

March 3, 2023

Stephen Dykstra, MCIP, RPP
Development Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Stephen.Dykstra@brampton.ca

Public Works

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

peelregion.ca

**RE: Application for Zoning By-law Amendment
226 Queen Street East and 10-12 June Avenue
Second Submission Comments
City of Brampton
Regional File: RZ-22-028B
City File: OZS-2022-0028**

Dear Mr. Dykstra,

The Region has reviewed the second submission (materials received on December 20, 2022 and on January 3, 2023) for the above noted zoning by-law amendment application to facilitate development of the subject lands for two residential towers of 45 and 35 storeys with an 8-storey connecting podium; approximately 940 residential units; approximately 3,000 square metres of commercial area; and approximately 625 parking spaces, including three levels of underground parking.

Comments on the original submission were provided to the City on October 28 2022, and Regional comments on the resubmission are found below.

Development Services

- The Region of Peel has identified sanitary servicing constraints. The Region of Peel is in the midst of a capital project under state of good repair to make improvements downstream of the subject lands that are to commence later in 2023.
- The Region of Peel has no objection with the proposed development proceeding for Council consideration at this time, recognizing that state of good repair (SOGR) works will need to be operational in advance of the issuance of any subsequent site plan approval.

Sustainable Transportation

- The Sustainable Transportation Strategy group note the inclusion of several recommendations by the applicant and have no further comments.

Servicing Connections

- Significant population increase is proposed beyond the previously approved 2041 planning horizon that is the basis of the current Water Wastewater Master Plan (approximately 1,500 to 2,550 in this SGU).
- The Functional Servicing Report was reviewed and identified a constraint along the existing 300mm sewer south of Queen Street, adjacent to the Etobicoke Creek.

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- The Region has plans to divert some areas north of Queen Street, along Centre Street and John Street, and bypass the constrained section. There are two upcoming construction projects involved which alleviate the constraint.
 - (1) A 450mm sewer along John Street. The Region is in the process of finalizing the slopes for this alignment and construction will commence in Spring of 2023.
 - (2) A 525mm sewer along Centre Street. This sewer has a shallower slope so the Region can increase the pipe size to support future intensification that is likely to occur in this area. This project is at 90% design now, scheduled to go to construction in Fall of 2023, and likely be in service early in 2024.

Waste Management

Although we have not yet received a satisfactory waste management plan, we have no objection to deferring a satisfactory waste management plan to the subsequent site plan approval process.

Please see below items to be addressed prior to site plan approval.

Please confirm the following by labeling Drawing ZBL-3 as noted below:

Vehicle Access Route Tower A & B:

- The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the site plan.
- The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site.
- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- The maximum grade permitted along the waste collection vehicle access route is 8 percent.
- 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.
- 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.

Both Loading Entrance / Collection Point:

Please refer WCDSM Section 4.3.2 and Appendix 5 for concealed collection point requirements which must be demonstrated and labelled on the site plan drawing:

- 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 made of a solid level (+/- 2%) concrete pad is required. The concrete pad 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 number, size, and type (Garbage/ Recyclable Materials) of Front-end bins must be depicted and labelled in the staging area. Please refer to WCDSM Appendix 6 Front-end

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Garbage and Recycling Bins and Appendix 7 Waste Bin Calculations. Garbage and recycling are collected on different days, therefore, only the maximum number of front-end bins to be collected at a time (either garbage or recycling) will need to be shown staged at the collection point.

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 of Peel strongly discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection.

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:

- a. The bins should be properly positioned in the collection area on the day of collection before 7 am.
- b. The driver is not required to exit the collection vehicle to facilitate collection.
- c. Property management is responsible for moving bins during collection.
- d. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
- e. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
- f. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
- g. Please indicate on the site plan that 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, please provide the following jockeying notes stated above on the site plan:

Garbage Rooms Tower A & B:

- The number, size, and type of Recyclable and Garbage Front-end bins must be labelled in all the garbage enclosure rooms and waste collection points. Please refer to WCDSM Appendix 6 Front-end Garbage and Recycling Bins and Appendix 7 Waste Bin Calculations.
- Private Waste Collection is required for Commercial/retail waste. Commercial/retail waste must be stored and set out separate from residential waste and labeled on a on the Site Plan drawings.

For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

Should you have any questions or concerns with our comments, I can be reached either at dana.jenkins@peelregion.ca or 905-791-7800 ext 4027. Thank you, Stephen.

Regards,
Dana L. Jenkins
Dana Jenkins
Development Services
Department of Public Works

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2022/10/26 9:35 AM
To: Dykstra, Stephen
Subject: RE: [EXTERNAL]RE: OZS-2022-0028 TRCA Review fee

Hello Stephen,

I can confirm TRCA will have no comments or conditions as part of OZS-2022-0028. It is our expectation that conformity with the previously noted SWM criteria will be provided through the future SPA process.

Thank you,

Anthony Syhlonyk, MPlan
Planner
Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | 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
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

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

From: Dykstra, Stephen <Stephen.Dykstra@brampton.ca>
Sent: October 26, 2022 8:56 AM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Subject: RE: [EXTERNAL]RE: OZS-2022-0028 TRCA Review fee

Anthony,

Can you please confirm that the TRCA will not have any comments related to the OZS application. As stated below we anticipate that the TRCA will be involved at the Site Plan level.

Regards,

Stephen Dykstra MCIP, RPP
Development Planner III
Tel: (905) 874-3841

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2022/10/14 3:31 PM
To: Wayne Long <wlong@nahidcorp.com>
Cc: Amir Yarazavi <amir@nahidcorp.com>; Gaurav Chopra <choprag99@gmail.com>; Harbans Singh <harbans_sidhu@grandempirebanquet.com>; Dykstra, Stephen <Stephen.Dykstra@brampton.ca>
Subject: [EXTERNAL]RE: OZS-2022-0028 TRCA Review fee

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Hello Wayne,

TRCA acts as the Regional interest with respect to Stormwater Management issues per our Memorandum of Understanding, and provide comments on all municipal applications to which our Stormwater Management Criteria applies.

This being said, we can defer review of these SWM criteria until SPA/detailed design. Please note that the SWM strategy will need to confirm with TRCA's SWM guidelines, available here:

<https://trca.ca/conservation/stormwater-management/understand/swm-criteria-2012/download>

Please ensure the submitted Functional Servicing Report is updated with these criteria for future review with the SPA. TRCA planning fees will apply a that time.

Regards,

Anthony Syhlonyk, MPlan
Planner
Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

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Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

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

From: Wayne Long <wlong@nahidcorp.com>
Sent: Friday, October 14, 2022 12:19 PM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Cc: Amir Yarazavi <amir@nahidcorp.com>; Gaurav Chopra <choprag99@gmail.com>; Harbans Singh <harbans_sidhu@grandempirebanquet.com>; Dykstra, Stephen <Stephen.Dykstra@brampton.ca>
Subject: RE: OZS-2022-0028 TRCA Review fee

Good Morning Anthony

My understanding is TRCA has no natural features that will be affected by this application.

Other than being on the a standard comprehensive circulation list, I would assume you r response would be you have no interest, and no fees would be required.

Unless my understanding is incorrect, please provide clarity.

In the meantime we will be advising our client not forward any fees at this time.

Regards

Wayne Long

Wayne Long, OAA MRAIC

Vice President – Development + Planning

Nahid Corp. | Unit 2-31 Scarsdale Road, Toronto, ON, Canada, M3B 2R2

O: 647-345-2442 x103 | C:416-904-8873

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From: Amir Yarazavi <amir@nahidcorp.com>
Sent: October 14, 2022 12:05 PM
To: Wayne Long <wlong@nahidcorp.com>
Subject: Fw: OZS-2022-0028 TRCA Review fee

Regards,

Amir Yarazavi, Architect

M.Arch, OAA

Nahid Corp. | Unit 2-31 Scarsdale Road, Toronto, ON, Canada, M3B 2R2

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From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Sent: Friday, October 14, 2022 12:03

To: Amir Yarazavi <amir@nahidcorp.com>; harbans_sidhu@grandempirebanquet.com
<harbans_sidhu@grandempirebanquet.com>

Cc: Dykstra, Stephen <Stephen.Dykstra@brampton.ca>

Subject: OZS-2022-0028 TRCA Review fee

Good afternoon,

TRCA staff are finalizing our comments on your application and it appears the \$3,100.00 review fee remains outstanding. Please advise on how this fee will be paid so we can finalize our review. We can accept mailed cheque or online payment.

Thank you,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938

E: Anthony.Syhlonyk@trca.ca

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

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Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

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January 3, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Stephen Dykstra

Re: Notice of Application and Request for Comments – 226 Queen Street East
COB File: OZS-2022-0028

Dear Stephen,

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 grant all necessary aerial or underground easements, as may be required.
- 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

Alectra Utilities Corporation

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

alectrautilities.com

such existing plant. If such a scenario exists, the property owner will be responsible for all costs 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

November 8, 2022

Stephen Dykstra, MCIP, RPP
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Stephen,

Re: Site Plan Control Application
2556830 Ontario Inc. - Harbans Sidhu
226 Queen St E
City of Brampton
File No.: SPA-2022-0108
Related Application: OZS-2022-0028

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

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

August 29, 2022

Stephen Dykstra
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Stephen:

**RE: Application to Amend the Zoning By-law
OZS-2022-0028 & PRE-2022-0002
The Nahid Corporation
226 Queen Street East
Northeast side of Queen Street East and June Avenue
City of Brampton (Ward 1)**

The Peel District School Board has reviewed the above-noted application (940 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
79	23	13

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Aloma Crescent P.S. <i>(Kindergarten to Grade 5)</i>	358	470	0
Balmoral Drive Sr. P.S. <i>(Grade 6 to Grade 8)</i>	590	693	0
Bramalea S.S. <i>(Grade 9 to Grade 12)</i>	1,064	1,278	2

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

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. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

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 nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours Truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2022/09/01 2:37 PM
To: Dykstra, Stephen
Subject: [EXTERNAL][OZS-2022-0028] Notice of Application and Request for Comments: DUE SEPT 6/2022
Attachments: Notice of Application and Request for Comments (August 22 2022).pdf; RO_Cover Letter (28).pdf

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Hi,

Rogers Communications Inc has no objections or concerns.

Regards,

Anisha George

Project Coordinator

Rogers Communications
8200 Dixie Road, Brampton, ON L6T 0C1

anisha.george@rci.rogers.ca



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Monday, August 22, 2022 2:45 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csviamonde.ca>; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; peelplan@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Anthony.Syhlonyk@trca.ca
Cc: Dykstra, Stephen <Stephen.Dykstra@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: [OZS-2022-0028] Notice of Application and Request for Comments: DUE SEPT 6/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **226 Queen Street East** with an assigned file number of **OZS-2022-0028**

was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Stephen Dykstra by September 6, 2022**

If you have any concerns please contact Stephen at Stephen.Dykstra@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=2KLexdEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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