

Bisceglia & Associates

LITIGATION | ADVOCACY

Emilio Bisceglia

Direct Line: (905) 695-3100
ebisceglia@lawtoronto.com

Sonja Turajlich

Direct Line: (905) 695-3424
sturajlich@lawtoronto.com

December 12th, 2025

**VIA EMAIL: NoiseTO@toronto.ca
and VIA EMAIL: leo.Butko@toronto.ca**

Municipal Licensing and Standards
Bylaw Enforcement
1530 Markham Road
3rd Floor
Toronto, ON
M1B 3G4

**Attention: Leo Butko, Manager – Dedicated Noise Team
Gadi Katz, Interim Executive Director
Anna Fernandes, Director, Bylaw Enforcement**

VIA EMAIL: [Councillor Saxe@toronto.ca](mailto:Councillor_Saxe@toronto.ca)

Councillor Saxe
Toronto City Hall
100 Queen Street West, Suite C47
Toronto, ON
M5H 2N2

VIA E-MAIL: info@gyra.ca

GYRA
Greater Yorkville Residents' Association
2402-175 Cumberland Street
Toronto, Ontario
M5R 3M9

Dear Madam/Sir;

**RE: PEM (YORKVILLE) HOLDINGS INC. – APPEAL OF DENIAL OF APPLICATION
NO.52732075 FOR NOISE EXEMPTION PERMIT RE: 33 YORKVILLE AVENUE,
TORONTO, ON – DENIAL NOTICE DATED NOVEMBER 27th, 2025**

We are counsel for PEM (Yorkville) Holdings Inc. ("**PEM Yorkville**").

Your letter of November 27th, 2025 ("**Denial Letter**") (**Tab A**) advising our client of the denial of its Application No.52732075 for a Noise Exemption Permit ("**Denial**") in respect of 33 Yorkville Avenue, Toronto, Ontario (**the "Project"**) has been directed to us.

Please be advised that PEM (Yorkville) Holdings Inc. hereby appeals the Denial on the grounds outlined below.

1. On February 28th, 2025, our client filed an Application to renew a Noise Exemption Permit ("**Application**") to continue to permit our client to work occasional Saturdays starting at 7:00 am and occasional Saturdays ending at 7:00 pm. The Application was for the time period of April 3rd, 2025 to October 3rd, 2025 ("**Requested Exemption Period**").
2. The Application (**attached at Tab 1**) very specifically outlined the following:
 - a. It was in respect of a renewal of an already existing Noise Exemption Permit.
 - b. The Requested Exemption Period was April 3rd, 2025 to October 3rd, 2025.
 - c. The Project is the construction of a mixed-use residential and commercial building consisting of a 46-storey and 69-storey residential building above a commercial podium containing above-grade residential parking and retail, and below-grade commercial parking garage. Noise impacts would be limited to trucks entering and exiting the site, activities (as noted above), and tower crane hoisting.
 - d. PEM Yorkville put in place a public engagement forum and/or tools available to the public to communicate with it during the construction.
 - e. PEM Yorkville continues to communicate with all neighbouring towers and businesses in person via meetings with GYRA as well as by telephone, and email, informing them of construction activities taking place.
 - f. The construction equipment to be used during the Requested Exemption Period is tower crane for hoisting, vibration equipment (handheld concrete trowel for finishing), power trowels (gas powered concrete trowel for finishing), pumps (mobile gas pumps for above-grade concrete placing).

- g. The Mitigation Measures put in place include Construction Management Plan, Traffic Control Plan, and site personnel in place to manage construction activities at all times.
 - h. The names and contact info for Michael LoConte (Site Superintendent) and Medhat Rofael (Site Superintendent) and Alex Pepper (Assistant Site Superintendent) were all provided.
 - i. PEM Yorkville already had in place a Noise Exemption Permit issued for the time period of January 2nd, 2025 to April 2nd, 2025 in respect of work for the weekend periods of Saturdays 7:00 am to 7:00 pm; the Exemption Type being “*Construction (Level 3)*”, issued by the Noise Team of the City of Toronto (“**Prior Exemption Permit**”). Accordingly, the Application was to renew this Prior Exemption Permit already in place. Note: A copy of the Prior Exemption Permit is included at Tab 1.
3. On March 3rd, 2025 at 3:21 pm, NoiseTO emailed our client and requested, on behalf of the Councillor, clarification on what “*Occasional*” would mean for the Application and why it was important to start on Saturdays at 7:00 am.
4. In response, on March 12th, 2025 at 5:00 pm, our client responded by email advising:

“Good Afternoon Mari,

With the current stage of the formwork on the project, we may require to perform specific tasks on Saturdays, such as stripping forms, rebar placing, plumbing/Electrical/HVAC rough ins, etc. As a result, we are requesting a 6 month Noise Exemption to commence the work at 7:00am on occasional Saturdays.

This application is similar to the previously approved exemption for occasional Saturday work at 7am. *We foresee the activities to be of much less impact, since we would not need to close streets or bring in any large equipment to perform these tasks. As we are not able to pinpoint specifically which Saturday will be required, we would like to apply for a 6 month window in advance.*

As usual, we always keep our neighbors informed of the activities taking place on the project.” **[Emphasis Added]**

5. PEM Yorkville heard nothing further in response to its March 12th, 2025 email.
6. Accordingly, on March 20th, 2025, PEM Yorkville again emailed NoiseTO asking if it had heard back from the Councillor's office. Keeping in mind that the Requested Exemption Period in respect of the Application was to commence April 3rd, 2025 and the Prior Exemption Permit was set to expire on April 2nd, 2025, it was imperative that a response be received and the Application be processed in a timely fashion by NoiseTO, the Councillor, and GYRA. Nevertheless, no substantive response was received from NoiseTO to advise PEM Yorkville of the status or expected determination date for the Application.
7. Instead, on March 20th, 2025, at 10:12 am, NoiseTO responded simply advising that it was:

“Still waiting on a response from the councillor, I have sent a reminder to their office. I will let you know as soon as possible, apologies for the inconvenience.”
8. No further update was provided to PEM Yorkville.
9. Accordingly, on March 26th, 2025, PEM Yorkville again emailed NoiseTO asking if it heard back from the Councillor's office.
10. No response was received.
11. Accordingly, on March 28th, 2025, PEM Yorkville emailed Councillor Saxe directly requesting an update on the status of the Application and provided a further copy of the Application.
12. No response was received.
13. Accordingly, on April 1st, 2025, PEM Yorkville again emailed Councillor Saxe requesting an update on the status of the Application filed in late February 2025. The email advised that PEM Yorkville had yet to hear back and requested an update. It is important to note that the Prior Exemption Permit was set to expire on April 2nd, 2025 and, despite the urgency, no substantive response was provided to PEM Yorkville by Councillor Saxe or NoiseTO to this point. Attached at **Tab 2** is a copy of the email chain from February 28th, 2025 to April 1st, 2025 outlined above.
14. No response was received.

15. Accordingly, on April 4th, 2025, PEM Yorkville again emailed NoiseTO asking if there was any update from the Councillor's office in respect of the Application. Again, PEM Yorkville reminded NoiseTO that the Application was submitted on February 28th, 2025 and PEM Yorkville had yet to receive a response. PEM Yorkville advised that it had followed up with the Councillor's office on April 1st, 2025 and asked if NoiseTO could obtain an update. Attached at **Tab 3** is a copy of the April 4th, 2025 email from PEM Yorkville to NoiseTO (*Note: redactions are in respect of internal communications to PEM Yorkville*).

16. On April 4th, 2025 at 2:33 pm, NoiseTO emailed PEM Yorkville and advised as follows:

"I have tried emailing their office for a response and I am not getting any answer from their phone line. Im [sic] trying to see what [sic] I apologise [sic] for any delay in this but I cannot proceed without their approval. Im [sic] going to keep trying to get a response, as soon as I get one I will let you know,[sic]"

17. Attached at **Tab 4** is a copy of the email of April 4th, 2025 from NoiseTO.

18. No further response was received.

19. Accordingly, on April 8th, 2025, PEM Yorkville emailed Councillor Saxe and requested that an update in respect of the Application (which was submitted in February 2025) be provided. PEM Yorkville advised the Councillor that no response had been received to-date. Attached at **Tab 5** is a copy of the April 8th, 2025 email.

20. No response was received.

21. PEM Yorkville heard nothing from April 4th, 2025 forward.

22. It is important to keep in mind that PEM Yorkville had submitted the Application to renew the Prior Exemption Permit, which was set to expire on April 1st, 2025, on February 28th, 2025. By April 1st, 2025, PEM Yorkville had received no substantive communication from NoiseTO or the Councillor's office advising of the Application status. The matter was urgent. The Requested Exemption Period was for April 3, 2025 to October 3, 2025; and, yet, five months after it had filed the Application, PEM Yorkville still had not heard back from NoiseTO or the Councillor's office. There was no reason for PEM Yorkville to believe that the Application would not be granted as it had been in the past. There was no reason for PEM Yorkville to expect that further information or documents were required as surely that request would have come within the months that passed following the filing of the

Application. And, as PEM Yorkville had done in March 2025, it would have responded to any such requests promptly. Instead, PEM Yorkville was lead to believe that nothing further was required and that the Application would be granted.

23. Having heard nothing, on July 24th, 2025 PEM Yorkville sent yet another email to NoiseTO as follows:

“We still don’t have the exemption permit issued for an application made back in February 2025.

We don’t want to be held responsible for any issues that this may cause. These applications are not cheap and yet we have no response nor updates from the City.

I’m not sure if you are aware but we have commitments with the City of Toronto and Toronto Parking Authorities, paying a large sum of money monthly for the space where the building is being constructed.

We need an update on this exemption permit to avoid any situation with neighbors and City officials. Please advise at your earliest where we stand with this application.

Thank you”

24. Attached at **Tab 6** is a copy of the July 24th, 2025 email to NoiseTO. By the date of this email, half of the time period in the Requested Exemption Period had already expired, with no substantive response to the Application having been provided to PEM Yorkville.
25. No response was received to the July 24th, 2025 email of PEM Yorkville.
26. Accordingly, on August 15, 2025, PEM Yorkville again emailed Councillor Saxe requesting a status update on the review of the Noise Exemption Application.
27. No response was received.
28. Accordingly, on August 19, 2025, PEM Yorkville again emailed Councillor Saxe and requested a status update on the Application.
29. On August 19, 2025 at 4:23 pm, Councillor Saxe responded to PEM Yorkville and advised *“at the request of GYRA, I have refused the application”*, with no further details provided. No denial letter advising of appeal rights was issued. Attached at **Tab 7** is a copy of the email exchange from August 15, 2025 to August 19, 2025 (*Note: redactions are in respect of internal communications at PEM Yorkville*).

30. Thereafter, on August 20, 2025, at 4:49 pm, NoiseTO sent an email to PEM Yorkville with the subject line of: **“City of Toronto Noise Exemption Application – Issued – CO-25SEP08-26SEP08-01-075”** advising that PEM Yorkville’s Noise Exemption Permit Application 52732075 had been approved and attaching the issued Noise Exemption Permit. Attached at **Tab 8** is a copy of the NoiseTO email to PEM Yorkville attaching the Noise Exemption Permit issued, along with a copy of the issued Noise Exemption Permit.
31. At no time was a denial letter provided to our client in respect of its Application. Given the email of NoiseTO and the actual Noise Exemption Permit issued, PEM Yorkville had every reason to believe that the Application had been granted and, further, that it was legally permitted to proceed in accordance with the Noise Exemption Permit issued.
32. In fact, it was not until November 27th, 2025 that any Denial Letter was issued to PEM Yorkville in respect of its Application. The Denial Letter was not provided to PEM Yorkville until November 28th, 2025.
33. In fact, Leo Butko of NoiseTO, advised PEM Yorkville on November 28th, 2025 that the Application was purportedly denied. This was the first time NoiseTO advised PEM Yorkville of any denial of the Application. In the same email, NoiseTO advised that it expected PEM Yorkville NOT to operate the following day (namely, a Saturday) prior to 9 am. It should be noted that after months of delay, by this email NoiseTO unreasonably expected PEM Yorkville to halt all construction activity prior to 9 am and cancel or redirected all resources and labour that had been coordinated and scheduled in the weeks leading up November 29th in reliance upon the issued Noise Exemption Permit. By doing so, NoiseTO/the City of Toronto caused PEM Yorkville to incur significant damages and economic loss. On that same date, Mr. Butko also advised that, inexplicably, he was unaware that the Application was denied until *“today”*. Attached at **Tab 9** is a copy of the email exchange between Mr. Butko and PEM Yorkville of November 28th, 2025.

It is clear from all of the above that:

- a Prior Exemption Permit in respect of the same Project for the same days/hours of operation was granted to PEM Yorkville. There was no reason for PEM Yorkville to believe that the position of GYRA and the Councillor would be otherwise in respect of PEM Yorkville’s Application;
- at no time following the initial March request for clarification was PEM Yorkville asked to provide further information or documentation to satisfy any requirements for the granting of the Application;

- NoiseTO and the Councillor delayed their response to the Application from the filing of the Application on February 28, 2025 until August 19, 2025 (a period of almost 6 months) during which time no substantive response was provided to PEM Yorkville in respect of its Application;
- NoiseTO and the Councillor were aware the Prior Exemption Permit was set to expire April 2nd, 2025 and they were aware that the Requested Exemption Period was for April 3rd, 2025 to October 3rd, 2025; yet, inexplicably, they waited until mid-August 2025 to respond to PEM Yorkville and then issued the Noise Exemption Permit (as requested) yet purported to reject the Application at the same time;
- neither NoiseTO nor the Councillor sought to clarify their position or determination to PEM Yorkville; and, accordingly, PEM Yorkville had every reason to believe that the Application had been indeed granted and issued as per the August 20th, 2025 email.

Given that NoiseTO and the Councillor granted the original Application in respect of the Prior Exemption Permit and circumstances had not changed; no one requested more information from PEM Yorkville; and, a Noise Exemption Permit was issued for September 8, 2025 for a period of one year, PEM Yorkville disputes that there was or is any basis for the denial of the Application.

Based on all of the above, it is clear that:

- The City of Toronto and the Councillor's office delayed any determination of the Application inexplicably and without legal justification and excuse from February 28th, 2025 to August 2025;
- The Application was with respect to a renewal of an already granted Noise Permit Exemption;
- The circumstances had not changed in respect of the Project and the requirement for the Noise Permit Exemption;
- Neither NoiseTO nor the Councillor's office required anything further of PEM Yorkville to process the Application;
- The City of Toronto and the Councillor's office allowed the time period on the Prior Exemption Permit to lapse without properly processing and determining the Application of PEM Yorkville and thus deprived PEM Yorkville of natural justice;
- Absent any request for information or documentation or any indication to the contrary whatsoever from the City of Toronto or the Councillor's office, it was reasonable for PEM Yorkville to rely on the Prior Exemption Permit and reasonably conclude that the renewal of the Application would be or was granted;

- The Noise Exemption Permit was issued on August 20th, 2025;
- The Noise Exemption Permit was issued by the NoiseTO under the authority granted to it by the City of Toronto; and, therefore, constitutes an official government permit;
- It was reasonable for PEM Yorkville to rely and act upon the Noise Exemption Permit issued August 20th, 2025;
- It was not until November 28th, 2025 that PEM Yorkville was advised that there was a purported error made by the City of Toronto and/or the Councillor's office in respect of the processing of the Application; however, neither has advised of the particulars of the error;
- PEM Yorkville has been prejudiced by the delay, as outlined above, as well as the lack of communication and, thereafter the purported erroneous communication on the part of the City of Toronto and/or the Councillor's office.

Accordingly, PEM Yorkville requests that the Denial Letter be set aside and the Noise Exemption Permit, as issued, continue.

Kindly advise us if you require anything further to process this Appeal.

Yours very truly,



SONJA TURAJLICH

/ST

cc. Client

Encls.

Municipal Licensing and Standards
Gadi Katz, Interim Executive Director

**Municipal Licensing and Standards
Bylaw Enforcement**
1530 Markham Road, 3rd Floor
Toronto, ON M1B 3G4

Leo Butko
Manager
Dedicated Noise Team
Tel: 416-338-3211
Leo.Butko@toronto.ca
www.toronto.ca/mls

November 27, 2025

VIA EMAIL

Tia Karabetsos
PEM (Yorkville) Holdings Inc.

Re: Noise Exemption Permit – Application No. 52732075
33 Yorkville Ave, Toronto, Ontario

Dear Tia Karabetsos:

Please be advised that your application for a noise exemption permit has been denied for the following reason:

- Councillor objection
- At the request of GYRA, Councillor Saxe has refused this application.

As a result, Municipal Licensing and Standards is not able to approve this noise exemption permit application.

Please be advised that you may appeal this decision to the community council which has jurisdiction for the location of the proposed activity by filing an appeal within 21 days of the date of this notice by emailing NoiseTO@toronto.ca. There is a fee for filing this appeal as well as a charge for notification to all residents within 100 meters of the location of the proposed activity.

For more information on this application denial or the appeal process, please contact the Bylaw Enforcement, Noise Team at NoiseTO@toronto.ca or by telephone at 416-392-4380.

Sincerely,

Leo Butko, Manager
Dedicated Noise Team
Copy: City Clerk

From: Tia Karabetsos TKarabetsos@unifiedbuild.com 

Subject: 33 Yorkville - Noise Exemption Permit

Date: February 28, 2025 at 9:24 AM

To: NoiseTO@toronto.ca

Cc: Leo.butko@Toronto.ca, Joshua Pesce Joshua.Pesce@toronto.ca, Leonardo Albuquerque LAlbuquerque@unifiedbuild.com

TK

Good Morning,

Please see attached Application for the renewal of Noise Exemption Permit #P45-5487707 expiring April 2, 2025. This request is to commence construction activities on occasional Saturdays starting at 7:00am.

Kindly forward to the Councillor's office for review.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613

T: 905-760-1111

F: 905-760-1185

E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401

Concord, ON L4K 0E5

unifiedbuild.com

947f-Noise-Exemption-Permit-
Construction.pdf



ON PROFILE REPORT - PEM
(YORKVILLE) HOLDINGS INC. - ...



Site Plan.pdf



Noise Exemption Permit – Construction

Overview

This application for a Noise Exemption Permit consists of the application forms as well as additional information on required supporting documents. Please read the below carefully and ensure your application is complete before submitting.

Who to contact for more information:

If you would like more information or require this in an alternate format to be accessible, please contact the Municipal Licensing & Standards (ML&S) Noise Team. Offices are open Monday to Friday 8:30AM to 4:00PM, except on holidays.

Noise Team

1530 Markham Road, 3rd Floor, Toronto, Ontario, M1B 3G4
Business Telephone Number: 416-392-4380
Email: NoiseTO@toronto.ca

Noise Regulations and Exemption

Toronto Municipal Code [Chapter 591](#) Noise, provides regulations for noise in the city with the intention of reducing the impact of unwanted in the sound on the inhabitants of the city.

The bylaw also allows for circumstances where an exception to the regulated time and sound level requirements may be exceeded through a Noise Exemption Permit process as long as conditions have been met.

Who Needs to Apply?

Those who are responsible for one or more events or activities that may temporarily exceed the provisions of the Noise Bylaw may apply for a Noise Exemption Permit. The types of activities could include: construction noises outside the allowable hours, including continuous concrete pouring and large crane work or special events with amplified or instrument noise that exceed the allowable decibel limits.

Applicants must apply for a permit at least 28 calendar days before the event or activity is to occur.

Late applications may be subject to a non-refundable \$88.40 late fee, in addition to the non-refundable application fee.

Application Process

Noise Exemption Permits are provided pursuant to Chapter 591-3.2. On receipt of an application that is satisfactory to Municipal Licensing and Standards (“ML&S”), ML&S will:

- Determine which level the application falls under in accordance with the [Exemption Permit Screening Criteria](#)
- Review the application for completeness and request any required supporting documentation
- Provide the applicant with instructions on how to pay any applicable fees

Noise Exemption Permit – Construction

ML&S will provide notice, in writing, to the local Ward Councillor(s) where the event or activity is to be held. The Councillor(s) must review and respond to the notice in order for the permit to be issued. The permit application will be approved if:

- **For permits categorized as Level 1 or 2:** the Councillor(s) does not respond within 14 days, or responds indicating that they have no objection to the application being approved;
- **For permits categorized as Level 3:** the Councillor(s) respond indicating they have no objection to the application being approved;
- The applicant has complied, to the satisfaction of ML&S, with the last exemption permit issued to them (if applicable);
- The applicant has provided information and supporting documents as requested by ML&S (such as the purpose of the exemption permit, the description of any sound equipment, contact information, etc.); and
- The applicant has paid all required fees and/or by-law related fines.

All Noise Exemption Permits are subject to the conditions listed on the issued permit, also found in Chapter 591 – Noise.

Under 591-3.2 E (1), where ML&S refuses to grant a Noise Exemption Permit, the applicant is notified in writing that they may appeal the decision to the Community Council, which has jurisdiction for the location of the proposed event or activity. The timeline for filing the appeal is 21 days of the date of the notice. An appeal fee must also be paid.

How to Apply and Fees

1. **Complete the relevant form(s) and provide all the required information and supporting documentation in the application package.** Email the completed application to NoiseTO@toronto.ca. In the email Subject Heading please include the address of where the event will be taking place. Please Note: a series of events at one (1) location may be submitted on one (1) application form.
2. **Pay the non-refundable application fee(s).** Applicants will receive an invoice number by email. This invoice can then be paid online at the [City of Toronto's Licensing Services Payments](#) web page.

If you are looking to apply in person or by regular mail, please email NoiseTO@toronto.ca or call 416-392-4380 and staff will help make arrangements.

Payment Information:

All applicants must pay the non-refundable application fee(s). Fees can be paid online or by cheque/money order made payable to the "City of Toronto Treasurer".

- Noise Exemption Permit Application Fee (Level 1): \$114.40
- Noise Exemption Permit Application Fee (Level 2): \$353.60
- Noise Exemption Permit Application Fee (Level 3): \$592.80
- Late Noise Exemption Permit Application Fee: \$88.40



Noise Exemption Permit – Construction

Application Package

A Noise Exemption Permit application package must have the following:

Level 1 & 2 Noise Exemption Permits

- A completed Noise Exemption Permit application form
- Corporate Profile Report or Articles of Incorporation (if applicant is a corporation or partnership)

Level 3 Noise Exemption Permits

- A completed Noise Exemption Permit application form
- Corporate Profile Report or Articles of Incorporation (if applicant is a corporation or partnership)
- [Site plan](#) that must include the following:
 - Location the requested operations will be occurring on the job site
 - Lot lines
 - Distance to nearest residence

Additional Information or Actions May Be Requested

Upon initial review of the Noise Exemption Permit application, ML&S may request:

1. **Reasons supporting an exemption permit:** You may be requested to provide supplementary information to support your application.
2. **Noise Mitigation Plan:** You may be required to submit a [noise mitigation plan](#) outlining actions to be taken to reduce and mitigate the impact of the noise event.
3. **Statement certified by a professional engineer or acoustical consultant:** You may be required to submit a statement for any sounds that are not technically or operationally feasible to control.
4. **Any other information or documents that may be required related to the exemption permit application.**

**Please be advised that a submitted application is not a valid permit.
A Noise Exemption Permit is only valid once issued by the City of Toronto.**

For individuals completing this application on behalf of a business and/or organization or as an individual in a business, professional or official capacity:

As stated in the Municipal Freedom of Information and Protection of Privacy Act, section 2(2.1) and 2(2.2), information collected on this application is considered business identity information. Business identity information could be publicly available and/or disclosed upon request unless an exception applies.

Noise Exemption Permit – Construction

Applicant Information

First Name		Last Name	
Street Number	Street Name		Suite/Unit Number
City/Town		Province	Postal Code
Telephone Number		Mobile Number	
Email			

Identify the corporation or partnership (below) who will be responsible for the activity or event requiring exemption, if it is different from the individual applying for the exemption.

Corporation/Partnership/Organization (if applicable)

Corporation/Partnership/Organization Name			
Street Number	Street Name		Suite/Unit Number
City/Town		Province	Postal Code
Business Telephone Number	Business Mobile Number		Business Email
Are you a registered not-for-profit organization? (Please note supporting documentation may be requested)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a City of Toronto agency, board, or commission?			<input type="checkbox"/> Yes <input type="checkbox"/> No

Location of Construction Activity

Location of Building or Project Name (if applicable)			
Street Number	Street Name		Suite/Unit Number
City/Town		Province	Postal Code
Other Location Information			
Was a previous permit approved?			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure
Previous Noise Exemption Permit No.(s) (if applicable):			



Noise Exemption Permit – Construction

Construction Activity Information

Main Activity Type	
Describe the activity and provide a brief description of why a Noise Exemption Permit is required, including the type of noise impacts anticipated. (ie: new development, residential renovation, commercial renovation etc.)	
Type of Construction (select all that apply):	<input type="checkbox"/> Work on existing residential building <input type="checkbox"/> Work on existing commercial building <input type="checkbox"/> New Builds/Development
Scope of Work (Small/Large Reno, # of stories/units etc.)	
Expected completion date of construction work on the outer shell:	
Expected completion date of the work:	
Is the work being conducted government work?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have a public engagement forum or tools available for the public to communicate with you during construction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes" please provide additional details:	

Noise Exemption Permit – Construction

Dates and Times

List the dates and start and end times of your construction activity. Note that any noise from any construction vehicle or activity outside the approved start and end times is prohibited. This includes any loading/unloading or back up warning of construction equipment.

Activity		
Date(s) (mmm-dd-yyyy)	Start Time (hh:mm AM/PM)	End Time (hh:mm AM/PM)
	Weekdays (Monday to Friday)	Weekdays (Monday to Friday)
	Weekends (Saturday and/or Sunday)	Weekends (Saturday and/or Sunday)

Equipment

List and describe in point form each type of construction equipment which will be used, how it will be used, and if appropriate what types of noise mitigation systems will be incorporated (e.g., Diesel Generator to provide power to site will be placed in the location furthest from residents and acoustical shroud will be installed).

Mitigation Measures

Describe what steps you will take to reduce the impact of the noise (e.g., measures could include locating construction equipment away from residences, discouraging queuing of vehicles prior to site opening, sound barriers to muffle generators, training staff, using traffic controllers or usage of white noise back up alarms for vehicles).

Noise Exemption Permit – Construction

Staff on Site during Event

One or more people are required to be on-site supervising throughout the entire duration of the work and are responsible for ensuring compliance with the permit's terms. Please list their contact information here.		
1	Name (First, Last)	Position Title
	Business Telephone Number (Site)	Email
2	Name (First, Last)	Position Title
	Business Telephone Number (Site)	Email
3	Name (First, Last)	Position Title
	Business Telephone Number (Site)	Email

Authorized Signature

By submitting this application for a Noise Exemption Permit, the applicant shall at all times observe and comply with, and endeavor to ensure strict observance of and compliance with all statutory requirements, rules, regulations, bylaws, terms and conditions, or other authority which in any manner affect or relate to this permit, including without limitation, the bylaws of the City of Toronto.	
Note that a Noise Exemption Permit is not guaranteed; a permit is issued pending approval from the area Councillor or ML&S and payment of all applicable fee(s). The application fee(s) are non-refundable.	
Applicant Signature	Date (mmm-dd-yyyy)

Note: It is an offence to knowingly provide false information in this application. Every person who fails to comply with an exemption permit issued is guilty of an offence and on conviction is liable to a fine of no more than \$100,000.

Municipal Licensing and Standards collects personal information on this form under the legal authority of the Toronto Municipal Code, Chapter 591, Noise, Article 3, Exemptions, section 591-3.2. The information is used to determine the eligibility for noise exemption permit(s) outside permitted hours and for further communication regarding the application. Questions about this collection can be directed to the Manager, Noise Enforcement, Municipal Licensing and Standards, 1530 Markham Road, 3rd Floor, Toronto, Ontario, M1B 3G4, or by telephone at 416-392-4380.

Please note: All issued noise exemption permits will be made publicly available on the City of Toronto's Open Data portal however, the dataset will only include the licence number, permit type, business/corporate name, address of the event/activity, permit issuance and expected date, public conditions, and hours of operation. Personal information is not included.

NOISE EXEMPTION PERMIT

This permit must be posted in a visible location, seven days before the event takes place.

This condition may be altered or waived by the City on a case-by-case basis. For example, if it is not possible to post the permit at the physical location, the City may allow the permit to be posted online.

3016886

P45-5487707

Site Address: 33 YORKVILLE AVE

Issued To: PEM (YORKVILLE) HOLDINGS INC

Exemption Type: CONSTRUCTION (LEVEL 3)

Hours of Operation:

Dates: January 2nd, 2025 - April 2nd, 2025

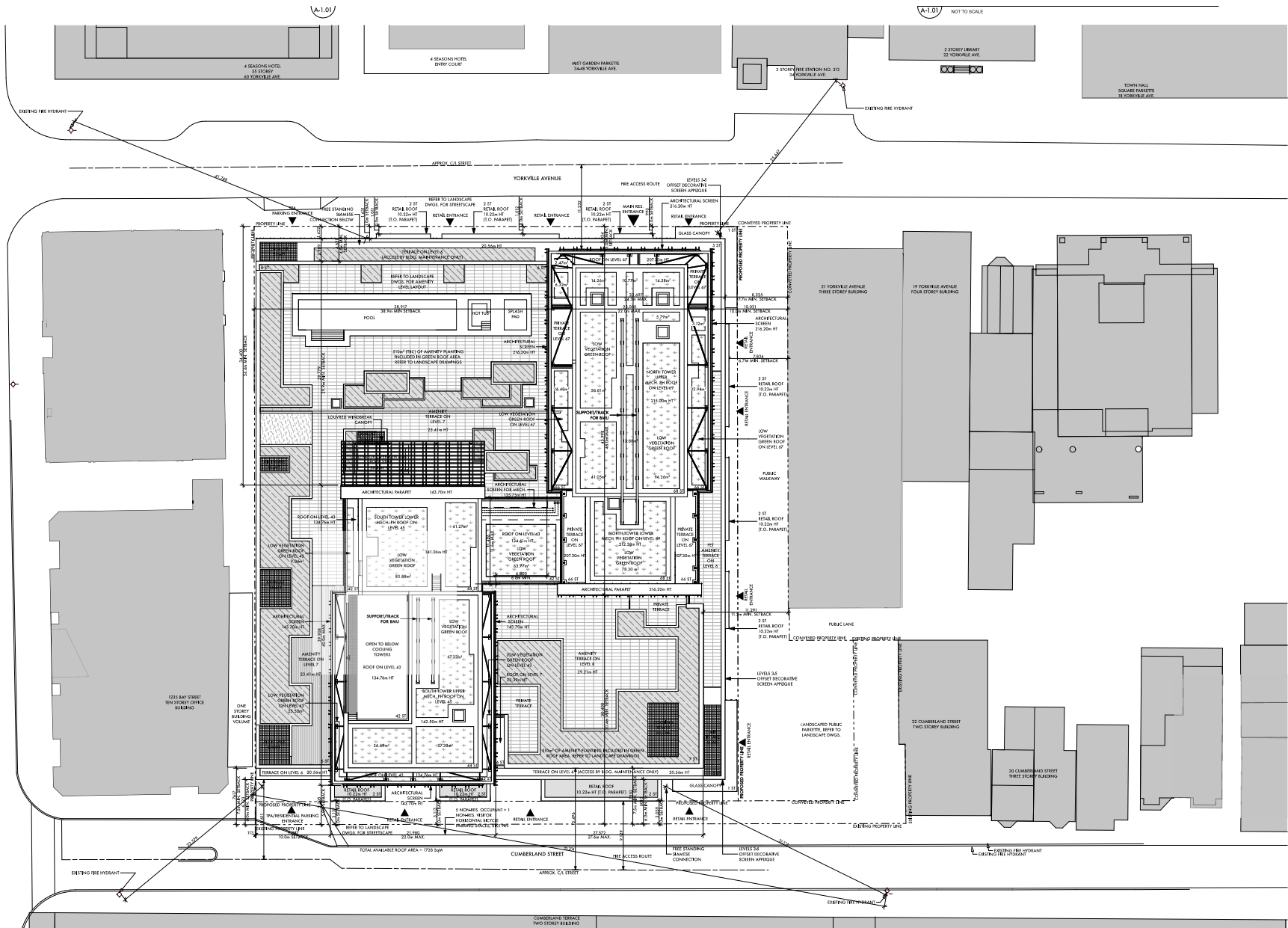
Times: Saturdays, 7:00AM - 7:00PM

Condition(s):

- Sound level emitted from any equipment shall not exceed a sound level of 85 dB(A) or 105 dB(C) when measured 20m from the source.
- Where sound exceeds the levels specified above, the applicant shall comply with any request made by a Police Officer or Bylaw Enforcement Officer to ensure compliance
- No equipment other than equipment approved under the exemption permit shall be used by the applicant.

Carleton Grant
Executive Director
Municipal Licensing and Standards

As per City of Toronto Noise Bylaw Chapter 591 section 591-3.2H "Exemption Permits", the Executive Director may revoke an exemption permit, with or without notice, if there is non-compliance with any of the exemption permit's conditions.



SITE PLAN NOTE:
 THE OWNER IS ADVISED THAT SHOULD ANY PARTY, INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, CONSIDER REUSE OF EXISTING FOUNDATION OR DEVELOPMENT OF ANY ANCHORAGE THAT RELIES ON AN EXISTING FOUNDATION, LOCAL, REGIONAL, PROVINCIAL AND FEDERAL REGULATIONS WILL BE APPLIED TO THE APPROVED DETAILS. SUCH ANCHORAGE WILL BE DETERMINED BY THE USE OF APPROPRIATE CONSTRUCTION APPROVAL.

ABOVE GRADE DRAWINGS ARE PROVIDED FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

a—A

architects—Alliance
 205-337 Adelaide St. West
 Toronto, ON M5V 1P9
 t. 416 593 4500
 info@architectsalliance.com


33 Yorkville Avenue

Pemberton Group
 50 Confederation Parkway
 Concord, ON, L4K 4T8
 t. 905 326 4100

Site Plan and Project Statistics

1:200 Scale
 Friday, October 13, 2023 Date of Print

A-1.01

From: Tia Karabetsos TKarabetsos@unifiedbuild.com 
Subject: RE: 33 Yorkville - Noise Exemption Permit
Date: April 1, 2025 at 2:01 PM
To: Councillor_Saxe@toronto.ca
Cc: Leonardo Albuquerque LAlbuquerque@unifiedbuild.com, NoiseTO@toronto.ca



Good Afternoon,

I am following up to the application submitted in late February 2025. We have yet to hear back.

Kindly provide an update on the status of this application.

Thank you



Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Friday, March 28, 2025 2:31 PM
To: Councillor_Saxe@toronto.ca
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: 33 Yorkville - Noise Exemption Permit

Good Afternoon,

I am writing to follow up on the status of the application attached.

Please advise.

Thank you



Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>

Sent: Thursday, March 20, 2025 10:12 AM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,
Still waiting on a response from the councillor, I have sent a reminder to their office. I will let you know as soon as possible, apologies for the inconvenience.

Mari Stephens (She/her)
Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number:[416 397 4139](tel:416-397-4139)



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Thursday, March 20, 2025 9:17 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] RE: 33 Yorkville - Noise Exemption Permit

Good Morning Mari,

Following up on this. Please let me know if you have heard back from the Councillor's office.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613

T: 905-760-1111

F: 905-760-1185

E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401

Concord, ON L4K 0E5

unifiedbuild.com

From: Tia Karabetsos
Sent: Wednesday, March 12, 2025 5:01 PM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

Good Afternoon Mari,

With the current stage of the formwork on the project, we may require to perform specific tasks on Saturdays, such as stripping forms, rebar placing, plumbing/Electrical/HVAC rough ins, etc. As a result, we are requesting a 6 month Noise Exemption to commence the work at 7:00am on occasional Saturdays.

This application is similar to the previously approved exemption for occasional Saturday work at 7am. We foresee the activities to be of much less impact, since we would not need to close streets or bring in any large equipment to perform these tasks. As we are not able to pinpoint specifically which Saturday will be required, we would like to apply for a 6 month window in advance.

As usual, we always keep our neighbors informed of the activities taking place on the project.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613

T: 905-760-1111

F: 905-760-1185

E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401

Concord, ON L4K 0E5

unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>

Sent: Monday, March 3, 2025 3:21 PM

To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>

Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,

The councillor is requesting clarification on what "Occasional" will mean for the application, and why it is important to start on Saturday's at 7:00AM. Please let me know so I can communicate this to the councillor. Thank you,

Mari Stephens (She/her)

Support Assistant B

Bylaw Enforcement – Noise Exemptions

Municipal Licensing and Standards

1530 Markham Rd, 3rd Floor M1B 3G4

Work Number: [416 397 4139](tel:4163974139)



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Friday, February 28, 2025 9:24 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leo Butko <Leo.Butko@toronto.ca>; Joshua Pesce <Joshua.Pesce@toronto.ca>; Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] 33 Yorkville - Noise Exemption Permit

Good Morning,

Please see attached Application for the renewal of Noise Exemption Permit #P45-5487707 expiring April 2, 2025. This request is to commence construction activities on occasional Saturdays starting at 7:00am.

Kindly forward to the Councillor's office for review.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613

T: 905-760-1111


F: 905-760-1185

E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401

Concord, ON L4K 0E5

unifiedbuild.com

From: Tia Karabetsos TKarabetsos@unifiedbuild.com 
Subject: 33 Yorkville - Noise Exemption Permit
Date: March 26, 2025 at 12:02 PM
To: NoiseTO NoiseTO@toronto.ca
Cc: Leonardo Albuquerque LAlbuquerque@unifiedbuild.com



Good Afternoon Mari,

Wondering if you have heard back from the Councillor's office?

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Thursday, March 20, 2025 10:12 AM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,
Still waiting on a response from the councillor, I have sent a reminder to their office. I will let you know as soon as possible, apologies for the inconvenience.


Mari Stephens (She/her)
Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number:416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Thursday, March 20, 2025 9:17 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] RE: 33 Yorkville - Noise Exemption Permit

Good Morning Mari,

Following up on this. Please let me know if you have heard back from the

From: Tia Karabetsos TKarabetsos@unifiedbuild.com 
Subject: RE: 33 Yorkville - Noise Exemption Permit
Date: April 4, 2025 at 11:36 AM
To: NoiseTO NoiseTO@toronto.ca
Cc: Leonardo Albuquerque LAlbuquerque@unifiedbuild.com



Good Morning Mari,

Is there any update from the Councillor's office? The Application was submitted back on February 28th and we have yet to receive a response.

I also followed up with them again on April 1. Could you please see if they will provide you with an update.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Friday, March 28, 2025 2:33 PM
To: NoiseTO <NoiseTO@toronto.ca>
Subject: RE: 33 Yorkville - Noise Exemption Permit

Hi Mari,

I sent an email to the office of Councillor Saxe.

Please let me know if you hear back.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Friday, March 28, 2025 10:42 AM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Friday, April 4, 2025 2:33 PM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,

I have tried emailing their office for a response and I am not getting any answer from their phone line. Im trying to see what I apologise for any delay in this but I cannot proceed without their approval. Im going to keep trying to get a response, as soon as I get one I will let you know,

Mari Stephens (She/her)

Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number:416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: April 4, 2025 11:37 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] RE: 33 Yorkville - Noise Exemption Permit

Good Morning Mari,

Is there any update from the Councillor's office? The Application was submitted back on February 28th and we have yet to receive a response.

I also followed up with them again on April 1. Could you please see if they will provide you with an update.

Thank you

| **Tia Karabetsos**

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Friday, March 28, 2025 2:33 PM
To: NoiseTO <NoiseTO@toronto.ca>
Subject: RE: 33 Yorkville - Noise Exemption Permit

Hi Mari,

I sent an email to the office of Councillor Saxe.

Please let me know if you hear back.

Thank you

Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Friday, March 28, 2025 10:42 AM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,

I still have not heard any word back from Saxe's office that approves the application. You are free to contact her office regarding your application as well as it may expedite the process. Thank you,

Mari Stephens (She/her)

Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number: 416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: March 26, 2025 12:02 PM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] 33 Yorkville - Noise Exemption Permit

Good Afternoon Mari,

Wondering if you have heard back from the Councillor's office?

Thank you

Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Thursday, March 20, 2025 10:12 AM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,
Still waiting on a response from the councillor, I have sent a reminder to their office. I will let you know as soon as possible, apologies for the inconvenience.

Mari Stephens (She/her)
Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number: 416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Thursday, March 20, 2025 9:17 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] RE: 33 Yorkville - Noise Exemption Permit

Good Morning Mari,

Following up on this. Please let me know if you have heard back from the Councillor's office.

Thank you

Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Wednesday, March 12, 2025 5:01 PM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

Good Afternoon Mari,

With the current stage of the formwork on the project, we may require to perform specific tasks on Saturdays, such as stripping forms, rebar placing, plumbing/Electrical/HVAC rough ins, etc. As a result, we are requesting a 6 month Noise Exemption to commence the work at 7:00am on occasional Saturdays.

This application is similar to the previously approved exemption for occasional Saturday work at 7am. We foresee the activities to be of much less impact, since we would not need to close streets or bring in any large equipment to perform these tasks. As we are not able to pinpoint specifically which Saturday will be required, we would like to apply for a 6 month window in advance.

As usual, we always keep our neighbors informed of the activities taking place on the project.

Thank you

Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Monday, March 3, 2025 3:21 PM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,
The councillor is requesting clarification on what "Occasional" will mean for the application, and why it is important to start on Saturday's at 7:00AM. Please let me know so I can communicate this to the councillor. Thank you,

Mari Stephens (She/her)
Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number: [416 397 4139](tel:416-397-4139)



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Friday, February 28, 2025 9:24 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leo Butko <Leo.Butko@toronto.ca>; Joshua Pesce <Joshua.Pesce@toronto.ca>; Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] 33 Yorkville - Noise Exemption Permit

Good Morning,

Please see attached Application for the renewal of Noise Exemption Permit #P45-5487707 expiring April 2, 2025. This request is to commence construction activities on occasional Saturdays starting at 7:00am.


Kindly forward to the Councillor's office for review.

Thank you

Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos TKarabetsos@unifiedbuild.com 
Subject: RE: 33 Yorkville - Noise Exemption Permit
Date: April 8, 2025 at 2:34 PM
To: Councillor_Saxe@toronto.ca
Cc: Leonardo Albuquerque LAlbuquerque@unifiedbuild.com, NoiseTO@toronto.ca



Good Afternoon,

Please advise if there is an update on this application submitted back in February 2025. We have yet to receive a response.

Thank you



Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Tuesday, April 1, 2025 2:01 PM
To: Councillor_Saxe@toronto.ca
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>; NoiseTO@toronto.ca
Subject: RE: 33 Yorkville - Noise Exemption Permit

Good Afternoon,

I am following up to the application submitted in late February 2025. We have yet to hear back.

Kindly provide an update on the status of this application.

Thank you



Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Friday, March 28, 2025 2:31 PM
To: Councillor_Saxe@toronto.ca
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: 33 Yorkville - Noise Exemption Permit

Good Afternoon,

I am writing to follow up on the status of the application attached.

Please advise.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613

T: 905-760-1111

F: 905-760-1185

E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401

Concord, ON L4K 0E5

unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Thursday, March 20, 2025 10:12 AM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,

Still waiting on a response from the councillor, I have sent a reminder to their office. I will let you know as soon as possible, apologies for the inconvenience.

Mari Stephens (She/her)

Support Assistant B

Bylaw Enforcement – Noise Exemptions

Municipal Licensing and Standards

1530 Markham Rd, 3rd Floor M1B 3G4

Work Number: 416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Thursday, March 20, 2025 9:17 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] RE: 33 Yorkville - Noise Exemption Permit

Good Morning Mari,

Following up on this. Please let me know if you have heard back from the Councillor's office.

Thank you

Tia Karabetsos



Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Wednesday, March 12, 2025 5:01 PM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

Good Afternoon Mari,

With the current stage of the formwork on the project, we may require to perform specific tasks on Saturdays, such as stripping forms, rebar placing, plumbing/Electrical/HVAC rough ins, etc. As a result, we are requesting a 6 month Noise Exemption to commence the work at 7:00am on occasional Saturdays.

This application is similar to the previously approved exemption for occasional Saturday work at 7am. We foresee the activities to be of much less impact, since we would not need to close streets or bring in any large equipment to perform these tasks. As we are not able to pinpoint specifically which Saturday will be required, we would like to apply for a 6 month window in advance.

As usual, we always keep our neighbors informed of the activities taking place on the project.

Thank you



Tia Karabetsos
Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Monday, March 3, 2025 3:21 PM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not

click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,

The councillor is requesting clarification on what "Occasional" will mean for the application, and why it is important to start on Saturday's at 7:00AM. Please let me know so I can communicate this to the councillor. Thank you,

Mari Stephens (She/her)

Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number: 416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: Friday, February 28, 2025 9:24 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leo Butko <Leo.Butko@toronto.ca>; Joshua Pesce <Joshua.Pesce@toronto.ca>; Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] 33 Yorkville - Noise Exemption Permit

Good Morning,

Please see attached Application for the renewal of Noise Exemption Permit #P45-5487707 expiring April 2, 2025. This request is to commence construction activities on occasional Saturdays starting at 7:00am.

Kindly forward to the Councillor's office for review.

Thank you



Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613

T: 905-760-1111


F: 905-760-1185

E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401

Concord, ON L4K 0E5

unifiedbuild.com

From: Leonardo Albuquerque LAlbuquerque@unifiedbuild.com 
Subject: FW: 33 Yorkville - Noise Exemption Permit
Date: July 24, 2025 at 4:43 PM
To: NoiseTO@toronto.ca
Cc: Tia Karabetsos TKarabetsos@unifiedbuild.com



Good afternoon,

We still don't have the exemption permit issued for an application made back in February 2025.

We don't want to be held responsible for any issues that this may cause. These applications are not cheap and yet we have no response nor updates from the City.

I'm not sure if you are aware but we have commitments with the City of Toronto and Toronto Parking Authorities, paying a large sum of money monthly for the space where the building is being constructed.

We need an update on this exemption permit to avoid any situation with neighbors and City officials.

Please advise at your earliest where we stand with this application.

Thank you,



Leo Albuquerque, B.Sc., LEED AP
Project Manager
T: 905-760-1111
F: 905-760-1185
C: 437-237-3512
E: lalbuquerque@unifiedbuild.com
7300 Keele Street, Suite 401,
Concord, ON L4K 0E5

*Note that my email has changed

From: NoiseTO <NoiseTO@toronto.ca>
Sent: Friday, April 4, 2025 2:33 PM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: RE: 33 Yorkville - Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tia,
I have tried emailing their office for a response and I am not getting any answer from their phone line. Im trying to see what I apologise for any delay in this but I cannot proceed without their approval. Im going to keep trying to get a response, as soon as I get one I will let you know,

Mari Stephens (She/her)
Support Assistant B
Bylaw Enforcement – Noise Exemptions
Municipal Licensing and Standards
1530 Markham Rd, 3rd Floor M1B 3G4
Work Number:416 397 4139



From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Sent: April 4, 2025 11:37 AM
To: NoiseTO <NoiseTO@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] RE: 33 Yorkville - Noise Exemption Permit

Good Morning Mari,

Is there any update from the Councillor's office? The Application was submitted back on February 28th and we have yet to receive a response.

I also followed up with them again on April 1. Could you please see if they will provide you with an update.

Thank you

— — | **Tia Karabetsos**

Subject: Fwd: 33 Yorkville - Noise Exemption Permit Application #52732075

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

Begin forwarded message:

From: Councillor Saxe <councillor_saxe@toronto.ca>
Date: August 19, 2025 at 4:23:50 PM EDT
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: Re: 33 Yorkville - Noise Exemption Permit Application #52732075

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Tia. At the request of GYRA, I have refused this application.

--
Dr. Dianne Saxe, Councillor, University Rosedale
416 392 4009

From: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Date: Tuesday, August 19, 2025 at 2:29 PM
To: Councillor Saxe <Councillor_Saxe@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: [External Sender] 33 Yorkville - Noise Exemption Permit Application #52732075

Good Afternoon,

Please provide an update on the status of review Application #52732075.

Thank you



**Tia
Karabetsos**

Senior Project
Coordinator
C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com
7300
Keele Street,
Suite 401
Concord, ON L4K
0E5
unifiedbuild.com

From: Tia Karabetsos
Sent: Friday, August 15, 2025 10:10 AM
To: Councillor Saxe <councillor_saxe@toronto.ca>
Cc: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Subject: 33 Yorkville - Noise Exemption Permit Application #52732075

Good Morning,

I am writing to follow up on the status of review for Noise Exemption Application #52732075 submitted on August 8, 2025.

Please advise status of review.

Thank you

<image001.png>

Tia Karabetsos

Senior Project Coordinator

C: 647-347-9613
T: 905-760-1111
F: 905-760-1185
E: tkarabetsos@unifiedbuild.com

7300 Keele Street, Suite 401
Concord, ON L4K 0E5
unifiedbuild.com

[Redacted]

[Redacted]

[Redacted]

From: Noise Exemption Permit <noiseto@toronto.ca>
Sent: Wednesday, August 20, 2025 4:49 PM
To: Tia Karabetsos <TKarabetsos@unifiedbuild.com>
Subject: City of Toronto Noise Exemption Application – Issued – CO-25SEP08-26SEP08-01-075

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Toronto

[Redacted]

City of Toronto Noise Exemption Application – Issued – CO-25SEP08-26SEP08-01-075

Good Day,
Your Noise Exemption Permit application **52732075** has been **approved**. Please find attached your permit.

Additional Conditions:

- The exemption permit shall be posted in a visible location to the public where each event or activity will occur 7 days prior to the start of the event or activity, and shall remain for the duration of the event or activity. If the applicant is unable to post a notice of the exemption permit at the physical location of the event or activity, the Executive Director may permit the permit holder to post it online in a conspicuous manner.
- The sound emitted from any equipment shall not exceed a sound level (expressed in terms of Leq for a ten-minute period):



- (a) For amplified sound, of 85 dB(A) or 105 dB(C) when measured from the lot line of the property where the event or activity is occurring; or
- (b) For any other event or activity, of 85 dB(A) or 105 dB(C) when measured 20 metres from the source;
- The applicant shall comply with any request made by a Bylaw Enforcement Officer with respect to the volume of sound, up to and including lowering sound levels to be compliant with the bylaw or providing identification to the officer on request.
- No equipment other than the equipment approved under the exemption permit shall be used by the applicant.
- Each event or activity shall be restricted to only the approved location.
- The Executive Director may revoke an exemption permit, with or without notice, if there is non-compliance any of the exemption permit's conditions if required by the Executive Director.
- The sound emitted from any equipment shall not exceed a sound level (expressed in terms of Leq for a ten-minute period) For any other event or activity, of 85 dB(A) or 105 dB(C) when measured 20 metres from the source.

Your permit is also subject to standard conditions pursuant to the bylaw. Prior to the start of your event/activity please ensure you review the conditions listed on your permit as well as the conditions found in [Chapter 591 – Noise](#). Failure to comply with the permit and its conditions may result in enforcement action and/or a refusal of future noise exemption permit applications.

If you have any questions about your permit or the conditions of your permit, please reach out to NoiseTO@toronto.ca or call us at [416-392-4380](tel:416-392-4380).

If you are reaching out to us by email, please do not include any personal information about yourself or other individuals (such as personal health information or other sensitive information) in in your email. If your matter is personal or sensitive, please call us.

Thank you,

Noise Exemptions

Municipal Licensing and Standards
1530 Markham Road, 3rd Floor
Toronto, ON
M1B 3G4

Do not reply to this email as we will not receive your response. This email account is not being monitored and is used for sending messages only. If you received this email in error or have any inquiries, please advise the City of Toronto, Municipal Licensing & Standards Division, Noise Exemptions team by [contacting us](#) at NoiseTO@toronto.ca or calling [416-392-4380](tel:416-392-4380).

To ensure delivery to your inbox, please add nepnotice@toronto.ca to your address book. This email was sent to you and was provided to us with consent during the intake of your application for all communication related to the Toronto Municipal Code, Chapter 547 Licensing and Registration of Noise Exemption permit.

NOTICE: This email may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use, or copying of this email or the information it contains by anyone other than the intended recipient(s) is unauthorized and may breach the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

[Privacy](#) | [Visit toronto.ca](#)

City of Toronto, 100 Queen Street West, Toronto, ON

[Copyright © 2025](#). City of Toronto. All Rights Reserved.

NOISE EXEMPTION PERMIT

This permit must be posted in a visible location, seven days before the event takes place.

This condition may be altered or waived by the City on a case-by-case basis. For example, if it is not possible to post the permit at the physical location, the City may allow the permit to be posted online.

CO-25SEP08-26SEP08-01-075

Site Address: 33 Yorkville Ave
Toronto, Ontario

Issued To: PEM (Yorkville) Holdings Inc.

Exemption Type: Construction (Level 3)

Hours of Operation:

Event: September 8, 2025 - September 8, 2026

SATURDAY ONLY: 7:00 AM - 9:00 AM

Condition(s):

- The exemption permit shall be posted in a visible location to the public where each event or activity will occur 7 days prior to the start of the event or activity, and shall remain for the duration of the event or activity. If the applicant is unable to post a notice of the exemption permit at the physical location of the event or activity, the Executive Director may permit the permit holder to post it online in a conspicuous manner.
- The sound emitted from any equipment shall not exceed a sound level (expressed in terms of Leq for a ten-minute period):
 - (a) For amplified sound, of 85 dB(A) or 105 dB(C) when measured from the lot line of the property where the event or activity is occurring; or
 - (b) For any other event or activity, of 85 dB(A) or 105 dB(C) when measured 20 metres from the source;
- The applicant shall comply with any request made by a Bylaw Enforcement Officer with respect to the volume of sound, up to and including lowering sound levels to be compliant with the bylaw or providing identification to the officer on request.
- No equipment other than the equipment approved under the exemption permit shall be used by the applicant.
- Each event or activity shall be restricted to only the approved location.
- The Executive Director may revoke an exemption permit, with or without notice, if there is non-compliance any of the exemption permit's conditions if required by the Executive Director.
- The sound emitted from any equipment shall not exceed a sound level (expressed in terms of Leq for a ten-minute period) For any other event or activity, of 85 dB(A) or 105 dB(C) when measured 20 metres from the source.

Carleton Grant
Executive Director
Municipal Licensing and Standards

Thursday, December 11, 2025 at 11:44:56 AM Eastern Standard Time

Subject: RE: Construction Noise Exemption Permit
Date: Monday, December 1, 2025 at 4:18:48 PM Eastern Standard Time
From: Leonardo Albuquerque
To: Leo Butko
CC: Joshua Pesce, Anna Fernandes, Mathew Marino, Gianni Tranfaglia, Luciano Petrella, Guilherme Franzin, Sonja Turajlich
Attachments: image003.png, image004.png, image005.jpg, Permit-52732075.pdf, FW: City of Toronto Noise Exemption Application – Issued – CO-25SEP08-26SEP08-01-075.eml

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hello Leo,

At no time did we receive (as is required) any notice from the City of Toronto advising that our Application for a Noise Exemption Permit was denied or of any appeal rights we have in respect of same. To the contrary, on August 20th, 2025, by email sent from Noise Exemptions - Municipal Licensing and Standards of the City of Toronto to our office, we received the current issued and valid Noise Exemption Permit that allows us to start work on Saturdays at 7 am. Please see a copy of the email attached.

Your email stating that we do not have a valid Noise Exemption Permit or that we were notified that our application was denied is categorically wrong.

Accordingly, it is our intention to continue operating in accordance with the Noise Exemption Permit issued to us. As you are likely aware, we are disputing the charges laid to-date on the basis of our right to operate under the valid Noise Exemption Permit.

Additionally, we will now be referring this matter to our litigation counsel.

Respectfully,



Leo Albuquerque,

B.Sc., LEED AP
Project Manager

T: 905-760-1111

F: 905-760-1185

C: 437-237-3512

E: lalbuquerque@unifiedbuild.co

[m](#)

7300 Keele Street, Suite 401,

*Note that my email has changed

From: Leo Butko <Leo.Butko@toronto.ca>
Sent: Friday, November 28, 2025 2:38 PM
To: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Cc: Joshua Pesce <Joshua.Pesce@toronto.ca>; Anna Fernandes <Anna.Fernandes@toronto.ca>; Mathew Marino <Mathew.Marino@toronto.ca>; Gianni Tranfaglia <GTranfaglia@unifiedbuild.com>; Luciano Petrella <LPetrella@unifiedbuild.com>; Guilherme Franzin <GFranzin@unifiedbuild.com>
Subject: RE: Construction Noise Exemption Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Leo

This noise exemption permit was not approved. I apologize, but there was an error by sending it out, and it went to an email address that bounced back to us. It came to my attention today that this is not an approved permit and that was the reason for my email to yourself. If you could identify to me how you received this permit document, I would appreciate it. Nonetheless, the permit is still not valid. You have the option of appealing the decision by the Councillor.

Leo Butko
Manager Noise Enforcement Team
Municipal Licensing & Standards, Bylaw Enforcement
399 The West Mall, 3rd Floor
City of Toronto
416-338-3158
Leo.butko@Toronto.ca



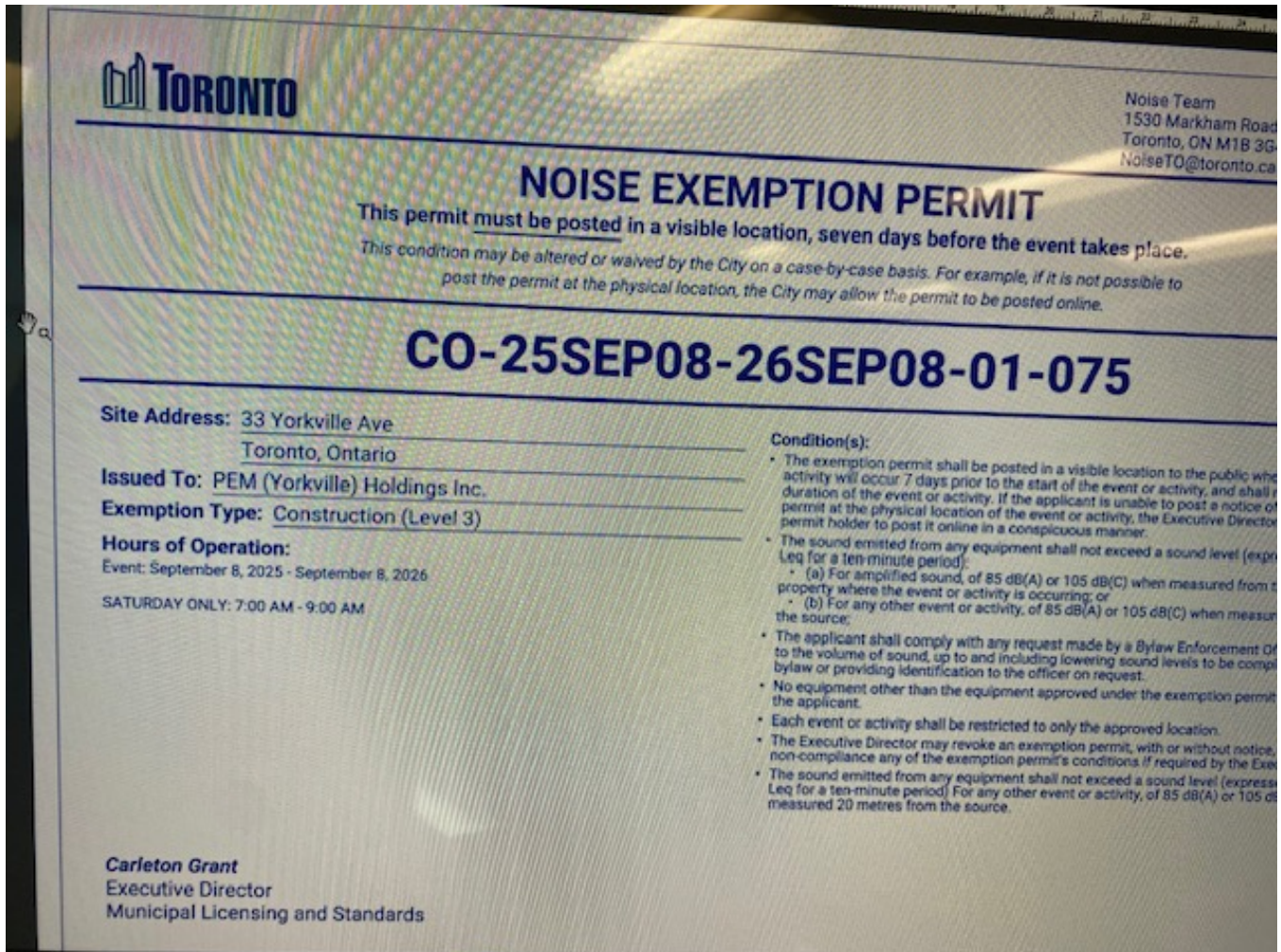
From: Leonardo Albuquerque <LAlbuquerque@unifiedbuild.com>
Sent: November 28, 2025 2:27 PM
To: Leo Butko <Leo.Butko@toronto.ca>
Cc: Joshua Pesce <Joshua.Pesce@toronto.ca>; Anna Fernandes <Anna.Fernandes@toronto.ca>; Mathew Marino <Mathew.Marino@toronto.ca>; Gianni Tranfaglia <GTranfaglia@unifiedbuild.com>; Luciano Petrella <LPetrella@unifiedbuild.com>; Guilherme Franzin <GFranzin@unifiedbuild.com>
Subject: [External Sender] Re: Construction Noise Exemption Permit

Hello Leo,

Hope you are doing well.

I'm not clear of this message. We do have a valid permit to work on Saturdays between 7am to 9am.

See below:



Hope that clear things up.

Thank you,

Leo

Sent from my iPhone

On Nov 28, 2025, at 1:26 PM, Leo Butko <Leo.Butko@toronto.ca> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Leo

It has come to my attention that you have been operating your construction operation

on Saturday mornings from 7am to 9am as per your request for a Noise exemption permit that has not been approved. I wish to point out that even if there is an application in place, you can only operate outside of the working hours with a valid Noise Exemption Permit and in compliance with the permit's conditions. Because you have applied, does not allow you to work on Saturday mornings from 7am to 9am. The denial letter you have received provides you with an opportunity to appeal this decision to the community council, but again you cannot work Saturday morning from 7am to 9am.

I am aware that there are a number of charges against the corporation regarding operations outside of the allowable construction hours. Although you have a current Continual Concrete Noise Permit, any further contraventions of the bylaw may place this in jeopardy.

Please respond as to your intentions. We will be following up if there has been any work conducted tomorrow from 7am to 9am.

Thanks
Leo Butko
Manager, Noise Enforcement Team
Municipal Licensing & Standards, Bylaw Enforcement
399 The West Mall, 3rd Floor
City of Toronto
416-338-3158
Leo.butko@Toronto.ca