

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

May 21, 2024

Samantha Dela Pena  
Development Planner  
Planning, Building, and Growth Management  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca)

**RE: Application for Official Plan & Zoning By-law Amendment  
69 Bramalea Holdings Ltd.  
69 Bramalea Road  
Regional File: OZ-23-020B  
City File: OZS-2023-0020**

Dear Ms. Dela Pena,

Region of Peel staff have reviewed the second submission for the above noted Official Plan and Zoning By-law Amendment application for a phased development with two high-density mixed-use towers, including 572 dwelling units with retail uses at grade. We offer the following comments on that second submission:

### General Development Services Requirements

- Please note that the Region of Peel may be party to any future site plan, site servicing, condominium water servicing or other agreements as appropriate.
- Please be advised that the Functional Servicing Report Review Fee and the First Submission Fee are **outstanding and payable, \$1,025.00 and \$430.76** respectively.
- Please be advised that the **2024 Fees by-law update includes an increase** in some Development Fees. All fees may be subject to change on annual basis pending Council approval.

### Servicing Connections

Servicing Connections has completed the review of the Functional Servicing Report (FSR) dated January 11th, 2024. The FSR is not complete and cannot be sent for modeling at this time until revisions noted below have been made. Please see the following comments:

#### Water:

- The Hydrant Flow Test has not been completed.
- Please provide a breakdown of units, population for each phase and corresponding detail calculations, and include domestic demands.
- If the two phases will be under separate ownerships, please ensure servicing is in line with OBC, in addition the submitted servicing plan does not reflect correct OBC servicing for buildings over 84 metres.
- Utilize the updated demand table.

## Wastewater

- Please provide a breakdown of units, population for each phase and corresponding detail calculations and flows.
- If the two phases will be under separate ownerships, please ensure servicing is in line with OBC.
- Utilize the update demand table.
- A Regionally owned sanitary sewer is located on the subject lands, and there was a proposal to abandon the sewer as per ROP standards and relocate any services all at applicants' expense, this information is not mentioned in the FSR.

## Growth Management Policy

On November 4, 2022, the Minister of Municipal Affairs and Housing issued a decision to approve the new Region of Peel Official Plan (RPOP) 2022, with modifications. The RPOP is available on Peel's [website](#).

As per Schedule E-5 of the RPOP, the subject lands, situated at the northeast corner of Bramalea Road and East Drive, are located within the Bramlea GO/KIT-2 Primary Major Transit Station Area (MTSA). As per Table 5 of the RPOP, the minimum overall density for this MTSA is 150 people and jobs per hectare. The western portion of the subject lands is identified as Designated Greenfield Area, as shown on Schedule E-3. The most relevant RPOP policies can be found in the following sections:

- *Section 5.6.17 – Strategic Growth Areas*
- *Section 5.6.19 – Major Transit Station Areas*
- Until the City of Brampton has established MTSA policies in accordance with section 16(16) of the *Planning Act* and RPOP policy 5.6.19.9, proposed developments within MTSAs will be reviewed with consideration to the objectives of the RPOP to ensure the criteria in policy 5.6.19.18 are satisfied.
- Pursuant to RPOP policy 5.6.19.18, the assessment must confirm the total number of proposed units and jobs and demonstrate how the proposed density (persons and jobs) contributes to the minimum MTSA target density.
- The assessment must also provide consideration to municipally initiated studies and recommendations that support the requirements of policy 5.6.19.10 of the RPOP. The applicant is encouraged to work with the local municipality undertaking its MTSA study, including the phasing and servicing plan.

Additionally, RPOP policy 5.5.6 requires a growth management and phasing strategy for this application. The development application should include a phasing plan, which should be prepared to the satisfaction of the City of Brampton, in cooperation with Peel.

## Public Housing Comments

[Table 4](#) of the [Peel 2051 Regional Official Plan](#) (RPOP) identifies Peel-wide housing unit targets on rental, density, and affordability. These targets are based on need as determined through the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#).

For planning applications of approximately 50 units or more, Peel policies require applicants to submit a housing assessment that is consistent with local and Regional housing objectives and demonstrates contributions towards the housing targets. Staff appreciate that the applicant has provided a Planning Justification in a previous submission.

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**Affordability:** To contribute to the Peel-wide affordable housing target, the applicant is encouraged to provide units at prices that are affordable to low- or moderate-income households. The definition of 'affordable housing' can be found in the [Glossary section](#) of the RPOP. The applicant can provide information on pricing (sale price or average rent) and affordability period (i.e., 25 years or more) of units.

As part of the applicant's contribution to the Peel-wide new housing unit target for affordability, the applicant may consider a contribution of units to the Region and/or a non-profit housing provider to be used for affordable housing. Regional staff would be interested in working with applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider.

This application is within an area in the City of Brampton that is eligible for inclusionary zoning (IZ). Consequently, the applicant should be aware of ongoing [consultation and policy development](#) regarding the potential for IZ and further efforts by the City of Brampton to develop and implement an IZ by-law. Affordable units secured through IZ are part of an applicant's demonstration of a contribution to the Peel-wide new housing unit targets.

**Density:** It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing to develop two high density mixed-use apartment buildings. This will help to foster more complete communities.

While it is appreciated that the anticipated unit mix includes larger family-sized one-bedroom plus den, two bedroom, two bedroom plus den, and three bedroom units, the applicant is encouraged to explore opportunities to incorporate more two bedroom, two bedroom plus den, and three-bedroom units in the proposal, particularly in Phase 2, to provide an appropriate number and proportion of family-sized units that responds to community need. The applicant is encouraged to include units of all sizes that are affordable to moderate income households.

**Rental:** It is greatly appreciated that the proposed development is demonstrating a strong contribution towards the rental housing target through the provision of much-needed purpose-built rental units. The applicant should explore all available funding sources to support affordable rental housing, such as the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#).

This application is located within an area that is a priority community for child care expansion. The applicant is encouraged to explore the opportunity for co-locating a licensed child care centre within the proposed development, such as in proposed amenity or retail spaces, where feasible. Please contact Paul Lewkowicz at [paul.lewkowicz@peelregion.ca](mailto:paul.lewkowicz@peelregion.ca) who can connect the applicant with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.

Peel staff can meet with applicants to clarify housing objectives and policies as needed.

### **Public Health**

- It is great to see amenity spaces at the front of the building, on the ground floor. Consider designing the space to promote a seamless indoor-outdoor space with the outdoor pedestrian realm.
- Ensure there is wayfinding on-site to direct visitors to the secure bicycle parking for the commercial retail and residential uses.

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### **Public Works**

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If you have any questions or concerns, please contact me at [dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca) or 905.791.7800 x 4027 at your earliest convenience. Thank you, Sam.

Regards,

*Dana Jenkins*

Dana Jenkins  
Development Services  
Region of Peel Public Works

Cc: John Hardcastle, Manager, Development Services, Region of Peel  
Alex Sepe, Manager, Development Services, City of Brampton  
Mark Condello, Associate, Glen Schnarr & Associates

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**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

February 4th, 2025

Samantha DelaPena  
City of Brampton  
2 Wellington Street West Brampton  
ON, L6Y 4R2  
[samantha.delapena@bramptonca](mailto:samantha.delapena@bramptonca)

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**RE: Region of Peel Comments  
Official Plan and Zoning By-law Amendment  
55, 57, 59, 61, 63 and 65 Park Street  
City File: OZS-2024-0001  
Regional File: OZ-24-001B**

Dear Samantha,

Regional staff have reviewed the 2<sup>nd</sup> submission materials received December 23rd, 2024, proposing amendments to permit a residential intensification proposal consisting of a 30-storey apartment building with 240 residential apartment units. We offer the following comments:

### **Hosing Recommendations**

- The following housing comments are provided to address the needs identified in the Peel Housing and Homelessness Plan and the Regional Housing Strategy:
- **Affordability:** It is understood that potential to include affordable housing units will be considered at a future phase of the project. the definition of 'affordable housing' is outlined in the [\ Glossary](#) section of the Peel 2051 Regional Official Plan and the [\ Provincial Planning Statement 2024](#).
- **Rental:** It is greatly appreciated that the proposed development is considering opportunities for secondary rental units.
- The applicant is encouraged to incorporate universal accessibility and design features and unit types (e.g. rough-ins, size, or configuration) that respond to community need to support aging in place, age-friendly healthy built environment, multi-generational households, and [core housing need](#).

### **Waste Management Comments**

- The applicant's Waste Management Plan and Traffic Impact Study indicate that the Waste Collection Vehicle must reverse onto Park Street to exit the development. Please note that, due to safety reasons, this approach does not comply with the requirements outlined in the [waste-collection-design-standards-manual.pdf \(peelregion.ca\)](#) (WCDSM).
- As per the Section 2 of the WCDSM:

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<b>Access</b>	<p>The Waste Collection Vehicle is not permitted to:</p> <ul style="list-style-type: none"> <li>• reverse in excess of 15 metres;</li> <li>• turn while reversing; or</li> <li>• reverse onto a municipal roadway.</li> </ul>
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- The applicant will need to provide a Waste Management Plan that complies with the remaining WCDSM requirements:
- **Collection Vehicle Access:**
  - The collection vehicle access route throughout the sites must be shown on the Waste Management Plan.
  - Overhead clearance outside of the Collection Point – Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route is required. The clear height of 4.4 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies.
  - Internal roadways must be constructed of a hard surface material, such as asphalt, concrete and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
  - If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, or transformer cover) the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
  - The collection vehicle internal access route roadway must be designed to have a minimum width of 6 meters.
  - Turning Radius: The turning radius from the centerline of the waste collection vehicle access route must be a minimum of 13 meters on all turns.
  - For complete collection vehicle access route requirements, refer to section 2.0 of the WCDSM.
- **Safety Measures for Reversing Vehicles:**
  - If the waste collection vehicle must reverse onto oncoming internal traffic when exiting the collection point area, a stop signs with a flashing warning light system that can be controlled by onsite staff is required to prevent pedestrian and vehicle traffic from crossing the path of a reversing collection vehicle.
  - A convex mirror is also recommended to assist the driver in reversing at the collection point area.
  - Please see Appendices 13 and 14 of the WCDSM for sample drawings of the requirements.
- **Collection Point Area(s):**
  - If the Waste Collection Vehicle must reverse onto oncoming traffic exiting the collection point, a prevent pedestrian and vehicle traffic from crossing the path of a reversing collection vehicle exiting the collection point area.
  - In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
  - A minimum 18 meter straight head-on approach to the Collection Point is required.
  - Overhead clearance at the Collection Point – A minimum of 7.5 metres from the concrete pad is required at the Collection Point. The clear height of 7.5 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies. This must be shown and labelled on subsequent revised submissions.
  - A Collection Point: solid level (+/- 2%) concrete pad is required. The concrete pad

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- must extend a minimum of 1.5 metres in length outside of the concealed collection point to accommodate the front wheels of the waste collection vehicle.
- The Collection Point must also show 10 square meters for the set-out of Bulky Items.
- The drawing must show the 5 Waste bins in the collection area. Please refer to WCDSM Appendix 4: for bin placement.
- The collection area should not require the jockeying of front-end bins (i.e., manually positioning one front-end bin at a time for the waste collection vehicle to pick up) by property management staff. The Region discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection. Please see Appendix 4 for indoor waste collection point specifications.
- However, where all reasonable attempts have been undertaken and these requirements cannot be met, reliance on property management staff to facilitate waste collection will be considered at the Region's discretion subject to the following requirements:
  1. 1.The bins should be properly positioned in the collection area on the day of collection before 7 am.
  2. 2.The driver is not required to exit the collection vehicle to facilitate collection.
  3. 3.Property management is responsible for moving bins during collection.
  4. 4.The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
  5. 5.Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
  6. 6.Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
  7. 7.Property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection.
- If jockeying is required, the applicant will need to add the following jockeying notes 1 to 7 stated above on the development's Waste Management Plan.
- (Please refer to Appendix 14: of the [waste-collection-design-standards-manual.pdf](http://waste-collection-design-standards-manual.pdf) ([peelregion.ca](http://peelregion.ca)), which includes sample drawings of the requirements outlined above.)

### Servicing Requirements

- Please see modelling comments for the FSR (revision 2) prepared by EXP dated September 19, 2024, below:
- *Water:*
  - Based on the figures provided:
  - Requested Population: 648
  - Water Demand (L/c/d): 280
  - Requested Water Demand (MDD L/s): 4.2
  - Requested Fire Flow (L/s): 267
- **No Hydrant Flow Test was provided**-although Program Planning has no objections to the proposed water demands and connection to the existing 150mm watermain along Park St at this time, **a Hydrant Flow Test is required to confirm model results and capacity for water servicing.**
- *Wastewater:*
  - Based on the Figures provided:
  - Peak WWF (L/s): 8.29 L/s
  - The wastewater model indicates minor constraints that will be alleviated once the planned infrastructure is in place (design phase in 2025, with construction

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- o beginning in 2026).
- o Requested Population: 648
- *The generation rates are based on the criteria:*
  - o Sanitary demand rate of 280 L/c/d
  - o Infiltration allowance of 0.28 L/s/ha
  - o Peaking factor based on the Harmon Equation.
- *The consultant provided the following wastewater demand values:*
  - o Area: 0.26 Ha
  - o Peak WWF: 8.29 L/s
- Infrastructure Planning has no objections to the proposed wastewater flows (provided below) and the connection to the 200 mm diameter sanitary sewer along Park Street at this time.

### **Concluding Comments**

We look forward to working with the City of Brampton staff members and applicant team in the future resubmissions to address outstanding matters of Regional interest. If you have any questions or concerns, please contact me or my colleague at [nicole.capogna@peelregion.ca](mailto:nicole.capogna@peelregion.ca) or 905.791.7800 x 6330 / [dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca) or 905.791.7800 x 4027.

Thank you,



**Nicole Capogna**  
Junior Planner  
Planning and Development Services  
Region of Peel

On Behalf of

*Dana Jenkins*

**Dana Jenkins**  
Principal Planner  
Planning and Development Services  
Region of Peel

CC: Maurizio Rogato, Principal, Blackthorn Development Corp.  
Mitral T. Kissoon, Daneshwar Kissoon & Sugrim Enterprises Inc.



July 10, 2023

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
Att'n: Emma De Melo

Re: Notice of Application and Request for Comments – 69 Bramalea Road  
COB File: OZS-2023-0020

Dear Emma,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

**Alectra Utilities Corporation**

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

[alectrautilities.com](https://alectrautilities.com)

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities

July 10, 2023

Emma De Melo  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Emma:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
69 Bramalea Road  
East side of Bramalea Rd, north of Steeles Ave E  
File: OZS 2023-0020  
City of Brampton – Ward 7**

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The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 2 mixed-use buildings with a total of 572 residential units, which are anticipated to yield:

- 34 Junior Kindergarten to Grade 8 Students; and
- 17 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. John Henry Newman	365	651	0
Secondary School	St. Thomas Aquinas	1504	1500	17

**The Board requests that the following condition be incorporated in the development agreement:**

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Krystina Koops, MCIP, RPP  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24407  
krystina.koops@dpcdsb.org

c: Z. Tessaro, Peel District School Board (via email)

July 10, 2023

Emma Demelo  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Emma Demelo,

RE: **Applications to Amend the Official Plan and Zoning By-law  
GSAI  
69 Bramalea Rd  
OZS-2023-0020  
City of Brampton**

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The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of two mixed-use towers with 572 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

<b>Kindergarten to Grade 5</b>	<b>Grade 6 to 8</b>	<b>Grade 9 to 12</b>
53	15	9

The students generated from this development would reside within the boundaries of the following schools:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Occupied Portables</b>
Dorset Drive P.S.	496	432	5
Earncliffe Sr. P.S.	663	879	0
Bramalea S.S.	1,142	1,278	0

PDSB requires the following conditions be placed in the Development Agreement, and warning clauses conveyed by the property owner to potential residents:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information, please contact me at [zach.tessaro@peelsb.com](mailto:zach.tessaro@peelsb.com) or 905-890-1010, ext. 2217.

Thank you,

*Zachary Tessaro*

Zach Tessaro, BES  
Planner – Development  
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board  
S. Blakeman, Peel District School Board



Enbridge Gas Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

July 11, 2023

Emma De Melo  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Emma,

Re: Official Plan Amendment, Zoning By-Law Amendment  
69 Bramalea Holdings Ltd  
69 Bramalea Road  
City of Brampton  
File No.: OZS-2023-0020

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Cornelio'.

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

## Dela Pena, Samantha

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**From:** Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>  
**Sent:** 2024/02/09 3:02 PM  
**To:** Dela Pena, Samantha  
**Cc:** Jason Wagler  
**Subject:** [EXTERNAL]RE: [OZS-2023-0020] REVISION 1: DUE FEB 2/2024

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Samantha,

The property is fully outside of TRCA's Regulated Area. As such, we continue to have no comments or concerns with the OZS-2023-0020.

Regards,

**Anthony Syhlonyk, MPlan**

Planner

Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938

E: [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | [trca.ca](http://trca.ca)



*All digital submissions and documents can be submitted to the following e-mail addresses:*

*Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)*

*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

*We thank you for your cooperation as we respond to the current situation.*

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**From:** Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>

**Sent:** Friday, February 9, 2024 1:59 PM

**To:** Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Jason Wagler <Jason.Wagler@trca.ca>;  
dana.jenkins@peelregion.ca

**Subject:** FW: [OZS-2023-0020] REVISION 1: DUE FEB 2/2024

**EXTERNAL SENDER**

Good afternoon everyone,

Happy Friday! I am just sending a friendly reminder that comments for the above noted application are due 😊

Thanks kindly and have a great weekend !



Best regards,  
Sam

**Samantha Dela Pena**

Planner I

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2

[samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca)



Our Focus Is People

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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** Friday, January 19, 2024 4:48 PM

**To:** ZZG-PlanningInfo <[zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca)>; Jenkins, Dana <[dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)>; Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; [peelplan@trca.ca](mailto:peelplan@trca.ca); [Jason.Wagler@trca.ca](mailto:Jason.Wagler@trca.ca); Anthony Syhlonyk <[Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)>

**Cc:** Dela Pena, Samantha <[Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; Planningcomments <[Planningcomments@brampton.ca](mailto:Planningcomments@brampton.ca)>

**Subject:** [OZS-2023-0020] REVISION 1: DUE FEB 2/2024

Good Afternoon,

**Revision 1** documents for **69 Bramalea Road** with the assigned file numbers of **OZS-2023-0020** was submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

As part of our commitment to improving our development application processes, timely reviews are crucial due to compressed timelines.

Please submit your comments to both our general inbox at [planningcomments@brampton.ca](mailto:planningcomments@brampton.ca) and the assigned planner by **February 2, 2024**.

If you have any concerns, please contact Sam at [samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca)

*Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.*

**How to Access Applicant Submitted Documents**

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great weekend!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Growth Management

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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## Dela Pena, Samantha

---

**From:** Straatsma, Greg <Greg.Straatsma@gtaa.com>  
**Sent:** 2025/01/30 10:22 AM  
**To:** Dela Pena, Samantha  
**Cc:** English, Scott; ZZG-Landuse Planning  
**Subject:** RE: 24-2251 RE: [EXTERNAL]RE: [OZS-2023-0020] REVISION 2: DUE JAN 21/2025  
**Attachments:** Bramalea Rd (69) [OZS-2023-0020] 2025Jan21.pdf

Hi Samantha,

The Phase 1 building is just outside of the splay of the Approach Surface for Runway 15R, therefore it is not affected by the height limits that are quoted. The applicant has assured us that the proposed building will have enough of a buffer from the Approach Surface boundary in order to avoid any potential encroachment. The proposed top elevation of the Phase 2 building is below the heights limits quoted, however this must be inclusive of all proposed building features.

Let me know if you have any other questions.

Thanks,



**Greg Straatsma, RPP, B.URPI**  
**Supervisor, Land Use Planning**  
**Airport Development and Technical Services**  
**Greater Toronto Airports Authority**  
P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2  
Phone (416) 776-3635  
[Landuse.Planning@gtaa.com](mailto:Landuse.Planning@gtaa.com)  
[www.TorontoPearson.com](http://www.TorontoPearson.com)

---

**From:** Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>  
**Sent:** Wednesday, January 29, 2025 2:59 PM  
**To:** English, Scott <scott.english@navcanada.ca>; Straatsma, Greg <Greg.Straatsma@gtaa.com>  
**Subject:** RE: 24-2251 RE: [EXTERNAL]RE: [OZS-2023-0020] REVISION 2: DUE JAN 21/2025

CAUTION: External Sender. Do not click on any links or open any attachments unless you trust the sender and know the content is safe.

Hi Scott,

Thanks kindly for clarifying !

[@Straatsma, Greg](#) – if you can please kindly confirm if GTAA clearance has been provided, that'd be greatly appreciated. In reading the attached GTAA comments, my interpretation is that clearance has not been provided as the Phase 1 building height exceeds the GTAA's limit? Just looking for confirmation, thanks !

Best regards,  
Sam

## Samantha Dela Pena

Planner III

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2

[samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca)



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---

**From:** English, Scott <[scott.english@navcanada.ca](mailto:scott.english@navcanada.ca)>

**Sent:** 2025/01/29 12:54 PM

**To:** Dela Pena, Samantha <[Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@brampton.ca)>; Straatsma, Greg <[Greg.Straatsma@gtaa.com](mailto:Greg.Straatsma@gtaa.com)>

**Subject:** 24-2251 RE: [EXTERNAL]RE: [OZS-2023-0020] REVISION 2: DUE JAN 21/2025

Hello Samantha,

Here is a copy of our letter that was sent to the developer on this project.

The building is clear by narrowest of margins from the protection surfaces of the instrument flight procedures. Construction cranes that exceed the height of the building submissions will be objectionable as they will impact the instrument flight procedures.

Cranes for maintenance of the buildings HVAC systems would also be an issue in the future.

Thanks,

### Scott English

Commercial Relations Coordinator / Coordonnateur des relations commerciales

**Stakeholder & Commercial Relations**

Personal: [scott.english@navcanada.ca](mailto:scott.english@navcanada.ca)

Group: [commercialrelations@navcanada.ca](mailto:commercialrelations@navcanada.ca)

1601 avenue Tom Roberts Avenue Ottawa, ON K1V 1E5

T. 613-248-4111

[www.navcanada.ca](http://www.navcanada.ca)



---

**From:** Dela Pena, Samantha <[Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@brampton.ca)>

**Sent:** Wednesday, January 29, 2025 10:54 AM

**To:** Straatsma, Greg <[Greg.Straatsma@gtaa.com](mailto:Greg.Straatsma@gtaa.com)>; English, Scott <[scott.english@navcanada.ca](mailto:scott.english@navcanada.ca)>

**Subject:** [EXT] FW: [EXTERNAL]RE: [OZS-2023-0020] REVISION 2: DUE JAN 21/2025

Good morning Greg and Scott,

I hope all is well! I just wanted to touchbase regarding the above noted file – based on your comment letters, can you please confirm if this applicant does or does not have clearance from GTAA and NAV Canada?

Please feel free to let me know at your earliest convenience.

Best regards,

Sam

## Samantha Dela Pena

Planner III

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2

[samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca)



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---

**From:** Straatsma, Greg <[Greg.Straatsma@gtaa.com](mailto:Greg.Straatsma@gtaa.com)> **On Behalf Of** ZZG-Landuse Planning

**Sent:** 2025/01/21 5:03 PM

**To:** Planningcomments <[Planningcomments@brampton.ca](mailto:Planningcomments@brampton.ca)>; Dela Pena, Samantha <[Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@brampton.ca)>

**Cc:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>; Land Use <[landuse@navcanada.ca](mailto:landuse@navcanada.ca)>; ZZG-Cranes <[zzgcranes@gtaa.com](mailto:zzgcranes@gtaa.com)>; ZZG-Landuse Planning <[Landuse.Planning@gtaa.com](mailto:Landuse.Planning@gtaa.com)>; Straatsma, Greg <[Greg.Straatsma@gtaa.com](mailto:Greg.Straatsma@gtaa.com)>

**Subject:** [EXTERNAL]RE: [OZS-2023-0020] REVISION 2: DUE JAN 21/2025

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Please find attached comments from Toronto Pearson regarding the revised submission for 69 Bramalea Road.

Regards,



**Greg Straatsma, RPP, B.URPI**

**Supervisor, Land Use Planning**

**Airport Development and Technical Services**

**Greater Toronto Airports Authority**

P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2

Phone (416) 776-3635

[Landuse.Planning@gtaa.com](mailto:Landuse.Planning@gtaa.com)

[www.TorontoPearson.com](http://www.TorontoPearson.com)

---

**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** Tuesday, January 7, 2025 3:19 PM

**To:** ZZG-PlanningInfo <[zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca)>; Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; dana.jenkins <[dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)>; McVittie, Stephanie <[stephanie.mcvittie@peelregion.ca](mailto:stephanie.mcvittie@peelregion.ca)>; ZZG-Landuse Planning <[Landuse.Planning@gtaa.com](mailto:Landuse.Planning@gtaa.com)>

**Cc:** Dela Pena, Samantha <[Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; Planningcomments <[Planningcomments@brampton.ca](mailto:Planningcomments@brampton.ca)>

**Subject:** [OZS-2023-0020] REVISION 2: DUE JAN 21/2025

**CAUTION: External Sender. Do not click on any links or open any attachments unless you trust the sender and know the content is safe.**

Good Afternoon,

**Revision 1** documents for **69 Bramalea Road** with the assigned file number of **OZS-2023-0020** has been submitted to City of Brampton for review and the applicant submitted materials are available on [BramPlan Online](#) for review.

Please submit your comments to both our general inbox at [planningcomments@brampton.ca](mailto:planningcomments@brampton.ca) and the assigned planner by **January 21, 2025**

If you have any concerns, please contact Sam at [samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca)

*Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.*

### **How to Access Applicant Submitted Documents**

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Growth Management

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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## BRAMPTON – BramPlanOnline

**Property Address:** 69 Bramalea Road  
**Application Type:** Amendment to Official Plan and Zoning By-Law  
**File No:** OZS-2023-0020 (Revision 1)  
**Project Proposal:** Two high-density mixed-use towers, 18 and 26 storeys  
**Due Date:** 21 January 2025

### Airport Zoning:

According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject lands are partially affected by the Approach Surface for Runway 15R. The maximum allowable development elevation under this restriction ranges from approximately 248.1 metres A.S.L. (Above Sea Level) to approximately 250.1 metres A.S.L.

Based on the latest information provided by you:

Finished Floor Elevation:	190.90 metres A.S.L.
Height of tallest proposed structure (Phase 1):	80.70 metres
Proposed top elevation:	271.60 metres A.S.L.

the proposed Phase 1 building lies just outside of the Approach Surface for Runway 15R, while the proposed Phase 2 building (top elevation 247.7m ASL) would be within the height limitations associated with the Regulations.

Please note that any rooftop features (HVAC units, antennas, ladders, etc.) must be within the maximum allowable development elevations referred to above.

### NAV CANADA Review:

This proposal is being reviewed separately by NAV CANADA.

### Crane Operations

Any crane or other equipment used for construction on the site would be limited to the Maximum Allowable Development Elevations. Use of a crane or other such equipment during the period of installation is also restricted by airport operations at Toronto Pearson Airport. The contact for permission to operate cranes in areas adjacent to the airport is the GTAA Aviation Services group at [zzgcranes@gtaa.com](mailto:zzgcranes@gtaa.com). The process to obtain a permit to operate a crane normally takes up to two weeks. If it is anticipated that cranes or other equipment may exceed the Maximum Allowable Development Elevations, the Aviation Services G group should be contacted as soon as possible to ensure that the appropriate regulatory exemptions, including from NAV CANADA and/or Transport Canada as required, be obtained in time for the start of construction.

### Noise Impacts

The subject property lies within the 25-30 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. The AOA establishes the boundary of areas that are subject to high levels of aircraft noise. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Brampton.

LandUse.Planning@GTAA.com



## BRAMPTON – BramPlanOnline

**Property Address:** 69 Bramalea Road  
**Application Type:** Amendment to Official Plan and Zoning By-Law  
**File No:** OZS-2023-0020 (Revision 1)  
**Project Proposal:** Two high-density mixed-use towers, 22 and 28 storeys  
**Due Date:** 2 February 2024

### Airport Zoning:

Based on our review of the application proposal information, the property is affected by airport zoning height restrictions.

The applicant can use the following link to our Land Use Planning review web page:

<https://www.torontopearson.com/landuse>

It contains information on how to request an airport-specific review and identifies the review type for your application, based on project site location.

Please follow the instructions, including using our on-line fee payment system (your review type is 1A).

Previously submitted GTAA comments:     May 18, 2023 (PRE-2022-0178)  
   July 14, 2023 (OZS-2023-0020)

### NAV CANADA Review:

Based on the proposed development heights, on behalf of the applicant we will submit this proposal to NAV CANADA for their review of possible impacts on navigation, surveillance and communication equipment operating at Toronto Pearson International Airport. NAV Canada's reviews can take up to 8 to 12 weeks or more. NAV CANADA's comments are independent of the GTAA's comments and any questions regarding them should be directed to their Land Use group at [landuse@navcanada.ca](mailto:landuse@navcanada.ca)

LandUse.Planning@GTAA.com

## Dela Pena, Samantha

---

**From:** Straatsma, Greg <Greg.Straatsma@gtaa.com> on behalf of ZZG-Landuse Planning <Landuse.Planning@gtaa.com>  
**Sent:** 2024/02/13 5:35 PM  
**To:** Dela Pena, Samantha; Ambrico, Angelo  
**Cc:** Trdoslavic, Shawntelle; Zurek, Wojtek; ZZG-Landuse Planning; Straatsma, Greg  
**Subject:** [EXTERNAL]RE: [OZS-2023-0020] REVISION 1: DUE FEB 2/2024

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Hi Samantha,

Thanks for catching that and circulating the revised application to us. I see in the Comments Response Table that it says 'GTAA has confirmed no concerns with proposed heights'. This is not true. In our May 18, 2023 comments to City of Brampton we stated that the proposal could violate the Airport Zoning Regulations, depending on location of the buildings on the property. We subsequently requested the proponent to go through our Land Use Review page so that we could determine if there are any impacts. To date, the proponent has not submitted their plans to us. We will reissue our request through the 'planningcomments' email. In the meantime, we would ask that you remind the applicant of this review requirement. (<https://www.torontopearson.com/landuse>)

Thank you,



**Greg Straatsma, RPP, B.URPI**  
**Senior Land Use Planner**  
**Airport Development and Technical Services**  
**Greater Toronto Airports Authority**  
P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2  
Phone (416) 776-3635  
[Landuse.Planning@gtaa.com](mailto:Landuse.Planning@gtaa.com)  
[www.TorontoPearson.com](http://www.TorontoPearson.com)

---

**From:** Dela Pena, Samantha <Samantha.DeLaPena@brampton.ca>  
**Sent:** Tuesday, February 13, 2024 1:44 PM  
**To:** ZZG-Landuse Planning <Landuse.Planning@gtaa.com>  
**Subject:** FW: [OZS-2023-0020] REVISION 1: DUE FEB 2/2024

You don't often get email from [samantha.delapena@brampton.ca](mailto:samantha.delapena@brampton.ca). [Learn why this is important](#)

Good afternoon,

Unfortunately, the above noted application was not circulated for R1 resubmission to GTAA. If you can kindly provide any comments at your earliest convenience that would be greatly appreciated !

Best regards,  
Sam

**Samantha Dela Pena**  
Planner I  
Planning, Building and Growth Management



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---

**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
**Sent:** Friday, January 19, 2024 4:48 PM  
**To:** ZZG-PlanningInfo <[zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca)>; Jenkins, Dana <[dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)>; Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; [peelplan@trca.ca](mailto:peelplan@trca.ca); [Jason.Wagler@trca.ca](mailto:Jason.Wagler@trca.ca); Anthony Syhlonyk <[Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)>  
**Cc:** Dela Pena, Samantha <[Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail.SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca)>; Planningcomments <[Planningcomments@brampton.ca](mailto:Planningcomments@brampton.ca)>  
**Subject:** [OZS-2023-0020] REVISION 1: DUE FEB 2/2024

Good Afternoon,

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As part of our commitment to improving our development application processes, timely reviews are crucial due to compressed timelines.

Please submit your comments to both our general inbox at [planningcomments@brampton.ca](mailto:planningcomments@brampton.ca) and the assigned planner by **February 2, 2024**.

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<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great weekend!

***Shawntelle Trdoslavic***

Development Services Clerk

Planning, Building and Growth Management

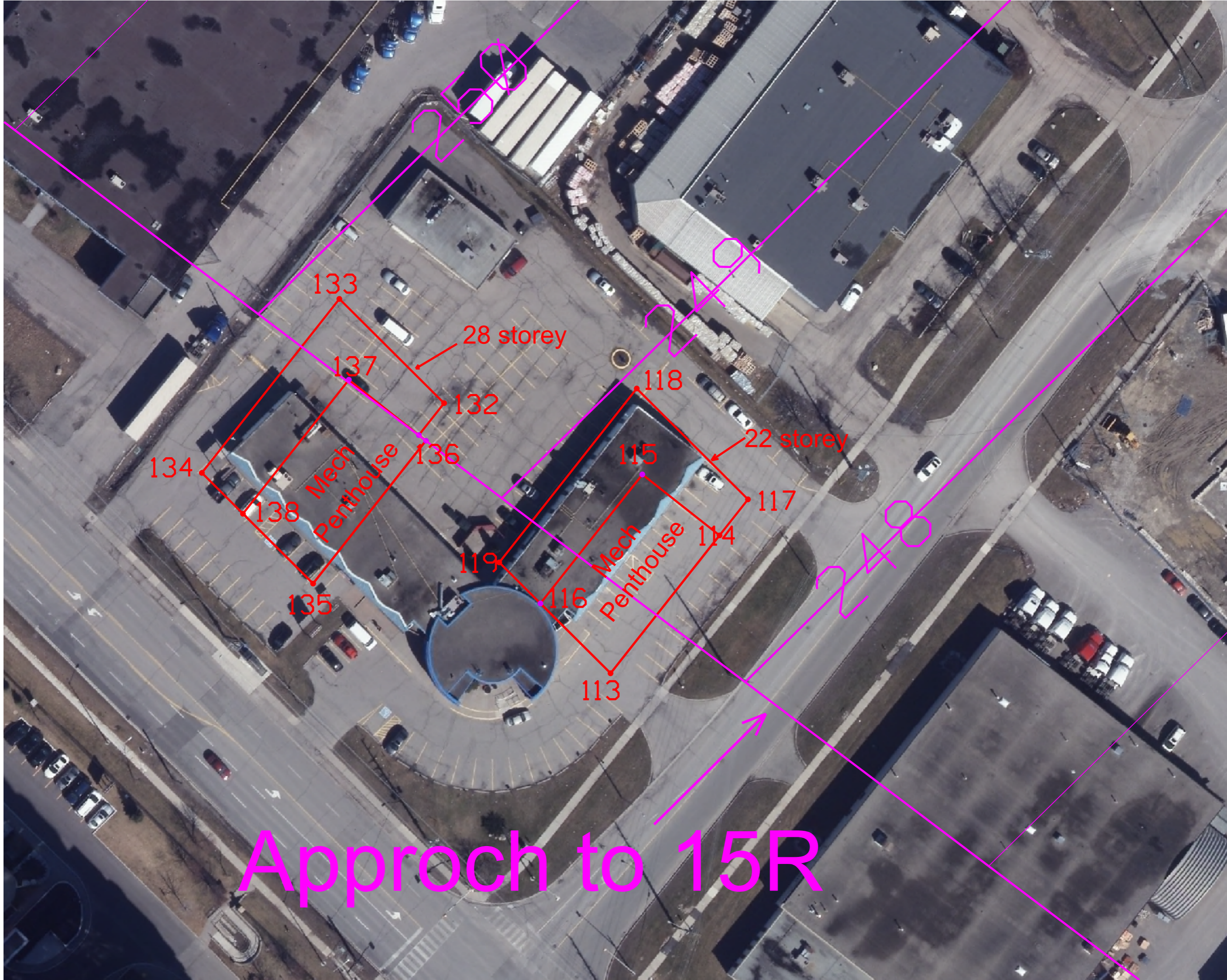
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[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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Approch to 15R

133

28 storey

137

118

132

22 storey

134

Mech Penthouse

136

115

117

138

Mech Penthouse

114

2400

135

119

116

113

Approch to 15R

## BRAMPTON – BramPlanOnline

**Property Address:** 69 Bramalea Road  
**Application Type:** Amendment to Official Plan and Zoning By-Law  
**File No:** OZS-2023-0020 (Revision 1)  
**Project Proposal:** Two high-density mixed-use towers, 22 and 28 storeys  
**Due Date:** 2 February 2024

### Airport Zoning:

Based on our review of the application proposal information, the property is affected by airport zoning height restrictions.

The applicant can use the following link to our Land Use Planning review web page:

<https://www.torontopearson.com/landuse>

It contains information on how to request an airport-specific review and identifies the review type for your application, based on project site location.

Please follow the instructions, including using our on-line fee payment system (your review type is 1A).

Previously submitted GTAA comments:     May 18, 2023 (PRE-2022-0178)  
   July 14, 2023 (OZS-2023-0020)

### NAV CANADA Review:

Based on the proposed development heights, on behalf of the applicant we will submit this proposal to NAV CANADA for their review of possible impacts on navigation, surveillance and communication equipment operating at Toronto Pearson International Airport. NAV Canada's reviews can take up to 8 to 12 weeks or more. NAV CANADA's comments are independent of the GTAA's comments and any questions regarding them should be directed to their Land Use group at [landuse@navcanada.ca](mailto:landuse@navcanada.ca)

LandUse.Planning@GTAA.com



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 monde en mouvement  
 navcanada.ca

September 4, 2024

Your file  
 OZS-2023-0020 (69 Bramalea Road)  
 Our file  
 24-2251

Mr. Rad Vucicevich  
 69 Bramalea Holdings Limited  
 970 Lawrence Avenue, Suite 304  
 Toronto, ON  
 M6A 3B6

**RE: Building(s): Residential - Brampton, ON  
 (See attached document(s))**

Mr. Vucicevich,

NAV CANADA has evaluated the captioned airport proposal and has no objections (Buildings ONLY) to the project as submitted.

The proposed buildings are at the absolute limit of obstructions in this area. The buildings are impacting the Instrument Landing System (ILS) but in an area not impacting flight operations, mitigations will be handled by NAV CANADA. The instrument procedures are clearing the proposal but any change in location or height may cause impacts to the surfaces. Surveyed ground information should be used to ensure no changes to building heights. There can not be any portion of the building exceeding the values submitted, Elevator overruns, HVAC equipment, ladders for roof access, antennas, any manmade obstacles.

**Any construction equipment exceeding the height of this submission must be submitted at least 90 business days prior to usage and will most likely result in objections based on the foreseen impacts to the procedures serving the airport operations.**

Future maintenance on HVAC units on the building will be difficult as well due to the cranes required to exceed building heights.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. To assist us in that end, we ask that you notify us at least 10 business days prior to the start of construction. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form and an Excel copy of the attached spreadsheet by email at [commercialrelations@navcanada.ca](mailto:commercialrelations@navcanada.ca) or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact Stakeholder and Commercial Relations by email at [commercialrelations@navcanada.ca](mailto:commercialrelations@navcanada.ca).



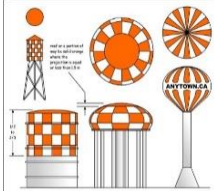

**NAV CANADA's land use evaluation is based on information known as of the date of this letter and is valid for a period of 18 months, subject to any legislative changes impacting land use submissions. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.**

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Regards,  
**Stakeholder & Commercial Relations**  
**NAV CANADA**

cc ONTR - Ontario Region, Transport Canada  
 CYYZ - LESTER B. PEARSON INTL  
 CPA5 - TARTEN(HELI)  
 greg.straatsma@gtaa.com  
 annafagyas@medallioncorp.com  
 sebastiana@gsai.ca  
 radvucicevich@medallioncorp.com  
 wojtek.zurek@gtaa.com  
 tahoora.alimohammadi@arcadis.com

# Construction Start Notification

File Information		
<b>NC File No</b> 24-2251	<b>TC File No</b>	<b>Proponent File No</b> OZS-2023-0020 (69 Bramalea Road)
<b>To:</b> Stakeholder and Commercial Relations Email: <a href="mailto:commercialrelations@navcanada.ca">commercialrelations@navcanada.ca</a>	<b>From:</b> 69 Bramalea Holdings Limited	
<b>Site Information:</b>	<b>Nearest town:</b> Brampton, ON <b>Latitude (N)</b> <b>Longitude (W)</b> <b>Ground (above sea level)</b> <b>Structure Height (above ground level)</b> <b>Total Height (above sea level)</b>	
Construction Timeline		
In the interest of aviation safety, NAV CANADA must be notified at least 10 days in advance of the start of construction. Please enter the construction start date (and end date if required) in the space provided below along with any lighting and marking information (as required by Transport Canada).		
<b>Construction start date:</b> (permanent structures)	<input style="width: 100%; height: 20px;" type="text"/>	
<b>Construction date(s):</b> (temporary structures or cranes)	<b>From:</b>	<b>To:</b>
<b>Construction daily time(s):</b> (temporary structures or cranes)	<b>From:</b>	<b>To:</b>
<i>Daily Usage Times – Indicate date/times for which the crane will be in operation up to the maximum height.</i>		
Structure Lighting and/or Marking		
All objects, regardless of their height, that have been assessed by Transport Canada as constituting a hazard to air navigation require marking and/or lighting in accordance with the <i>Canadian Aviation Regulations</i> (CARs) and should be marked and/or lighted to meet the standards specified in <b>CAR 621</b> .		
<b>Structure will have temporary lighting during construction:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
If no, please provide anticipated date for permanent lighting system to be operational: <input style="width: 100%;" type="text"/>		
<b>Structure will have permanent lighting upon completion:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	<b>Structure will be marked upon completion:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
 	 	
I hereby certify that the location, height/elevation, construction dates, as well as lighting and marking information contained herein to be true and accurate.		
<b>Name</b>	<b>Signature</b>	
<b>Title</b>	<b>Date</b>	