



2014 Development Approval Application

Toronto and East York

Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2
416-392-7539

North York

North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7
416-395-7000

Scarborough

Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario M1P 4N7
416-396-7526

Etobicoke York

2 Civic Centre Court
Toronto, Ontario
M9C 5A3
416-394-8002

Application(s) for: (please check all applicable boxes)

- Official Plan Amendment**
 Zoning By-law Amendment
 Site Plan Control
 Part Lot Control
 Draft Plan of Subdivision
Draft Plan of: **Common Elements/Vacant Land Condominium**
 Standard/Phased/Leasehold Condominium

Public Record Notice

Under The Planning Act, R.S.O. 1990, c. P. 13, s. 1.0.1, all information and material that is required to be provided to the City of Toronto respecting planning applications shall be made available to the public.

Submission Requirements (see pages 6-7)

A pre-application consultation meeting is strongly encouraged to identify key issues and the approvals that will be required and identify the supporting drawings, reports and studies required to achieve complete application status in accordance with the Planning Act and the Toronto Official Plan. The following information is required for the submission of a complete application. Unless otherwise noted in the Submission Requirements for your type of application, please include with your application a minimum of 20 sets of plans. All plans to be folded individually to 215 mm x 350 mm (8.5" x 14") with the title block exposed. Collate the plans into sets. Please note, plans that are not folded will not be accepted.

Acknowledgement of Public Information

The applicant grants the City permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public for the purpose of application review. The applicant agrees to provide a reasonable number of copies of any such document, or parts thereof, in paper and/or electronic form, to the City for internal use and distribution to the public for the purpose of application review.

Sign Requirements (see page 8)

Posting of a sign on the subject land will be required for Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Subdivision and Draft Plan of (Common Elements/Vacant Land) Condominium applications within 14 days of submitting the application(s). Before submitting your application, please contact your district Planning Consultant, Customer Service for further information about application and sign requirements.

Address of subject land (Street Number/Name)

75-83 Mutual Street

Describe location (closest major intersection, what side of street land is located):

Dundas Street West & Jarvis Street

Legal description:

Lots A, B, C, D, E, F and G Registered Plan 273E and Part of Lot 22 (West Side of Jarvis Street) Registered Plan 10-A Toronto

Present use of subject land:

Mixed Use

Proposed use of subject land:

Mixed Use

Registered Owner of subject land (as it appears on Deed/Transfer)

77 Mutual St. Investments and 2207494 Ontario Inc.

Business E-mail

Business Address

City

Postal Code

Business Telephone (area code + number):

Business Fax (area code + number):

Applicant name (in full)

Signe Leisk Cassels Brock and Blackwell LLP

Business E-mail

sleisk@casselsbrock.com

Applicant is:

- Owner
 Lawyer
 Architect
 Agent
 Contractor
 Other:

Business Address

2100 Scotia Plaza, 40 King Street West

City

Toronto

Postal Code

M5H 3C2

Business Telephone (area code + number):

416.869.5411

Business Fax (area code + number):

416.640.3218

Does the subject land contain six or more dwelling units?

- Yes
 No

If yes, are any of the dwelling units residential rental units?

- Yes
 No

of rental units 22

If the answer to both questions above is yes, a "Rental Housing Demolition and Conversion Screening and Declaration Form" is required to be submitted to the district Planning Consultant, Customer Service.

Is the subject land designated under the Ontario Heritage Act?

- Yes
 No

This section for Office Use Only

File No(s) _____

Project Identifier _____

Date Received _____

Civic Service Centre _____

Ward _____

Staff Contact _____

Phone No. _____

2014 Development Approval Application

Project Data

Note: More detailed statistics may be requested during review of the application.

Site Data

Existing total lot area:	1,499 m ²	Existing lot frontage:	57.5 m	Existing lot depth:	27 m
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Building Data

Date of construction of the existing building (if known):

No. of buildings to be retained: Existing: 0 + Proposed: 1 = Total 1

▶ Ground floor area	Existing: <u>2,651</u> m ²	Proposed: <u>617</u> m ²
▶ Residential gross floor area	Existing: <u>7,827</u> m ²	Proposed: <u>27,812</u> m ²
▶ Non-residential gross floor area	Existing: <u>0</u> m ²	Proposed: <u>378</u> m ²
▶ Landscaped Open Spae	Existing: _____ m ²	Proposed: <u>199</u> m ²
▶ Paved Surface Area	Existing: _____ m ²	Proposed: <u>162</u> m ²

Total gross floor area of all buildings on site when project is complete: 28,718 m²

Lot coverage ratio (ground floor area ÷ lot area) _____ **Floor space ratio (gross floor area ÷ lot area)** 19.16

▶ **Height of building(s) –** Existing: 2 storeys _____ m Proposed: 38 storeys 126.2 m

Does the proposed building include retention of any of the existing floor area? Yes No

Minimum Setbacks	Front Lot Line	Side Lot Line	Side Lot Line	Rear Lot Line
Existing building to be retained	_____ m	_____ m	_____ m	_____ m
Proposed building –	<u>2</u> m	<u>0</u> m	<u>12.8</u> m	<u>0</u> m

Other information on setbacks (if appropriate):

Breakdown of Project Components

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m ²)	<u>28,340</u> m ²	<u>378</u> m ²	_____ m ²	_____ m ²	_____ m ²
Percentage of Project (%)	<u>99</u> %	<u>1</u> %	_____ %	_____ %	_____ %

Number of Residential Units to be retained: Existing: 0 Proposed: 375 Total: 375

Type of Residential Tenure Rental Freehold Condo Other: _____

Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
No. of Units	_____	<u>22</u>	<u>218</u>	<u>102</u>	<u>33</u>
Typical Unit Size	_____ m ²	<u>275</u> m ²	<u>520</u> m ²	<u>795</u> m ²	<u>985</u> m ²

Parking and Loading Data Number of parking spaces provided in project: 100

Breakdown of parking space allocation

for residential use 75 for residential visitors 23 for retail use 0
 for office use _____ for industrial use _____ for institutional/other use 2 (Car-Share)

Location and number of parking spaces

Open surface spaces # _____ Attached garage # _____ Detached garage # _____ Cash payment in lieu # _____
 Above grade parking deck # _____ Below grade parking structure # 100 Off-site lease # _____

Number of loading spaces provided in project: 1 Type of loading spaces provided (if applicable): G

Access and Services

Road access Provincial Highway Municipal street Public lane Private right-of-way

Servicing: All of below

Municipal Water <input type="checkbox"/> available <input checked="" type="checkbox"/> connected	Municipal Sanitary Sewers <input type="checkbox"/> available <input checked="" type="checkbox"/> connected	Municipal Storm Sewers <input type="checkbox"/> available <input checked="" type="checkbox"/> connected	Other (septic)
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2014 Development Approval Application

Applicant's Declarations – Please check boxes to confirm

- The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium is/are consistent with the Provincial Policy Statement.
- The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium conforms to or does not conflict with any Provincial Plans (i.e. the Growth Plan for the Greater Golden Horseshoe and/or the Greenbelt Plan).

Fee Calculation – Effective January 1, 2014

Complete and attach all schedules that apply to your application submission.

Schedule I – Official Plan Amendment Enter amount from Line 101 on Schedule I	\$	_____ 1
Schedule II – Zoning By-law Amendment Enter amount from line 227 from Schedule II		\$169,915.35 2
Schedule III – Combined Application – Official Plan & Zoning By-law Amendment Enter amount from line 326 from Schedule III	\$	_____ 3
Schedule IV – Site Plan Control Enter amount from line 436 from Schedule IV		\$ 96,036.40 4
Schedule V – Draft Plan of Condominium Enter amount from line 512 from Schedule V	\$	_____ 5
Schedule VI – Draft Plan of Subdivision Enter amount from line 605 from Schedule VI	\$	_____ 6
Schedule VII – Part Lot Control Exemption Enter amount from line 705 from Schedule VII	\$	_____ 7
TOTAL _____		\$ 265,951.75

The following surcharges also apply, but will not be collected until later in the planning process:

- a surcharge to cover the City Clerk's direct cost of providing public notices required to process planning applications, included but not limited to **Notification of Complete Application, Notice of Public Meeting, Notice of Adoption/Refusal (levied at the time of the notices).**
- a surcharge to cover costs associated with community consultation meetings for facility rental, translation and sign language services (levied at the time of the meeting).

As set out in Chapter 441-4of the City of Toronto Municipal Code, fees are adjusted every January 1st to reflect the inflation rate of the previous October Consumer Price Index increase for the past year.

Accepted methods for payment of fees: Debit Card, Certified Cheque, Money Order, Cash, Master Card, Amex or Visa. (Credit Card payments are accepted at most locations.) Personal or Company Cheques will be accepted only for amounts greater than \$2,000.00. Please make all amounts pay able to the Treasurer of the City of Toronto.

2014 Development Approval Application

Authorization of Agent

I/We 77 Mutual St. Investments and 2207494 Ontario Inc. authorize Signe Leisk Cassels Brock and Blackwell LLP
(please print) (please print)

to act as agent and sign the application form to the City of Toronto on my/our behalf for the lands known as:

75-83 Mutual Street

Name of land owner 77 Mutual St. Investments
(please print)

Signature

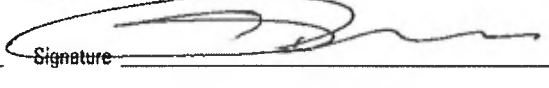


Date

JUNE 30/14

Name of land owner 2207494 Ontario Inc.
(please print)

Signature

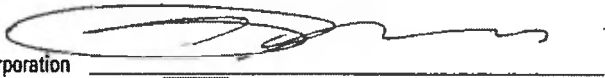


Date

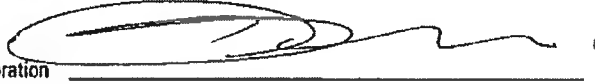
JUNE 30/14

Corporate seal(s), if applicable

Signature of Signing Officer(s) of Corporation



Signature of Signing Officer(s) of Corporation



The personal information on this form is collected under the authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, s. 136(c), City of Toronto By-law No. 1043-2008, and Planning Act, R.S.O. 1990, Chapter P.13. The information is used for the purpose of evaluating your planning application. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated at the top of page 1 of this application.


2014 Development Approval Application

Declaration of the Land Owner(s)

I/We 77 Mutual St. Investments and 2207494 Ontario Inc., do solemnly declare that
(please print)

Check and complete either a) or b):

a) As of the date of this application, I am the registered owner of all of the lands described in the application.

Name of land owner SPIRO MIKROGIANNAKIS Signature 
(please print)

Address of land owner 280 MAJOR RD. EAST TORONTO Date JUNE 30/14

b) As of the date of this application, I am NOT the registered owner of all of the lands described in the application. I confirm that all owners of the lands described in the application (enumerated in attached list) have been notified of the application being made on their properties and furnish the permissions of those land owners whose signatures are affixed immediately below.

Name of land owner 77 Mutual St. Investments Signature _____
(please print)

Address of land owner _____ Date _____

Name of land owner 2207494 Ontario Inc. Signature _____
(please print)

Address of land owner _____ Date _____

Name of land owner _____ Signature _____
(please print)

Address of land owner _____ Date _____

Name of land owner _____ Signature _____
(please print)

Address of land owner _____ Date _____

Note: If more space is needed for additional land owners, please attach a separate sheet.

A comprehensive list identifying each property included in the lands described in the application must also be attached, together with the name and address of the property owner notified and an indication as to whether or not the owner has furnished permission for the application. Those owners indicated on the list as having furnished permission must also have their signatures affixed above.

Declaration of the Applicant

I Signe Leisk Cassels Brock and Blackwell LLP, do solemnly declare that
(please print)

1. I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.
2. Enclosed is the required fee, which I certify is accurate, and the prescribed information and supporting documentation required for each application. I agree to pay any further costs which may be determined as these applications are reviewed.

Name of applicant Signe Leisk Cassels Brock and Blackwell LLP Signature  Date JUNE 30/14
(please print)

Applicant's Signature _____
 Signature of owner/agent  Date JUNE 30/14

The personal information on this form is collected under the authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, s. 136(c), City of Toronto By-law No. 1043-2008, and Planning Act, R.S.O. 1990 Chapter P. 13. The information is used for the purpose of evaluating your planning application. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated at the top of page 1 of this application.

Planning Application Checklist

Refer to Building Toronto Together: A Development Guide at www.toronto.ca/developing-toronto for more information regarding submission requirements.

List of Required Applications, Plans, Information/Studies

SUBMISSION REQUIREMENTS

- × Completed Development Approval Application Form
- × Full Fees

PLANNING APPLICATIONS REQUIRED:

- | | |
|---|---|
| <input type="checkbox"/> Official Plan Amendment (OPA) | <input type="checkbox"/> Part Lot Control Exemption (PLC) |
| <input checked="" type="checkbox"/> Zoning By-law Amendment (ZBA) | <input type="checkbox"/> Draft Plan of Subdivision (SUB) |
| <input checked="" type="checkbox"/> Site Plan Control (SPA) | |
| <input type="checkbox"/> Draft Plan of Condominium (CDM) | |
| <input type="checkbox"/> Standard | |
| <input type="checkbox"/> Common Elements | |
| <input type="checkbox"/> Other: _____ | |

**Plans/Drawings required with application submission:
20 paper copies unless noted, and 1 digital copy (ie. PDF)**

Paper Copy Required
 Digital Copy Required

OFFICIAL PLAN AMENDMENT (OPA)

- Context Plan
- Boundary Plan of Survey
- Topographical Survey

- Concept Site and Landscape Plan
- Other: _____

ZONING BY-LAW AMENDMENT (ZBA)

- Underground Garage Plan(s)
- Boundary Plan of Survey
- Topographical Survey
- Concept Plan
- Concept Site and Landscape Plan

- Floor Plan(s)
- Site and Building Elevations
- Site and Building Sections
- Tree Preservation Plan (7 copies)
- Other: _____

SITE PLAN CONTROL APPLICATION (SPA)

- Boundary Plan of Survey
- Topographical Survey
- Perspective Drawing (not required for projects under 4000m²) (7 copies)
- Context Plan
- Site Plan
- Site Grading Plan
- Underground Garage Plan(s)
- Floor Plan(s)

- Roof Plan
- Site and Building Elevations
- Site and Building Sections
- 1:50 Scale Detailed Colour Building Elevations (5 Storeys or >) (7 copies)
- Landscape Plan (7 copies)
- Tree Preservation Plan (7 copies)
- Public Utilities Plan
- Other: _____

PLAN OF SUBDIVISION (SUB)

- Boundary Plan of Survey
- Topographical Survey
- Context Plan
- Draft Plan of Subdivision

- Subdivision Concept Plan
- Site Grading Plan
- Tree Preservation Plan (7 copies)
- Public Utilities Plan
- Other: _____

PLAN OF CONDOMINIUM (CDM)

- Boundary Plan of Survey
- Topographical Survey

- Draft Plan of Condominium
- Other: _____

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

- Boundary Plan of Survey (7 copies)

- Other: _____

SEE PAGE 8 FOR THE TECHNICAL REQUIREMENTS OF THE SUBMISSION OF PAPER OR DIGITAL FILES



































Planning Application Checklist (con'd)

**Information/Studies required with application submission:
5 paper copies unless noted, and 1 digital copy (ie. PDF)**

 **DIGITAL** Copy Required
 **PAPER** Copy Required

Information/Studies required (5 copies):



CITY PLANNING

- | | |
|---|---|
| <input checked="" type="checkbox"/> Draft Zoning By-law Amendment (text and schedule) (ZBA only)  | <input type="checkbox"/> Draft Official Plan Amendment (text and schedule) (OPA only)  |
| <input checked="" type="checkbox"/> Physical or Computer Generated Building Mass Model (OPA,ZBA,SPA only)   | <input checked="" type="checkbox"/> Planning Rationale (OPA,ZBA,SUB,CDM only)   |
| <input checked="" type="checkbox"/> Community Services and Facilities Study (OPA,ZBA,SUB only)   | <input checked="" type="checkbox"/> Pedestrian Level Wind Study (ZBA,SPA only)   |
| <input type="checkbox"/> Architectural Control Guidelines (ZBA,SUB,SPA only)   | <input type="checkbox"/> Avenue Segment Review Study (OPA,ZBA only)   |
| <input checked="" type="checkbox"/> Housing Issues Report (OPA,ZBA,CDM only)   | <input checked="" type="checkbox"/> Sun/Shadow Study (ZBA,SPA only)   |
| <input type="checkbox"/> Natural Heritage Impact Study (OPA,ZBA,SUB,SPA only)   | <input type="checkbox"/> Urban Design Guidelines (ZBA,SUB,SPA only)   |
| <input checked="" type="checkbox"/> Green Development Standards Checklist (ZBA,SUB,CDM,SPA only)   | <input type="checkbox"/> Accessibility Design Standards Checklist (SUB,CDM,SPA only)   |
| <input checked="" type="checkbox"/> Noise Impact Study (ZBA,SUB,SPA only)   | <input type="checkbox"/> Vibration Study (ZBA,SUB,SPA only)   |
| <input checked="" type="checkbox"/> Archaeological Assessment (OPA,ZBA,SUB,SPA only)   | <input type="checkbox"/> Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only)   |

ENGINEERING & TECHNICAL SERVICES


- | | |
|--|---|
| <input checked="" type="checkbox"/> Loading Study (ZBA,SPA only)   | <input checked="" type="checkbox"/> Stormwater Management Report (ZBA,SUB,CDM,SPA only)   |
| <input checked="" type="checkbox"/> Parking Study (ZBA,CDM,SPA only)   | <input checked="" type="checkbox"/> Environmental Impact Study (OPA,ZBA,SUB,SPA only)   |
| <input checked="" type="checkbox"/> Traffic Operations Assessment (ZBA,SUB,SPA only)   | <input type="checkbox"/> Contaminated Site Assessment (OPA,ZBA,SUB,SPA only)   |
| <input checked="" type="checkbox"/> Transportation Impact Study (OPA,ZBA,SUB,SPA only)   | <input checked="" type="checkbox"/> Servicing Report (ZBA,SUB,CDM,SPA only)   |
| <input type="checkbox"/> Geotechnical Study (ZBA,SUB,SPA only)   | |

URBAN FORESTRY SERVICES

- Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA only)  

Additional Information Requested

HEALTH

- Electromagnetic Field (EMF) Management Plan (OPA, ZBA, SUB only) 

CITY PLANNING

- Energy Efficiency Report (SPA only)  

SURCHARGES THAT MAY APPLY (LEVIED AT THE TIME OF THE NOTICE)

- Notification of Complete Application (OPA, ZBA, SUB, CDM [common elements and vacant land only])
- Notice of Public Meeting (OPA,ZBA,SUB,CDM [common elements and vacant land only])
- Notice of Adoption/Refusal (OPA,ZBA only)

A surcharge to cover facility rental, translation, sign language services, and direct costs associated with expanded notification to process planning applications may also apply (levied at the time of the meeting)

- There may be additional financial requirements arising from the application to be paid by the proponent, including, but not limited to, park dedication or cash-in-lieu, peer review of technical reports, agreements and associated fees and applicable securities.

Technical Requirements

Refer to Building Toronto Together: A Development Guide at www.toronto.ca/developing-toronto for more information regarding submission requirements.



PAPER FORM

- Collate the plans/drawings into sets;
- The plans/drawings must be folded to 216mm x 356mm (8.5" x 14") with the title block exposed; and
- Plans/Drawings that are not folded will not be accepted.



DIGITAL FORM

GENERAL REQUIREMENTS

- All electronic files must be submitted in "Portable Document Format" (PDF) version 7 or later;
- All PDF files must be submitted on DVD-RW. For security reasons USB Drives or Flash Media is not allowed;
- Each PDF file must be submitted without a password and/or restrictions;
- Each PDF file must be submitted to mirror paper copies exactly;
- Plans/Drawings with multiple pages and sets must be combined into a single PDF in the same order as the submitted paper document;
- Each Information/Study must be submitted as a separate PDF file;
- Each PDF file submitted must not exceed 100MB; and
- Each PDF file must be properly labelled. PDF file names should have an abbreviated description of the document (See Naming Conventions below).

NAMING CONVENTION

- PDF file names must use underscores/abbreviations that describe the digital file and reference the subject property.

Examples:

- Plans_100main_st.pdf
- PlansDrawings_100main_st.pdf
- 100main_Plans.pdf
- Parking_100main_st.pdf
- SunShadowStudy_100main_st.pdf
- SWMReport_100main_st.pdf

Submitted Plans, Information/Studies

PLANS/DRAWINGS

Please list all plans/drawings submitted with application.

Drawing types with multiple drawing numbers can be grouped together, ie Landscape Plan Drawing No. L1-L10

DRAWING TYPE	DRAWING NUMBER(S)	DRAWING DATE (MM/DD/YYYY)
Boundary Plan/Topographical Survey		11/11/2013
Plans/Drawings	A.100 - A.406	06/27/2014
Building Mass Model		06/23/2014
Sun/Shadow Study		06/25/2014
Erosion Control Plan	EC-01	06/27/2014
Servicing Drawing Details Plan	DD-01	06/27/2014
Site Grading Plan	SG-01	06/27/2014
Site Servicing Plan	SS-01	06/27/2014
Landscape Context Plan	RZ0	06/27/2014
Hard Landscape Plan	RZ1	06/27/2014
Landscape City Details Plan	RZ2	06/27/2014

INFORMATION/STUDIES

Please list all Information/Studies submitted with application

DRAWING TYPE	DRAWING DATE (MM/DD/YYYY)
Archaeological Assessment	06/25/2014
Transportation Considerations Report	06/27/2014
Green Development Standards Checklist	06/30/2014
Servicing/Stormwater Management Report	06/27/2014
Planning Rationale	06/30/2014
Pedestrian Level Wind Study	06/27/2014
Draft Zoning By-law Amendment	06/30/2014
Arborist Declaration Form	07/01/2014
Housing Issues Report	06/30/2014
Noise Impact Study	06/30/2014
Urban Design Report	06/26/2014

This section for Office Use Only

DATE STAMP

Procedures for Erecting Signs

Sign required for: **Official Plan Amendment**,
 Zoning By-law Amendment,
 Draft Plan of Subdivision,
 Draft Plan of Common Elements/Vacant Land Condominium

You will be required to post a sign on the subject land within 14 days of submitting any of the above noted application(s) according to the following criteria:

Specifications

Location: Post a sign within 3 m (10 ft.) of the street line, midway between side lot lines, and, if the site has more than one street frontage, on each street frontage.

Sign Information

Planner and File Number information may be obtained by contacting the Planning Consultant in the applicable Planning Customer Service Office (see below). Once obtained, contact the Planner assigned to the file to discuss the exact wording and appropriate graphics for the sign.


For planning application sign specifications please access our website at www.toronto.ca/planning/developing-toronto which includes a detailed instruction sheet and Adobe Illustrator working file.

Appropriate Graphic

Development Proposal
123 Street Address Line 1
123 Street Address Line 2

[Contact the assigned Planner for the exact wording of the proposal description]
x Line 3
x Line 4
x Line 5

STATUTORY PUBLIC MEETING:
Information will be posted once meeting is scheduled
x Line 2

 **TORONTO** FILE# [Full File Number]
For Information:
www.toronto.ca/planning/developmentapplications
City Planner: [Name]
[Phone Number] [email]@toronto.ca

Remove signs(s) within 30 days of final approval, withdrawal or refusal of the application.

Customer Service Offices

Etobicoke York District at 416-394-8002
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