

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2025

Item 8, Report No. 1 of the Committee of the Whole which was adopted without amendment by the Council of the City of Vaughan on January 28, 2025.

8. GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V014 2851 HIGHWAY 7, AND 5 & 21 MEADOWDALE ROAD IN THE VICINITY OF HIGHWAY 7 AND CREDITSTONE ROAD

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 5 to 11, to create condominium tenure for the Development that is consistent with Site Development File DA.19.075, as shown on Attachment 3 and 4, subject to Conditions of Draft Approval on Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership), subject to the Conditions of Draft Approval set out in Attachment 1, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Committee of the Whole (1) Report

DATE: Tuesday, January 21, 2025

WARD: 4

TITLE: GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V014
2851 HIGHWAY 7, AND 5 & 21 MEADOWDALE ROAD
IN THE VICINITY OF HIGHWAY 7 AND CREDITSTONE ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-24V014 to create the condominium tenure for the mixed use development consisting of two (2), 27 and 37-storey towers with 766 residential units, 3 commercial units and 645 parking spaces located in two (2) levels of underground parking (Attachments 5 to 11), subject to the Conditions of Draft Plan Approval shown in Attachment 1.

Report Highlights

- GB (Vaughan Seven) Limited Partnership ('the Owner') has submitted a Draft Plan of Condominium (Standard) Application to establish a standard condominium tenure for the mixed-use apartment building.
- The Draft Plan of Condominium (Standard) consists of the area dedicated to the residential units, amenity area, underground parking and storage units that is consistent with the approved Site Development File DA.19.075.
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 1-88.
- The VMC Program, Policy Planning and Special Programs Department supports the proposed Draft Plan of Condominium File 19CDM-24V014, subject to the Conditions in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 5 to 11, to create condominium tenure for the Development that is consistent with Site Development File DA.19.075, as shown on Attachment 3 and 4, subject to Conditions of Draft Approval on Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership), subject to the Conditions of Draft Approval set out in Attachment 1, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 2851 Highway 7, and 5 and 21 Meadowdale Road (the 'Subject Lands'), located in the vicinity of Highway 7 and Creditstone Road. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Site Development Applications were approved on the Subject Lands

On December 15, 2020, Council approved Official Plan and Zoning By-law Amendment Files OP.19.009 and Z.19.024, and draft approved Draft Plan of Subdivision File 19T-19V004 and Site Development Application DA.19.075. The Draft Plan of Subdivision application created two (2) development blocks, a segment of a new 20m wide Local Street (White Elm Road), and a 0.3m reserve. The other Applications facilitate a mixed-use development as shown on Attachments 3 and 4, consisting of 27 and 37-storey towers atop a 2-5 storey podium, three (3) units of at-grade retail space, 766 residential units, 4 levels of underground parking containing 625 parking spaces, 480 bicycle parking spaces, a new 20m wide private north-south right-of-way (Meadowdale Road). Access to the Development is achieved via the east-west local road (White Elm Road). The Plan of Subdivision (Plan 65M-4775) was registered on February 17, 2023, and the Site Plan Agreement was registered on May 1st, 2023.

The Development is currently under construction.

A Draft Plan of Condominium (Standard) Application has been submitted to create the proposed condominium tenure for the Development

The Owner has submitted Draft Plan of Condominium File 19CDM-24V014 (the 'Application') to create a standard condominium tenure for the residential and commercial portions of the mixed-use development as shown on Attachments 5 to 11.

The residential portion of the Development consists of residential units, parking stalls, storage units, bicycle parking spaces, and common shared facilities including, but not limited to lobby, corridors, mail room, elevators, loading and staging areas, and amenity areas as outlined below:

- 766 residential units
- 633 vehicular parking space units (517 resident and 116 visitor)
- 385 long-term and 79 short-term residential bicycle parking spaces
- 405 storage units

The commercial portion of the Development consists of 346.93 m² of at-grade commercial units, and associated vehicular and bicycle parking as outlined below:

- 3 at-grade commercial units
- 12 vehicle parking spaces
- 1 long-term and 6 short-term commercial bicycle parking spaces

Previous Reports/Authority

Previous Reports related to the Application and/or Subject Lands can be found at the following links:

[Item 1, Committee of the Whole Report No. 57 \(December 1, 2020\)](#)

[Item 1, Committee of the Whole \(Public Meeting\) Report No. 6 \(February 4, 2020\)](#)

Analysis and Options

The Application is consistent with the Provincial Planning Statement, 2024, and conforms to the York Region Official Plan 2022 and Vaughan Official Plan 2010 Provincial Planning Statement, 2024 ('PPS 2024')

The PPS 2024 is a policy statement issued pursuant to section 3 of the *Planning Act* and came into effect on October 20, 2024. All decisions made in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area, Strategic Growth Area, and Protected Major Transit Station Area (PMTSA). Further, the Subject Lands are located within the VMC, being the City's downtown. The Application establishes tenure for a pedestrian-oriented and transit-supportive compact urban form and the opportunity to provide mixed-use residential with varying unit sizes providing higher density that capitalizes on the transportation infrastructure investments, consistent with the PPS 2024. The Plan of Condominium facilitates ownership of variety of units in a high-density format, which provide housing for individuals and families in an urban setting. Staff are satisfied that the Application is consistent with the PPS 2024.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Low Amendment Act, 2023*) and Bill 162 (*Get it Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (Bill 185") received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Subject Lands are located within the "Urban Area" on YROP 2022 Map 1 – Regional Structure and designated "Regional Centre" on YROP Map 1 – Regional Structure. Regional Centres are intended to contain the highest concentration and the greatest mix of uses in the Region. The high-density mixed-use development with compact urban form promotes efficient use of land that utilizes the investments in transportation infrastructure and supports economic growth. The variety of housing unit sizes enhances housing supply for individuals and households. Staff are satisfied that the Application conforms to the YROP 2022.

Vaughan Official Plan 2010 ('VOP 2010'), specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP')

The VMCSP designates the Subject Lands as "Station Precinct, which permits a broad mix of uses, including residential dwellings, retail and service commercial uses. The Development includes residential and retail uses which conforms to the "Station Precinct" designation. Section 9.3.14 and Area L on Schedule K – Site Specific Policy

Areas of the VMCSPP implements the site-specific policies for the Development of the Subject Lands, upon which, the Condominium Plan would create the tenure for the Development permitted by the VOP 2010 and the VMC Secondary Plan.

The Application complies with Zoning By-law 1-88, and is consistent with the approved Site Development File DA.19.075

The Subject Lands are zoned “C9 Corporate Centre Zone” by Zoning By-law 1-88, subject to site specific Exception 9(1505). The development is permitted and is consistent with the Council approved site plan and complies with all the requirements of Zoning By-law 1-88. As a Condition of Approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

Staff have no objection to the Application, subject to the Conditions identified in Attachment 1.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

The Development Engineering Division (VMC Program) has no objections to the Application

The Development Engineering Division, VMC Program has no objection to the Application, subject to the Engineering conditions and warning clauses included in Attachment 1.

Other City Departments and agencies have no objection to the Application

By-law Compliance, Licensing and Permit Services Department, Policy Planning and Environmental Services, Development and Parks Planning Department, Real Estate Department, Infrastructure Planning and Corporate Asset Management Department and the York Region School Boards have no objection to the Application.

Building Standards and Financial Planning and Development Finance Department have no objection to the Application, subject to their Conditions identified in Attachment 1.

The various utilities have no objection to the Application.

Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Application, subject to the Owner coordinating servicing, connections, easements and locates with the required utility company prior to the commencement of any site works. A Condition to this effect is included in Attachment 1.

Canada Post has no objection to the Application

The Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Application, subject to their Conditions identified in Attachment 1.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to its approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 1b.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-24V014 is consistent with the PPS 2024, conforms with the YROP 2022, VOP 2010 and the VM CSP. It complies with the Zoning By-law 1-88, and is consistent with the approved Site Development File DA.19.075. Accordingly, the VMC Program Division of the Policy Planning and Special Programs Department recommends approval of the Application, subject to the Conditions of Approval set out in Attachment 1.

For more information, please contact Muzaib Riaz, Planner, at extension 8866.

Attachments

1. Conditions of Draft Plan of Condominium Approval File 19CDM-24V014.
2. Context and Location Map.
3. Approved Site Plan – Interim Condition.
4. Approved Site Plan – Ultimate Condition.
5. Draft Plan of Condominium (Standard) – Level 1.
6. Draft Plan of Condominium (Standard) – Level 2-5.
7. Draft Plan of Condominium (Standard) – Level 6-9.
8. Draft Plan of Condominium (Standard) – Level 10-25.
9. Draft Plan of Condominium (Standard) – Level 26-37.
10. Draft Plan of Condominium (Standard) – Underground Level A and B.
11. Draft Plan of Condominium (Standard) – Underground Level C and D.

Prepared by

Muzaib Riaz, Planner, ext. 8866.

Monica Wu, Senior Planner, ext. 8161.

Gaston Soucy, Senior Manager of Policy Planning and Special Programs, ext. 8266.
Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231.

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V014 (THE ‘PLAN’)
GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP (‘THE OWNER’)
2851 HIGHWAY 7, AND 5 & 21 MEADOWDALE ROAD
PART OF LOT 5, 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-24V014
ARE AS FOLLOWS:**

The Owner shall satisfy the following Condition of Approval

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No.1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated November 25, 2024.
3. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment No. 1c) and dated October 24, 2024.
4. The Conditions of Approval of Bell Canada as set out in Attachment No. 1d) and dated October 28, 2024.
5. The Conditions of Approval of Canada Post as set out in Attachment No. 1e) and dated October 29, 2024.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 1a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise in writing that the Conditions on Attachment No. 1b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 1c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Bell Canada shall advise in writing that the Conditions on Attachment No. 1d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Canada Post shall advise in writing that the Conditions on Attachment No. 1e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 1a)

CITY OF VAUGHAN CONDITIONS:

Policy Planning and Special Programs Department, VMC Program conditions:

1. The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by R-PE Surveying Ltd., Drawing File No. 21-065-DRPL1, dated October 1, 2024, relating to City File 19CDM-24V014.
2. If registration of the Plan is not given within three (3) years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-24V014 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.
3. 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.
4. 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.19.075.
5. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
6. The following clauses shall be included in the Condominium Agreement:
 - i. The Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - ii. The Owner/Condominium Corporation shall be responsible for snow clearing and removal;
 - iii. Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection

services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation;

- 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. 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.
7. Prior to final approval, 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.
8. The Deputy City Manager - Planning, Growth Management and Housing Delivery be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required.
9. Prior to the final registration of the Plan of Condominium, the Owner shall provide a public access easement, registered on title, over the pedestrian walkway located on the easterly limit of the site.
10. Prior to the registration of any condominium corporation, any building exhausts shall be constructed with the prescribed appropriate setback from building intakes, and to any exhaust stacks shall be constructed with vertical unimpeded flow at high elevations into the applicable building. The Owner shall submit a certification letter (to the satisfaction of Vaughan) from a qualified professional engineer confirming that said building exhausts, intakes, and stacks were built to design, as per the Air Quality Assessment prepared by MTE Consultants, dated May 21, 2020.

11. Prior to registration of the condominium, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report, to the satisfaction of Vaughan's VMC Program. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features must be certified by a qualified professional engineer at Vaughan's request.

The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any residential units within the entire Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such residential units.

12. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses and notice provisions:

- i. Purchasers, owners and tenants of the Property are advised that the Property is subject to an agreement with Canadian National Railway (the "CN Agreement"). The CN Agreement contains, inter alia, maintenance requirements for the sound attenuation materials on the Property; requirements for assumption of obligations of the owner of the Property; a release of Canadian National Railway for any existing or future claims acknowledgment requirements for warning clauses; and obligations to obtain assumption agreements from subsequent purchasers of units in the Condominium.
- ii. The Corporation shall assume and comply with all requirements of the CN Agreement, including, without limitation, the maintenance, repair and replacement of all sound attenuation materials on the Property and within the Buildings. The foregoing shall be undertaken by the Corporation on behalf of all Owners and the costs of which shall form common expenses of the Corporation. The Corporation must enforce all obligations of unit owners to repair and maintain such of the noise attenuation standards applicable to the Buildings continue to be met at all times.

- iii. Each owner, tenant and occupant of the Property shall comply with the CN Agreement and Corporation's requirements in respect of any matter arising from or relating to the CN Agreement, including, without limitation, execution of an assumption agreement in the form prescribed by the CN Agreement.
- iv. The Corporation is authorized to enter into any one or more assumption agreements, covenants, undertakings, acknowledgments, releases or other documents required by or pursuant to the CN Agreement.
- v. MECP Type B (All units located in the North Tower (Building A), all units located in the South Tower (Building B) and all units located in/along the west façade of the Podium (mid-section)): "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
- vi. MECP Type C (All units located in/along the south façade of the North Tower (Building A)): "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
- vii. MECP Type D (All units located in the North Tower (Building A), with the exception of units located in/along the south façade of the North Tower (Building A), all units located in the South Tower (Building B) and all units located in/along the west façade of the Podium (mid-section)): "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain close4d, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
- viii. MECP Type E (All units located in the North Tower (Building A), all units located in the South Tower (Building B) and all units located in/along the west façade of the

Podium (mid-section)): “Purchasers/tenants are advised that due to the proximity of the adjacent commercial plaza, noise from the rooftop equipment on the commercial plaza may at times be audible.”

- ix. CN Warning Clauses (All units located in the North Tower (Building A), all units located in the South Tower (Building B) and all units located in/along the west façade of the Podium (mid-section)):

“All persons presently having or who may in the future acquire any interest in the lands which are the subject matter of this ‘Agreement/document’ (the Subject Lands) are hereby notified as follows:

- a. That Canadian National Railway Company (CN) is the owner of certain lands known as its MacMillan Rail Yard (the CN Lands) located within a kilometer of the Subject Lands, and that the CN Lands are now and will continue to be used for the present and future railway and trucking facilities and operations of CN and its customers on a continuous basis (24 hours of each day in each year) including, without limitation, the operation and idling of diesel locomotives and trucks with the generation of diesel fumes and odours, 24 hours a day artificial lighting of the CN Lands which may illuminate the sky, the classification, loading, unloading braking and switching of rail cars containing bulk and other commodities including hazardous substances and/or goods containing the same which can make wheel squeal, noise, vibration, odours, airborne particulate matter and/or dust and the operation of various processes for the maintenance of rail and truck equipment.
- b. Purchasers and/or tenants are advised that the Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1,000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims

arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.

- c. That CN, its customers, invitees, lessees and/or licensees will not be responsible for any complaints or claims by or on behalf of the owners and occupant of the Subject Lands from time to time arising from or out of or in any way in connection with the operation of the CN Lands and all effects thereof upon the use and enjoyment of the Subject Lands or any part thereof, and whether arising from the presently existing facilities and operations of CN, its customers, invitees, lessees or licensees, upon or from any and all future renovations, additions, expansions and other changes to such facilities and/or future expansions, extensions, increases, enlargements and other changes to such operations;
 - d. That CN shall not be required to change any of its facilities or operations upon the CN Lands as a result of or in response to any such complaints or claims; and
 - e. That CN may in the future renovate, add to, expand or otherwise change its facilities on the CN Lands and/or expand, extend, increase, enlarge or otherwise change its operations conducted upon the CN Lands.”
-
- x. “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act, the Innovation, Science and Economic Development Canada (ISED) and the Canadian Radio-television and Telecommunications Commission (CRTC) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
 - xi. “Purchasers and/or tenants are advised that Street ‘B’ (White Elm Road) will be extended easterly and westerly in the future in accordance with VMC Secondary Plan to facilitate development of adjacent lands without further notice.”
 - xii. “Purchasers and/or tenants are advised that adjacent properties may be redeveloped with mid to high density proposals in the future.”

- xiii. “Purchasers and/or tenants are advised that the north-south road located between Highway 7 and White Elm Road, will be privately owned and maintained by the future condominium corporation for the development located on Block 1, and will include a municipal public access easement to allow unencumbered access in favor of all adjacent properties, York Region, and City of Vaughan. The Owner shall indemnify and save harmless the City and/or their employees from all actions, cause of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of the private local road or service provided under this Agreement.”
- xiv. Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- xv. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- xvi. The Owner shall implement all recommendations in the revised Transportation Study, including all TDM measures, to the satisfaction of the Region.

Building Standards Department Conditions:

- 13. Prior to final approval, the Owner shall submit an “as-built” survey to the satisfaction of the Vaughan 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 a Minor Variance(s) from the City’s Committee of Adjustment (the ‘Committee’). The Committee’s decision regarding the Minor Variance(s) shall be final and binding, and the Owner shall satisfy all variance conditions.

Financial Planning Development Finance Department conditions:

14. Prior to the final approval, the Owner shall confirm to the Vaughan Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Vaughan Financial Planning and Development Finance Department. The Owner also certifies and acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.



Corporate Services

November 25, 2024

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

Dear Muzaib Riaz:

**Re: Draft Plan of Condominium CDMP.24.V.0039 (19CDM-24V014)
Part of Lot 7, Registered Plan 7977
2851 Highway 7 and 5 & 21 Meadowdale Road
(GB (Vaughan Seven) Limited Partnership)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of standard condominium prepared by R-PE Surveying Ltd., Job No. 21-065, and signed by the surveyor on September 30, 2024. The site is located on the south side of Highway 7, west of Jane Street, on lands municipally known as 2851 Highway 7 and 5 & 21 Meadowdale Road, in the City of Vaughan. The application will facilitate the development of two residential towers, 27 and 37-storeys in height, with a combined total of 766 apartment units, ground floor commercial uses, and two levels of underground parking with 645 vehicular residential parking spaces.

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 provide confirmation that all of the conditions of the Site Plan Approval issued for the subject property on August 4, 2022 under Regional File No. SP.19.V0282, have been satisfied.
2. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property.
3. 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.

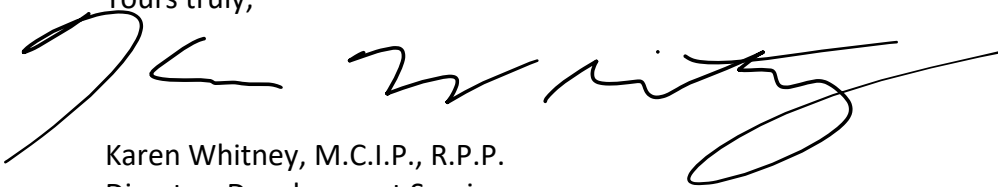
4. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.
5. The Owner shall include the following clause in all Agreements of Purchase 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."

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 Parthvi Patel, Associate Planner, through electronic mail at Parthvir.patel@york.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Karen Whitney', with a long horizontal flourish extending to the right.

Karen Whitney, M.C.I.P., R.P.P.
Director, Development Services

PP/



Date: October 24th 2024

Attention: **Muzaib Riaz**

RE: Request for Comments

File No.:

Related Files: **19CDM-24V014**

Applicant: GB (Vaughan Seven) Limited Partnership

Location 2851 Highway 7, and 5 & 21 Meadowdale Road



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>

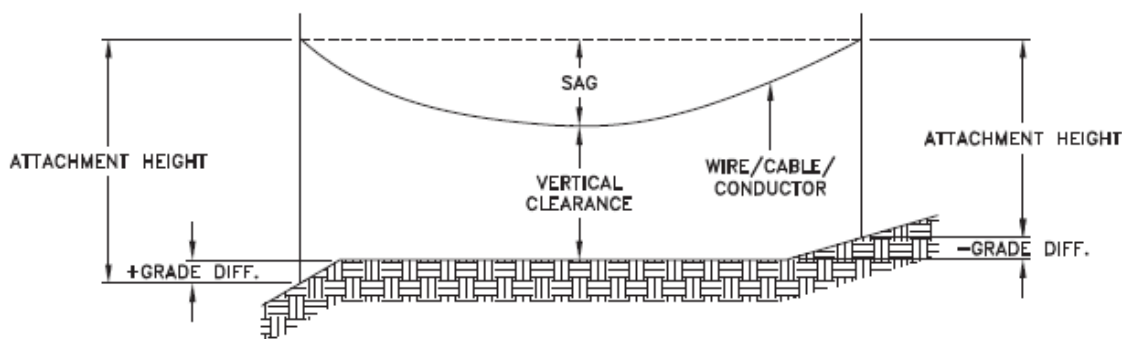
References:

- 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@alectrautilities.com

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



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

NOTES:

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

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

REFERENCES

SAGS AND TENSIONS SECTION 02

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

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

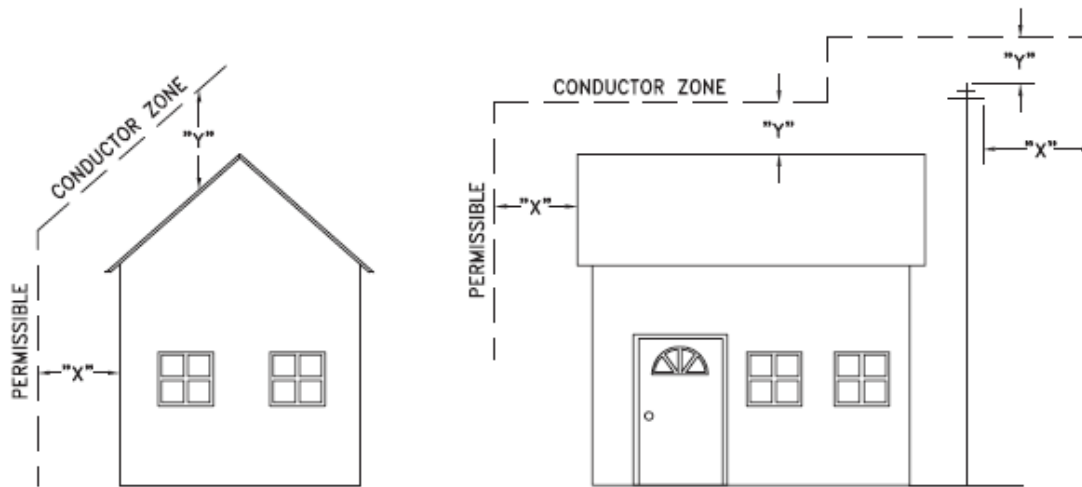
Certificate of Approval

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

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL 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

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- 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.
- 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.
- 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.
- 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.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 2-3-4\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:03 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.

Urban Design Issues

October, 2013

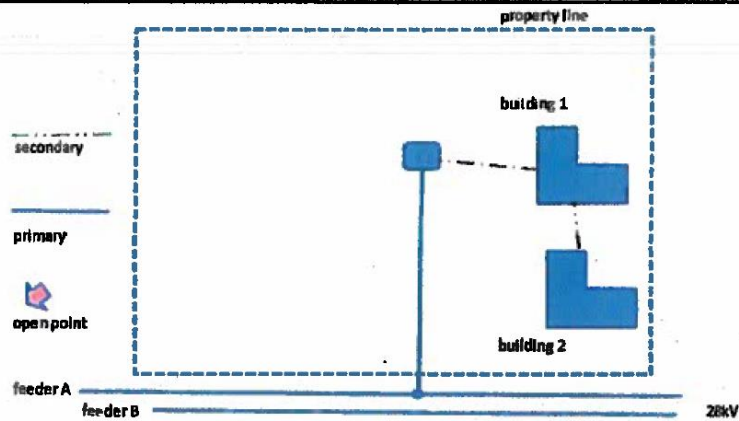


FIGURE 2: 2 BUILDING CONNECTION less than 1,000kVA

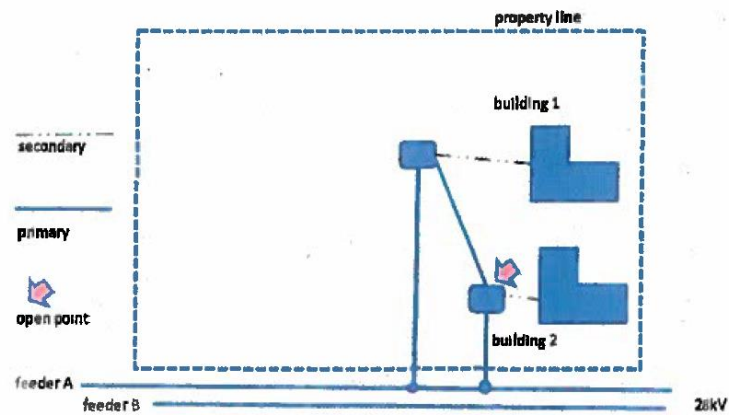


FIGURE 3: 2 BUILDING CONNECTION greater than 1,000kVA

Final Version, October 1, 2013



Urban Design Issues

October, 2013

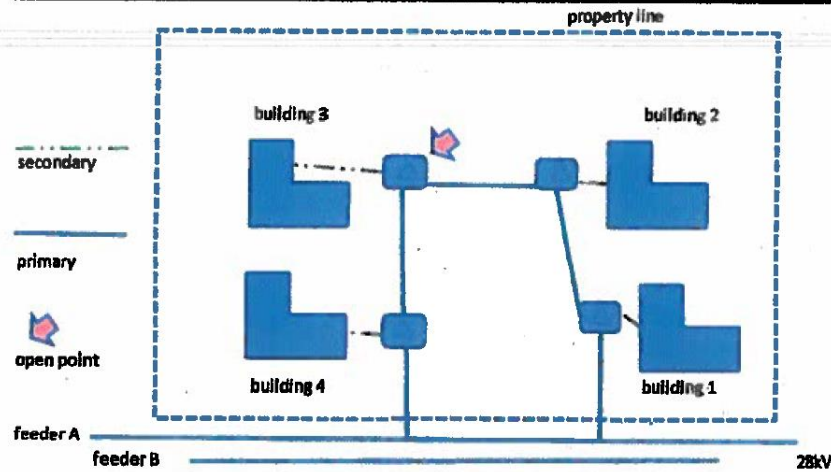


FIGURE 4: MULTI BUILDING CONNECTION greater than 1,000kVA

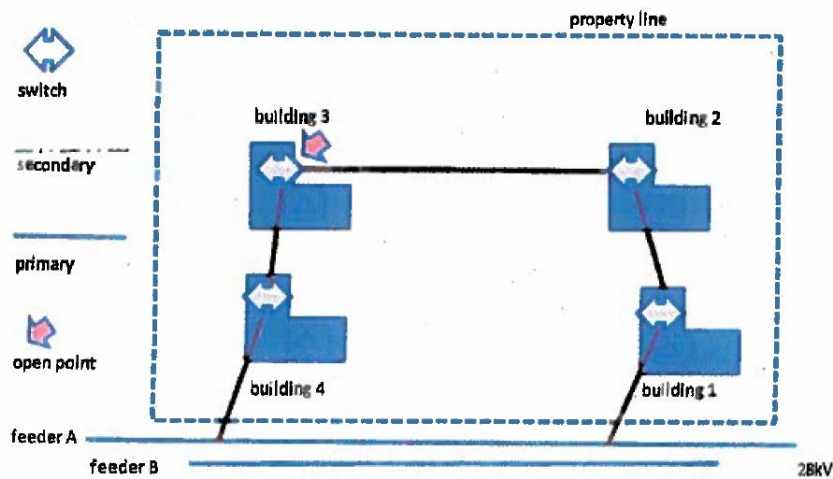


FIGURE 5: DRY TYPE TRANSFORMERS greater than 1,000kVA

Final Version, October 1, 2013



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

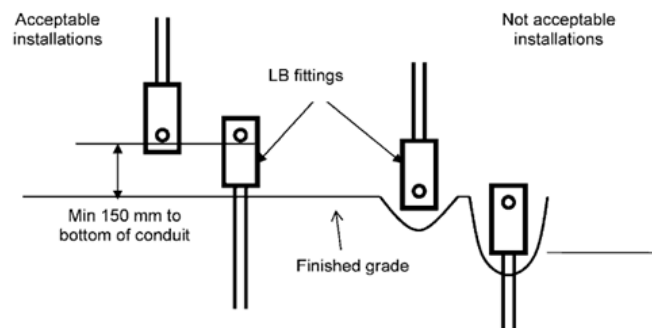
Subrule 6-300(3) requires that an underground consumer's service raceway enter a building above ground where practicable. If it is not practicable, then the raceway must be suitably drained or installed in such a way that moisture and gas will not enter the building.

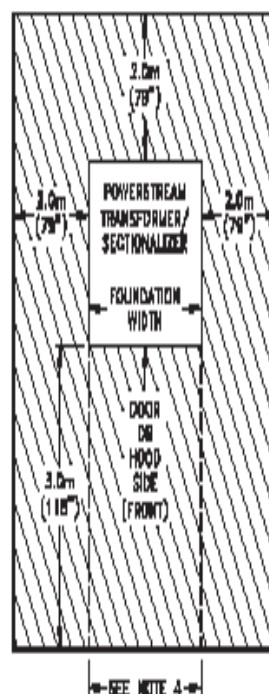
The intent of the Subrule is to prevent water leaking into either the building or the electrical service equipment and causing damage.

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
-------------	------------

Certificates of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 2104

By Order: **7/1/04** **2014/07/04**

Name: **John** Title: **John**

When Approved: **7/1/04** By Order: **John**

ATTACHMENT No. 1d)

From: [PrimeCities](#)
To: [Muzaib Riaz](#)
Subject: [External] Draft Plan of Condominium (19CDM-24V014), 2851 Hwy. 7, and 5 & 21 Meadowdale Rd., Vaughan
Date: Monday, October 28, 2024 4:45:40 PM

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



10/28/2024

Muzaib Riaz

**Vaughan
Vaughan (City)**

Attention: Muzaib Riaz

**Re: Draft Plan of Condominium (19CDM-24V014), 2851 Hwy. 7, and 5 & 21 Meadowdale Rd.,
Vaughan; Your File No. 19CDM-24V014
Our File No. DTS: 28109 / Circ: 44662**

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 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 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,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside it, indicating a redacted signature.

Juan Corvalan

Senior Manager - Municipal Liaison

Email: planninganddevelopment@bell.ca.



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

October 29, 2024

City of Vaughan – Planning Department

To: Muzaib Riaz, VMC Program

Reference: **19CDM-24V014** Related Files: **OP.19.009, DA.19.075, Z.19.024, 19T-19V004**
2851 Highway 7, 5 & 21 Meadowdale Road

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 2 mixed-use building development with retail unit(s) at ground level, 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, **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

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

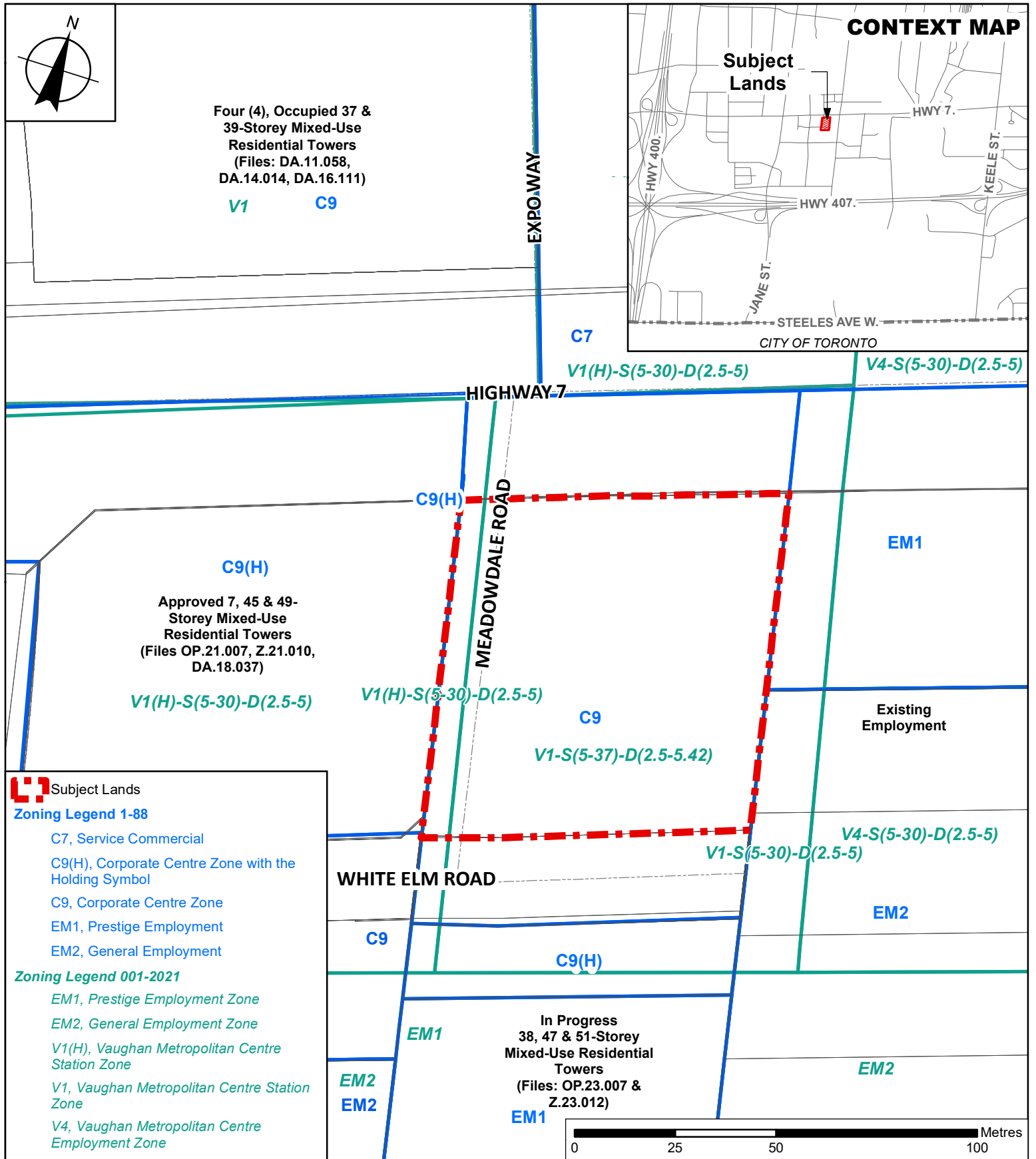
Should you require further information, please do not hesitate to contact me at the above telephone number or mailing address.

Regards,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning – GTA



Context and Location Map

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

19CDM-24V014

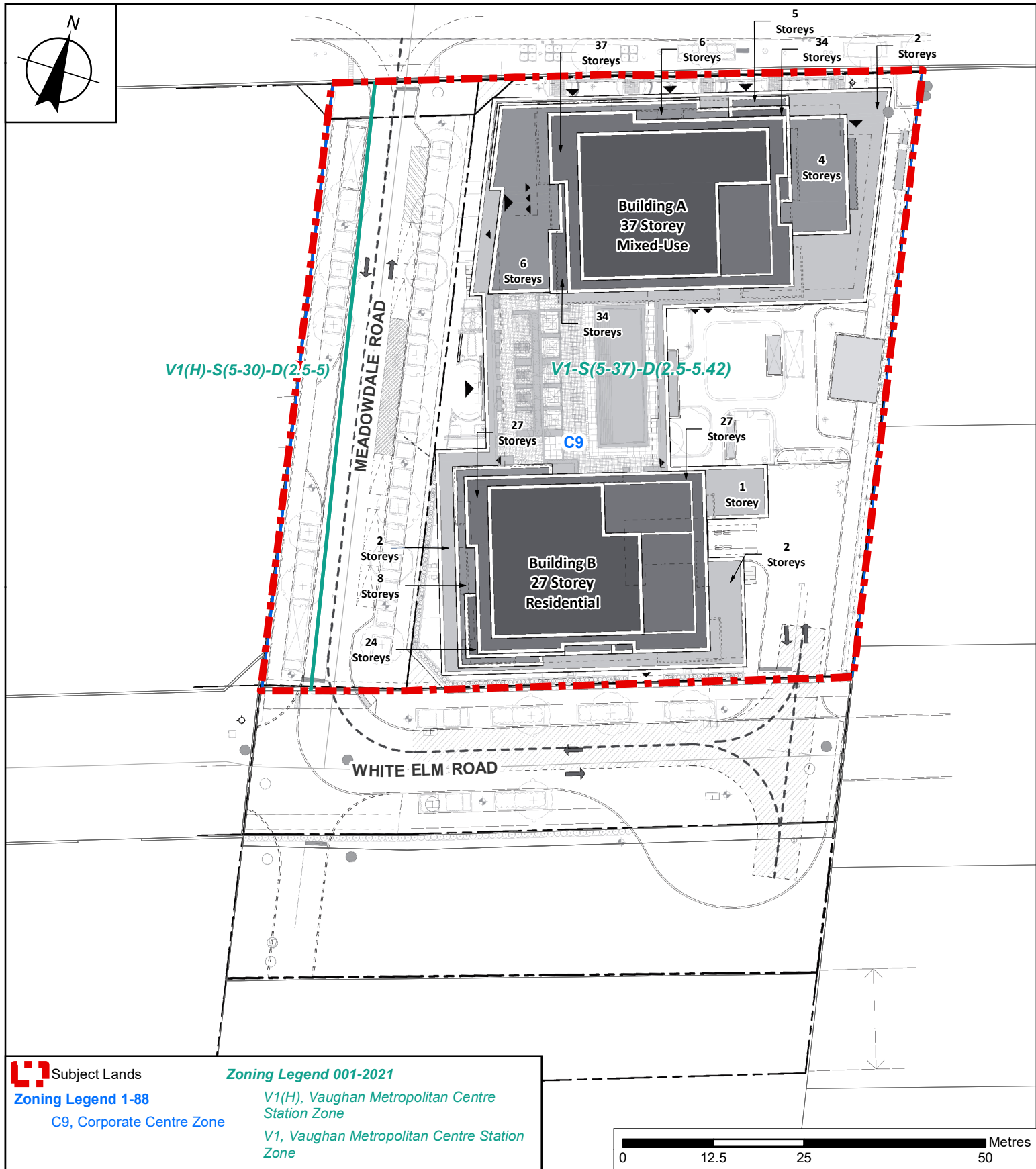
RELATED FILES:

OP.19.009, Z.19.024, DA.19.075, 19T-19V004

DATE:

January 21, 2025

2



Approved Site Plan - Interim Condition and Zoning

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



OP.19.009, Z.19.024, DA.19.075, 19T-19V004

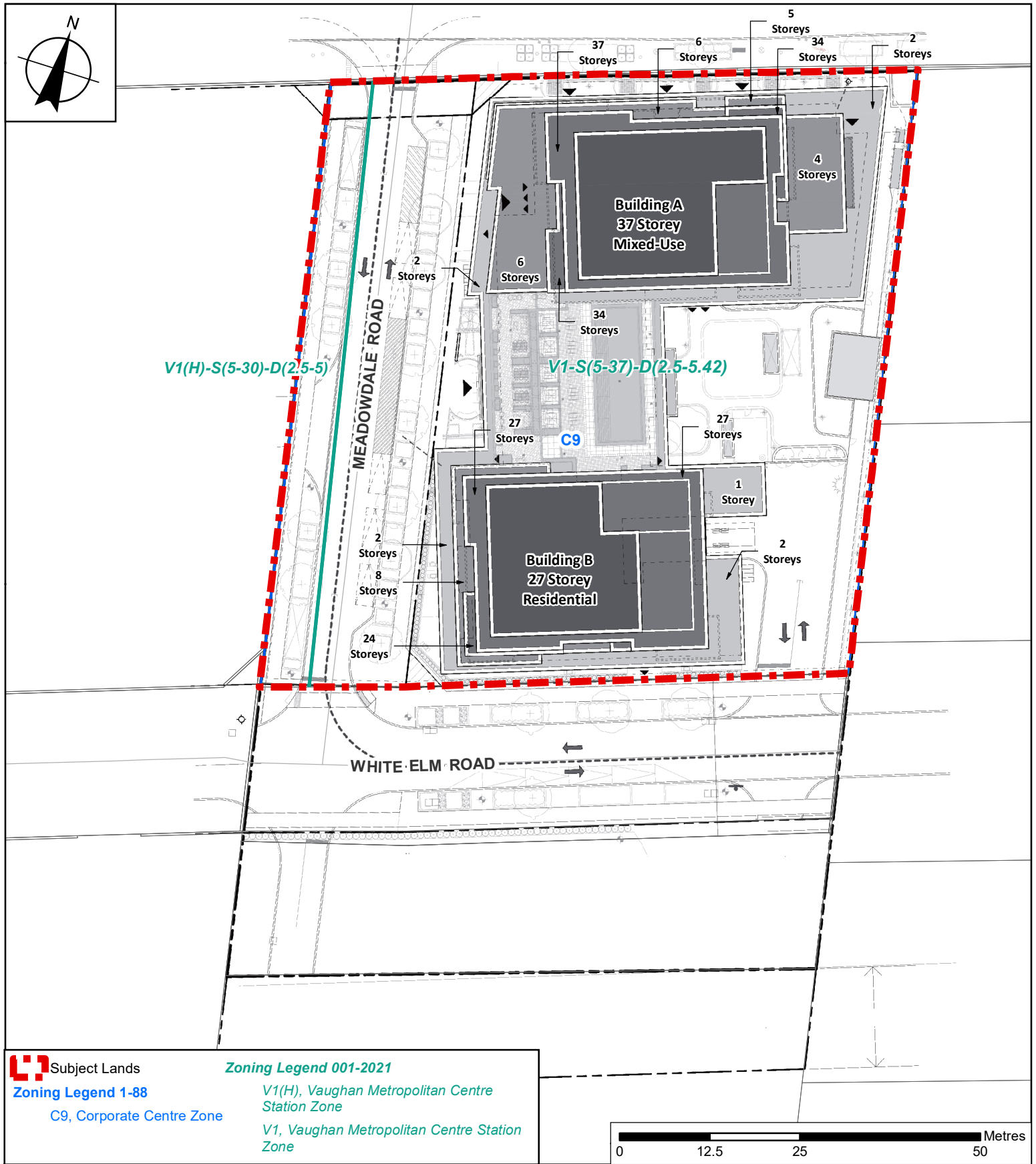
RELATED FILES:


FILE:
19CDM-24V014

DATE:
January 21, 2025

Attachment

3




Subject Lands
 Zoning Legend 1-88
 C9, Corporate Centre Zone

Zoning Legend 001-2021
 V1(H), Vaughan Metropolitan Centre Station Zone
 V1, Vaughan Metropolitan Centre Station Zone

Approved Site Plan - Ultimate Condition and Zoning

LOCATION:
 2851 Highway 7, and 5 and 21 Meadowdale Road
 Part of Lot 5, Concession 4

APPLICANT:
 GB (Vaughan Seven) Limited Partnership



OP.19.009, Z.19.024, DA.19.075, 19T-19V004

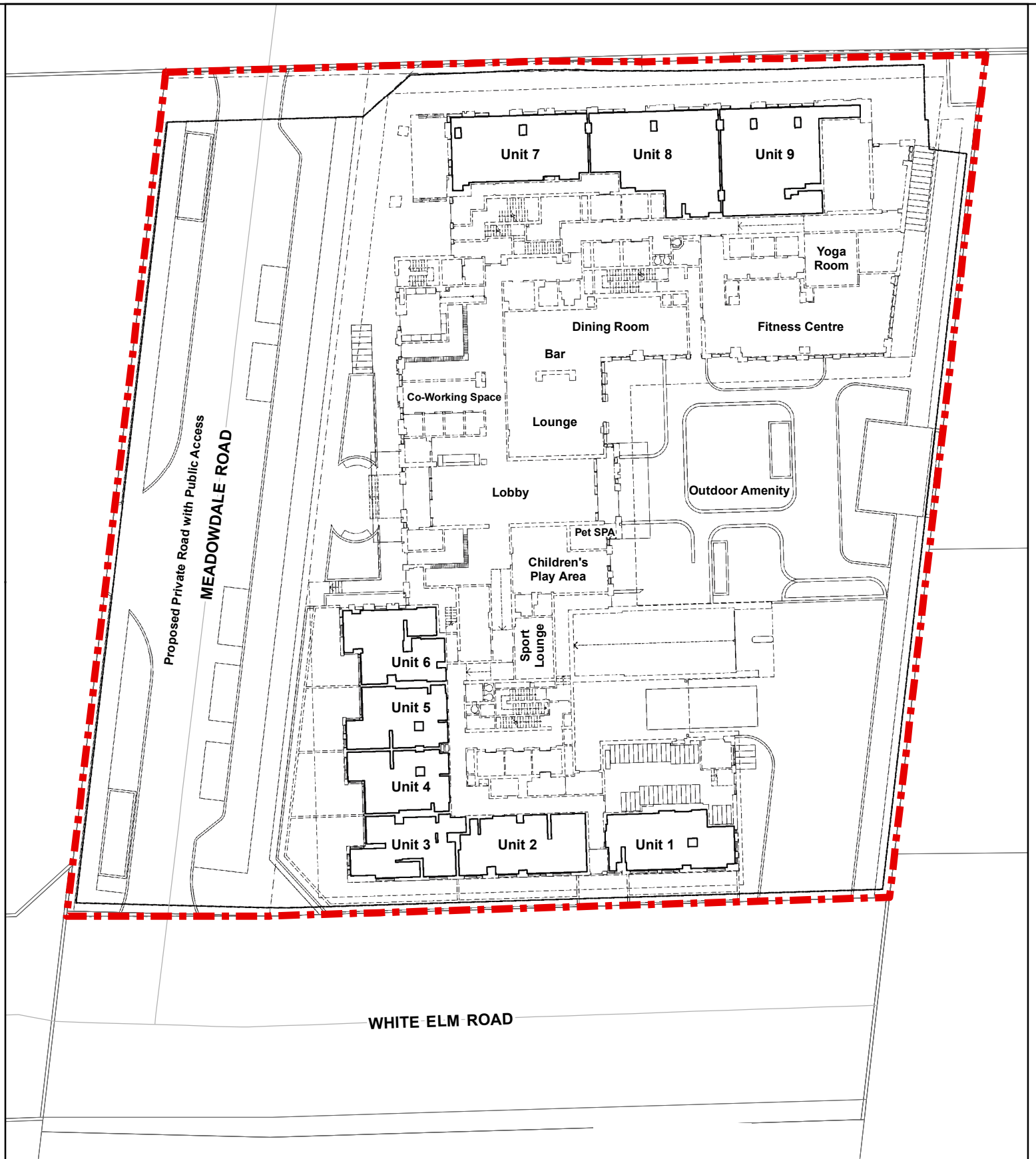
Attachment

FILE:
 19CDM-24V014

RELATED FILES:

DATE:
 January 21, 2025

4



Draft Plan of Condominium (Standard) - Level 1

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

19CDM-24V014

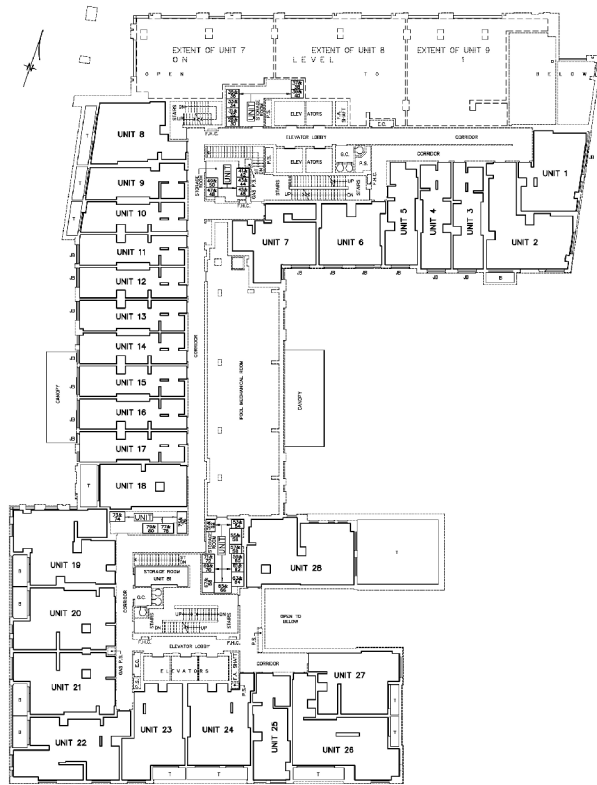
RELATED FILES:

OP.19.009, Z.19.024, DA.19.075, 19T-19V004

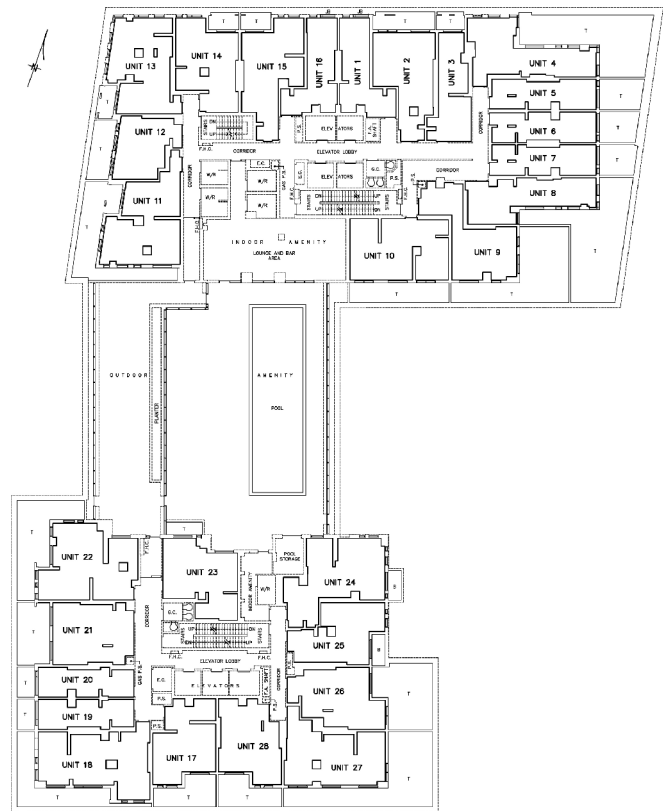
DATE:

January 21, 2025

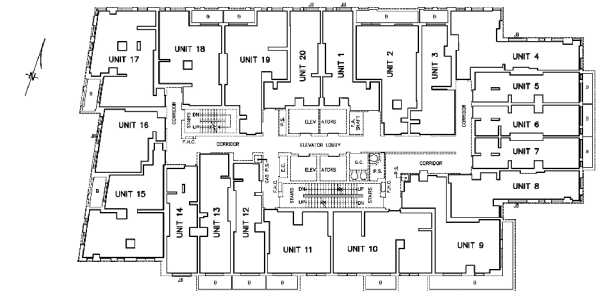
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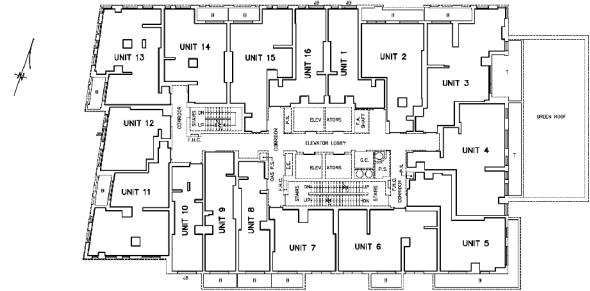
Residential Units 1 to 28, Inclusive, Storage Units 29 to 81, Inclusive, on Level 2



Residential Units 1 to 28, Inclusive, on Level 3



Residential Units 1 to 33, Inclusive, on Level 4



Residential Units 1 to 29, Inclusive, on Level 5

Draft Plan of Condominium (Standard) - Levels 2-5

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



OP.19.009, Z.19.024, DA.19.075, 19T-19V004

RELATED FILES:

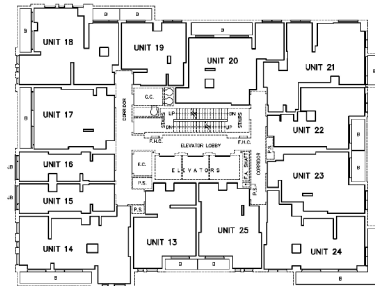
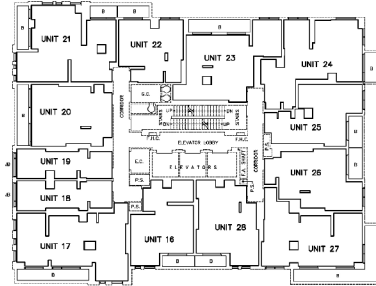
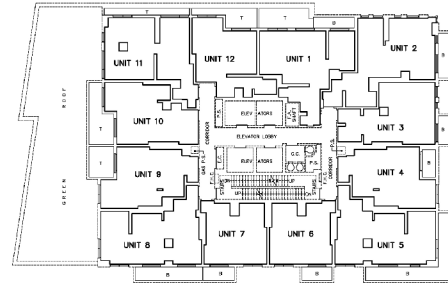
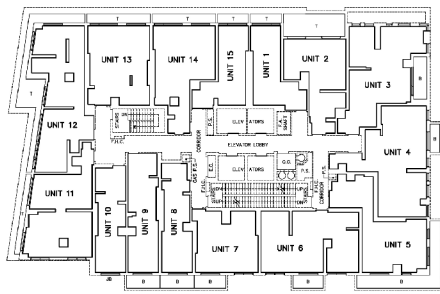
FILE:
19CDM-24V014

DATE:

January 21, 2025

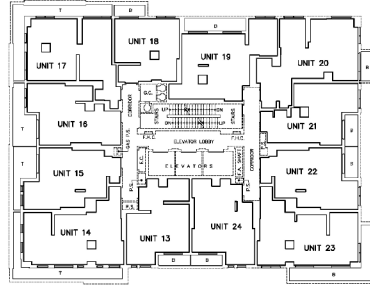
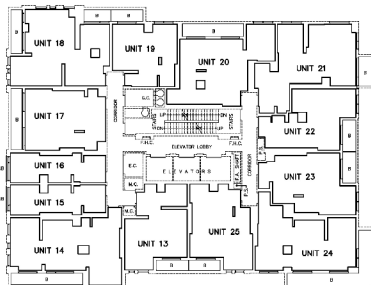
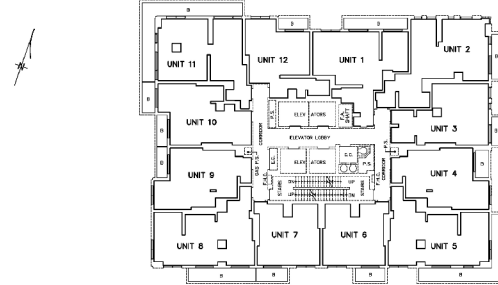
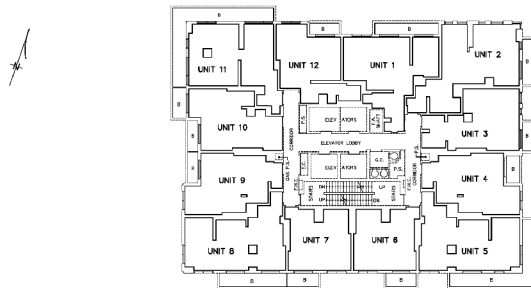
Attachment

6



Residential Units 1 to 28, Inclusive, on Level 6

Residential Units 1 to 25, Inclusive, on Level 7



Residential Units 1 to 25, Inclusive, on Level 8

Residential Units 1 to 24, Inclusive, on Level 9

Draft Plan of Condominium (Standard) - Levels 6-9

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

19CDM-24V014

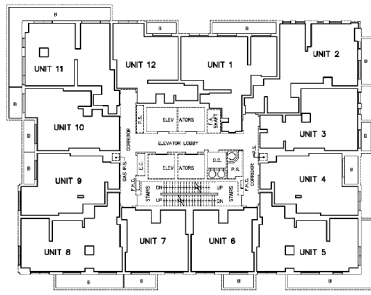
RELATED FILES:

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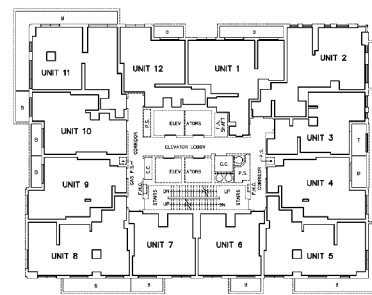
DATE:

January 21, 2025

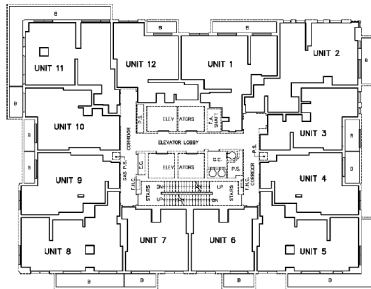
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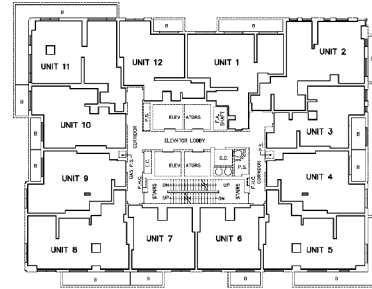
Residential Units 1 to 24, Inclusive, on Levels 10 to 14, Inclusive



Residential Units 1 to 24, Inclusive, on Level 15



Residential Units 1 to 24, Inclusive, on Levels 16 to 14, Inclusive



Residential Units 1 to 23, Inclusive, on Level 25

Draft Plan of Condominium (Standard) - Levels 10-25

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

19CDM-24V014

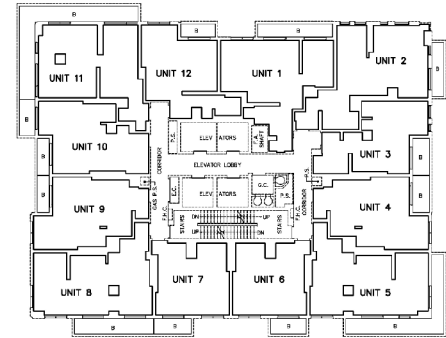
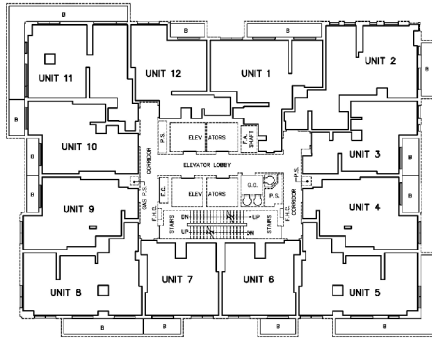
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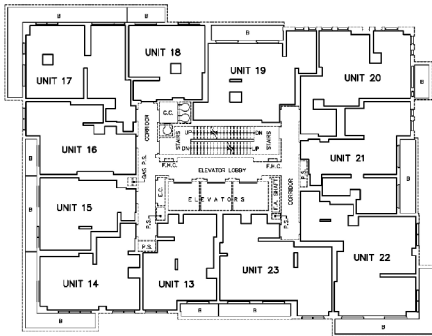
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January 21, 2025

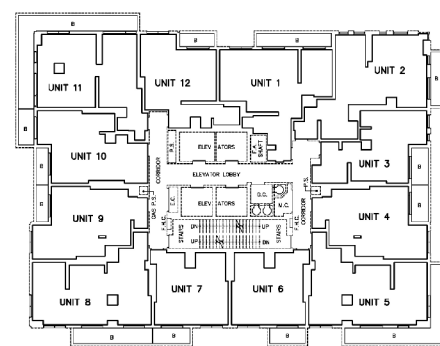
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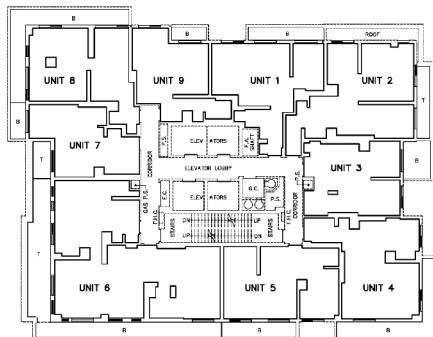
Residential Units 1 to 12, Inclusive, on Level 28



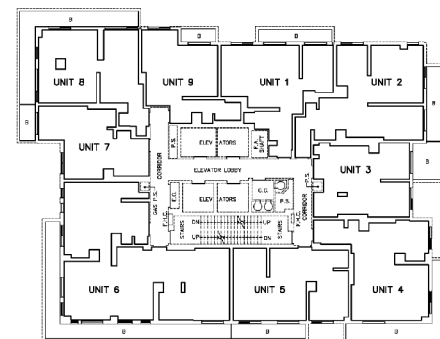
Residential Units 1 to 23, Inclusive, on Levels 26 and 27



Residential Units 1 to 12, Inclusive, on Levels 29 and 34, Inclusive



Residential Units 1 to 9, Inclusive, on Level 35



Residential Units 1 to 9, Inclusive, on Levels 36 and 37

Draft Plan of Condominium (Standard) - Levels 26-37

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

19CDM-24V014

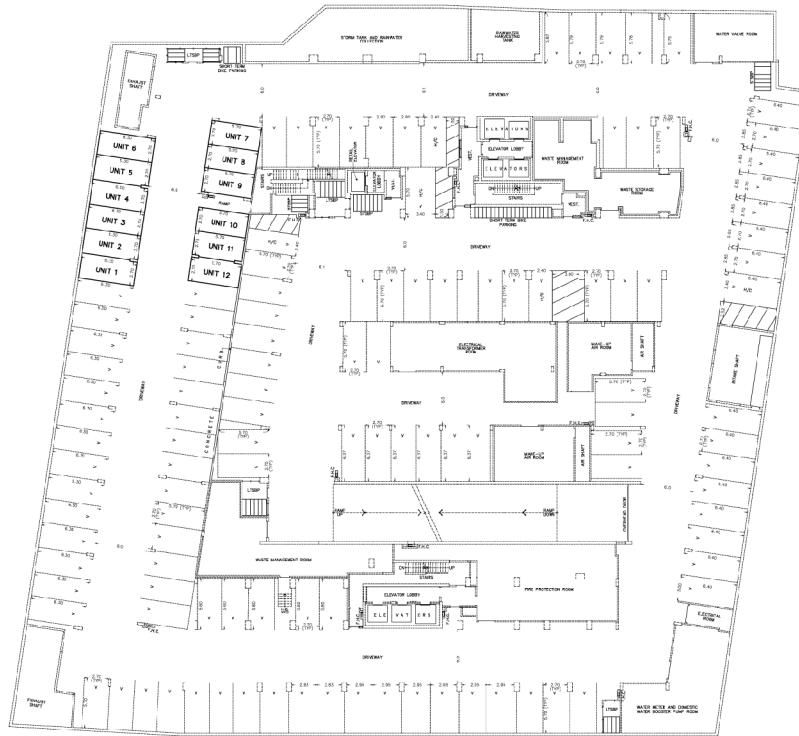
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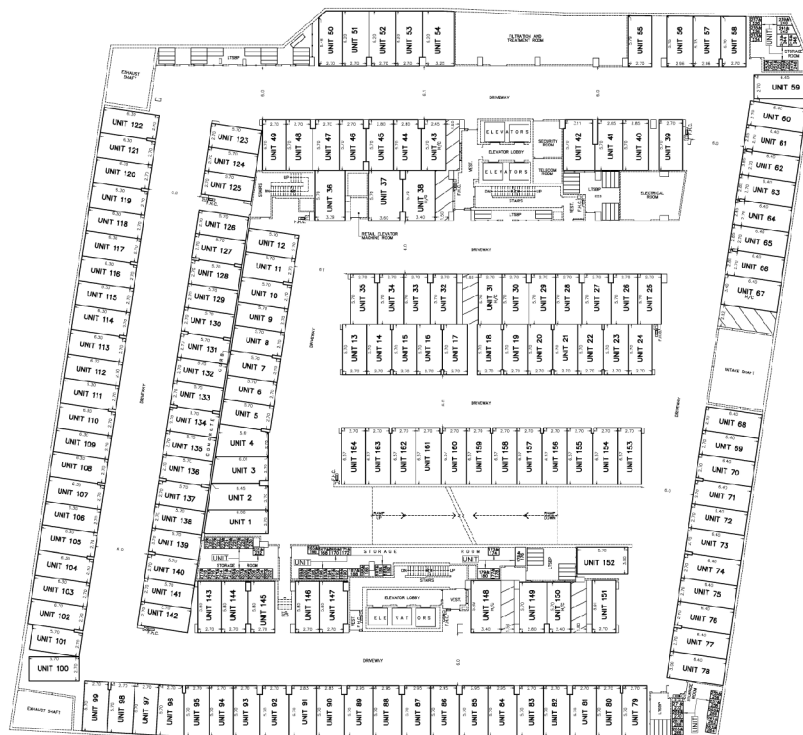
DATE:

January 21, 2025

9



Commercial Parking Units 1 to 12, Inclusive, on Level A



Parking Units 1 to 164, Inclusive, Stacked Storage Units 165 to 272, Inclusive, on Level B

Draft Plan of Condominium (Standard) - Underground Levels A & B Attachment

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



FILE:

19CDM-24V014

RELATED FILES:

OP.19.009, Z.19.024, DA.19.075, 19T-19V004

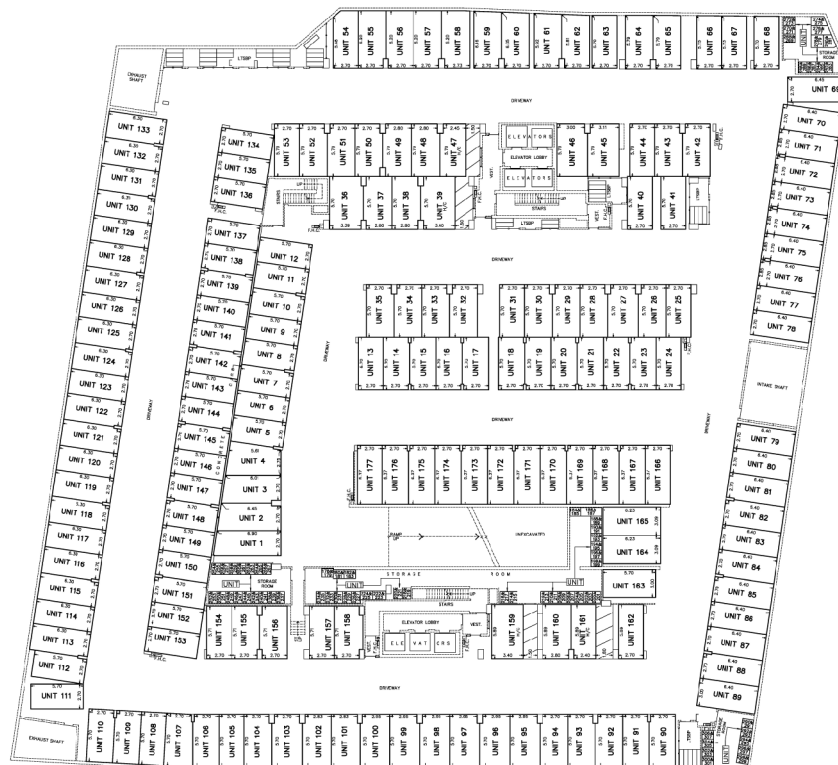
DATE:

January 21, 2025

10



Parking Units 1 to 175, Inclusive, Stacked Storage Units 176 to 289, Inclusive, on Level C



Parking Units 1 to 177, Inclusive, Stacked Storage Units 178 to 307, Inclusive, on Level D

Draft Plan of Condominium (Standard) - Underground Levels C & D Attachment

LOCATION:

2851 Highway 7, and 5 and 21 Meadowdale Road
Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



OP.19.009, Z.19.024, DA.19.075, 19T-19V004

FILE:
19CDM-24V014

RELATED FILES:

DATE:
January 21, 2025

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