alectra's Clearance Standards, the transformer must also be located within 3-4.5m of a parking area, driveway or hard surface for access by service vehicles. The access must be from within the customer's property, not from a local roadway or adjacent properties, and must provide adequate access for a line truck. Primary voltage duct bank standards\* and the transformer base and grounding standards will be provided to the customer once the primary supply point(s) have been established by Alectra, and the customer's main service size has been established by their Consultant. \*(see attachment 4)

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

The transformer precast base cannot be located over parking structures or over an underground parking garage. Where the transformer is to be situated on a graded slope, a notched-out area must be established for the transformer base to be installed, with adequate space to accommodate the grounding requirements and guard post/bollards if required.

Alectra will require one architectural site plan showing the proposed transformer location, one electrical site plan, and an electrical single-line drawing, both in hard copy (PDF file, P.Eng. approved version) and electronic AutoCAD (latest version). Additionally, a complete building elevation drawing (including subsurface excavations) is required to ensure the project is not in conflict with any existing overhead or underground components of the electrical

distribution system. Alectra also requires a letter from the owner, or the agent, stating that the proposed building-to-existing electrical distribution system clearances have been checked and are in compliance with the current requirements of the applicable standards, acts and codes referenced below.

In the event that the building commences construction, and the clearance between any component of the building 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 the building is completed, and the clearance between the building 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.

Once Alectra has received all proposed details and are satisfied with the design, Alectra will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the Offer is signed and full payment received by Alectra, Alectra will start the final design and state and/or obtain the required approvals from the Local Municipality.

When the Customer is ready to submit a request for a new service, please proceed to Alectra Utilities web site and under "New Customer Set Up" select "Building a New Home or Commercial or Industrial Facility" the link has been provided below.

<https://alectrautilities.com/make-service-request>

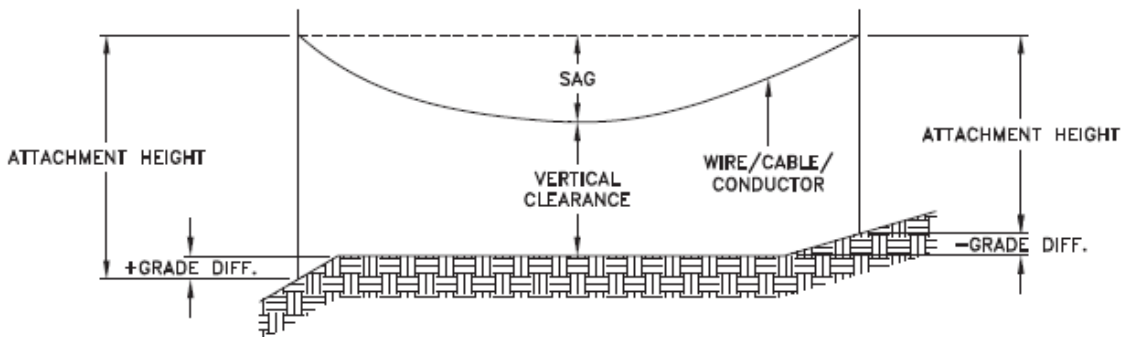
**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings), attached
- 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)

Regards,

Namrata Joshi, P.Eng.  
Supervisor, Distribution Design - ICI & Layouts (East)  
**Phone:** 9057983346  
**E-mail:** [Namrata.Joshi@alecrautilities.com](mailto:Namrata.Joshi@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 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)

**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"

**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

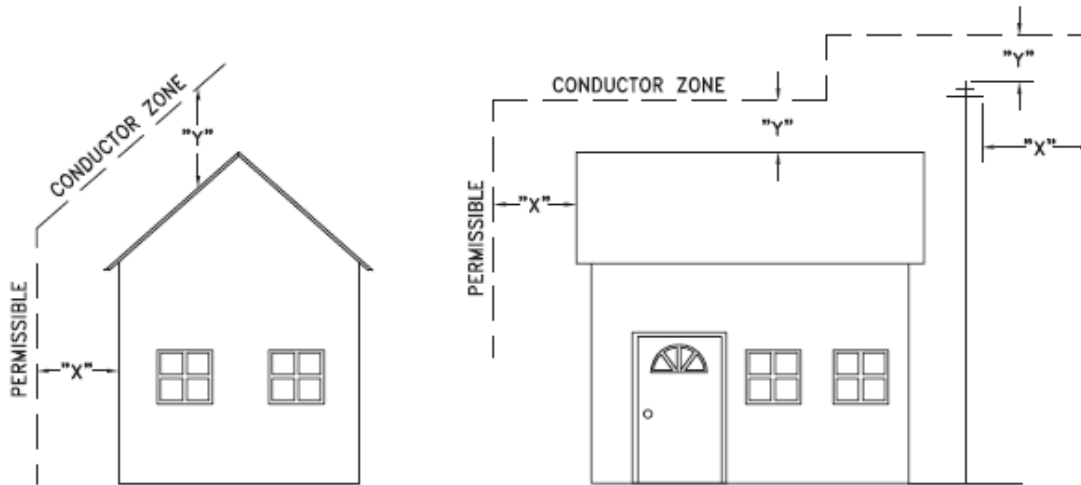
**REFERENCES**

SAGS AND TENSIONS SECTION 02

**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).

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. 2010-MAY-05  
Name Date  
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:20:02 AM, Adobe PDF

**75-706 Primary and secondary lines clearances**

- (1) The poles that support the phase conductor of a primary line shall be so located and of such height as to afford a clearance of 7 m measured vertically between the conductors under maximum sag conditions and the ground.
- (2) Notwithstanding Subrule (1) for high voltage line installations where plans are submitted for examination to the inspection department, the clearances listed in Table 34 are acceptable.
- (3) The primary line neutral shall be considered a secondary conductor and shall have the same minimum vertical clearance as specified in Subrule (4).
- (4) Conductors of a secondary line shall have a minimum 6.1 m measured vertically between the conductors under maximum sag conditions and the ground.
- (5) Notwithstanding Subrule (1) for high and low voltage line installations on public right of ways, for the purpose of roadway lighting systems or traffic control systems, CSA C22.3 No. 1, Overhead systems, or the Ontario Provincial Standards shall be permitted.

**75-708 Clearances of conductors from buildings**

- (1) An overhead primary line conductor shall be kept at least 3 m at maximum conductor swing measured horizontally from a building.
- (2) Primary line conductors shall not be installed over buildings unless the installation is lawful under Rule 2-030, and work shall not begin until the plans and specifications for the work are approved in accordance with Rule 2-010.
- (3) No building, mobile home or structure shall be placed or constructed within at least 3 m at maximum conductor swing measured horizontally from the nearest conductor of an overhead primary line.
- (4) Where the conductor swing is not known, a distance of 1.8 m shall be used.
- (5) An overhead secondary line conductor shall be kept at least 1 m measured horizontally from any building except where necessary to connect to the electrical wiring of a building.

**75-710 Clearances for other structures**

- (1) Notwithstanding Rule 36-110, conductors of a primary line shall
  - (a) not be located closer than 12 m measured horizontally from silos to the closest conductors, with the conductor at rest;
  - (b) not be located over wells from which pump rods may be lifted and come in contact with the conductors;
  - (c) have sufficient clearance from free-standing poles that support flood or area lighting, flagpoles, antennae, or other similar structures so as to permit the structure to fall in an arc, without touching the conductors at rest;
  - (d) not be located within 6 m, measured horizontally from wind-mills or similar structures to the closest conductor, with the conductor at rest; and
  - (e) have a minimum vertical clearance of 3.1 m above fencing at maximum sag.
- (2) Conductors of a secondary line shall not be installed closer than 1 m measured horizontally from structures.
- (3) The poles and equipment associated with a primary or secondary line shall be located and suitably protected so as to avoid the possibility of damage from contact with vehicles.

**75-712 Tree trimming**

- (1) The owner of a private line shall provide clearance to the line from trees and other forms of woody growth in compliance with a code or standard under a rule or by-law of the supply authority concerning tree trimming.
- (2) Where there is no applicable code or standard under a rule or by-law of the supply authority concerning tree trimming, all trees and woody growth adjacent to a line shall be trimmed so that minimum clearance to the nearest conductor horizontally at maximum conductor swing and vertically at a maximum sag shall be
  - (a) 1 m for secondary lines; and
  - (b) 4 m for primary lines.

**Grounding and bonding**

**75-800 Grounding of equipment mounted on steel poles**

- (1) A steel pole shall be permitted to be used as the grounding electrode for equipment mounted on the pole where the steel pole is directly embedded in soil and the portion of the pole in contact with the soil is not coated with any non-metallic coating or covering and such an installation is in accordance with the manufacturer's recommendations.
- (2) Where a pole is used as the ground electrode for the transformer, the transformer shall be bonded to the pole and the neutral in accordance with Specification 44 or 45.



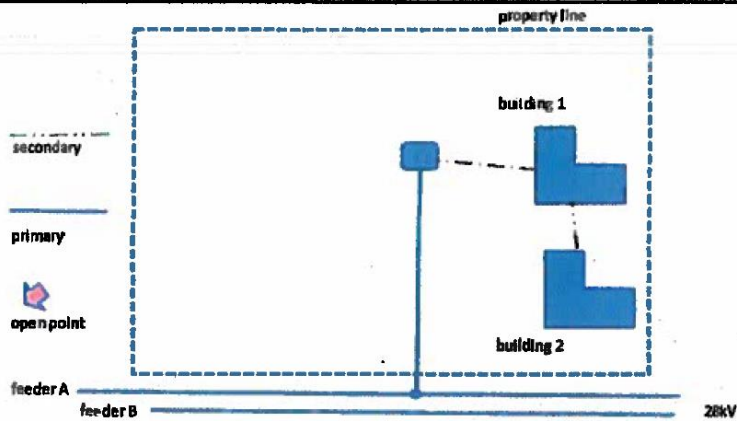


FIGURE 2: 2 BUILDING CONNECTION less than 1,000kVA

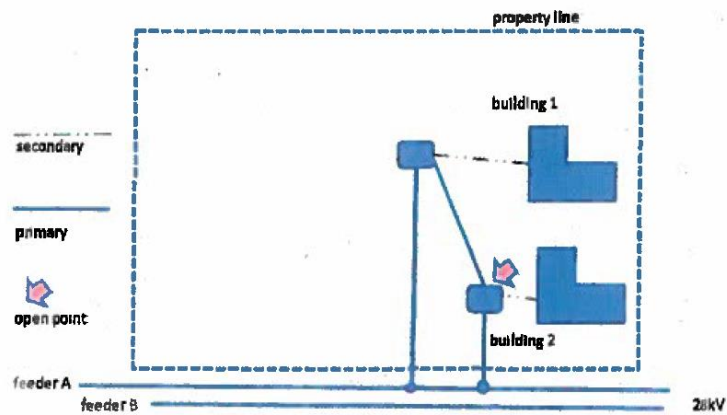
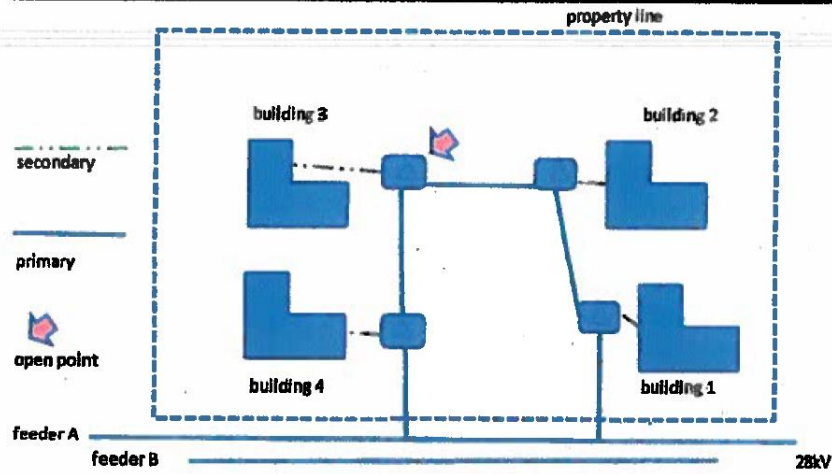
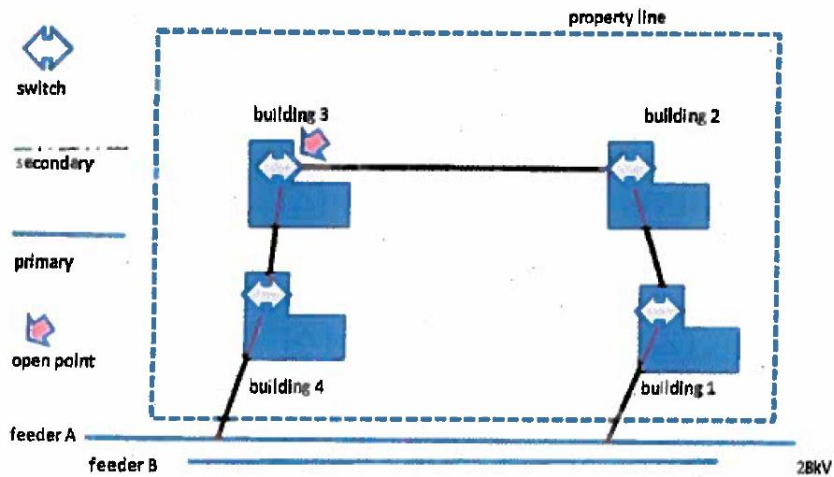


FIGURE 3: 2 BUILDING CONNECTION greater than 1,000kVA





**FIGURE 4: MULTI BUILDING CONNECTION greater than 1,000kVA**



**FIGURE 5: DRY TYPE TRANSFORMERS greater than 1,000kVA**

Final Version, October 1, 2013



#### (4) Underground consumer's service raceway entry into a building

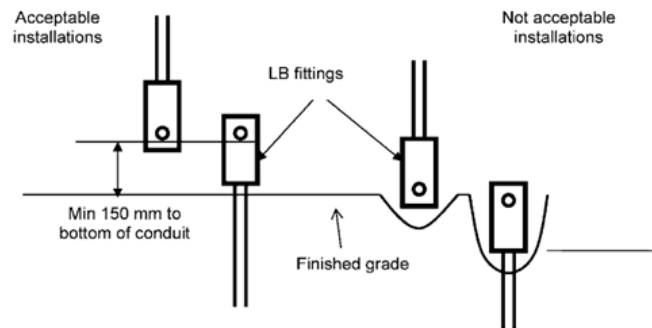
Subrule 6-300(3) requires that an underground consumer's service raceway enter a building above ground where practicable. If it is not practicable, then the raceway must be suitably drained or installed in such a way that moisture and gas will not enter the building.

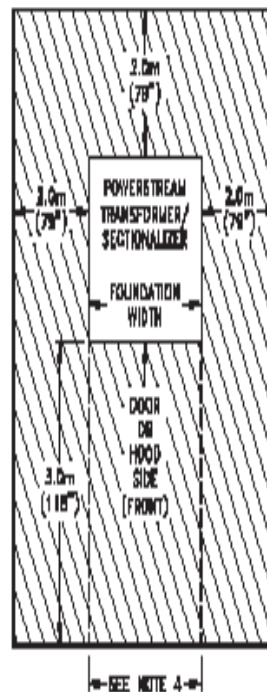
The intent of the Subrule is to prevent water leaking into either the building or the electrical service equipment and causing damage.

Questions have arisen as to how we determine "above ground" or "above grade".

Above ground or grade will be interpreted as any part of the building that is more than 150 mm above the finished grade. (See Figure B1)

**Figure B1 – Interpretation of "above ground"**





**NOTES:**

1. FINAL GRADE WITHIN THE RESTRICTED OPERATIONAL CLEARANCE ZONE (SHOWN AS "HATCHED ZONES" ABOVE) MUST NOT BE ALTERED.
2. HATCHED ZONES AROUND THE APPARATUS AND IN FRONT OF ACCESS DOORS/HOODS TO REMAIN CLEAR OF ALL SHRUBS AND TREES. WHEN THE APPARATUS IS POSITIONED WITHIN THE HATCHED ZONE, THE ZONE WITHIN OR ABOVE MUST REMAIN CLEAR OF, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS INCLUDING ANY LANDSCAPING FEATURES.
3. PREFERRED SURFACE COATING WITHIN THE HATCHED ZONES IS LAWN (SEEDED OR SOO) AND WITH PRIOR WRITTEN CONSENT OF POWERSTREAM GRAVEL AND/OR PAVED WITH ASPHALT OR PAVERS OR A CONCRETE FINISH MAY BE PERMITTED.
4. ACCESS TO ALL EQUIPMENT DOORS/HOODS MUST REMAIN PERMANENTLY CLEAR OF ALL OBSTRUCTIONS.

**REFERENCES**

UNDERGROUND	SECTION 17
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*Certificate of Approval*

*This certificate is valid only when the utility complies with Section 4 of Regulation 2504*

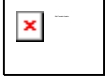
*By Order of the Board of Public Utilities  
 Date: \_\_\_\_\_ Title: \_\_\_\_\_*

**PARAMOUNT TRANSFORMER/SECTIONALIZER  
 CLEARANCES**

**Michelle Perrone**

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**From:** PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>  
**Sent:** Tuesday, July 02, 2024 5:40 PM  
**To:** Michelle Perrone  
**Subject:** [External] Draft Plan of Condominium (19CDM-24V008), 2920 Highway 7, Vaughan



**7/2/2024**

**Michelle Perrone**

**Vaughan**

**Vaughan (City)**

**Attention: Michelle Perrone**

**Re: Draft Plan of Condominium (19CDM-24V008), 2920 Highway 7, Vaughan; Your File No. 19CDM-24V008**

**Our File No. DTS: 5576 / Circ: 42657**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

**Bell Canada Condition(s) of Approval**

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

**Concluding Remarks:**

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).

July 4, 2024

City of Vaughan – Planning Department

DELIVERY PLANNING  
200 – 5210 BRADCO BLVD  
MISSISSAUGA, ON L4W 2G7  
416-262-2394  
CANADAPOST.CA

To: **Michelle Perrone**, Planner, VMC

Reference: **19CDM 24V008**      Related: **DA.18.050**  
**2920 Highway 7**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

In order to provide mail service to the 60-storey 554 residential units, mixed-use building development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be **rear-loaded**, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. **For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.**
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our National Delivery Policy, **street level residences and/or retail/commercial and/or non-residential use units will also receive mail delivery at centralized locations, not directly to their door.**

For example: If there is a common indoor entrance or connection extra mail compartments can be provided to accommodate these units in the main mailbox panel. If these units are not part of the condo/building then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

The specifications can be found in our Delivery Standards Manual, which can be downloaded from this link: [https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly for Postal Code(s) as existing postal coding will not apply and new postal codes will be issued for this development. I am also requesting the developer/owner contact me during the design stage of the above project, to discuss a suitable mailbox/mailroom location.**

**Canada Post further requests the owner/developer be notified of the following:**

1. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
2. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
3. The complete guide to Canada Post's Delivery Standards can be found at: [https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Should you require further information, please do not hesitate to contact me at the above telephone number or mailing address.

Regards,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning – GTA