

THE TORONTO PLANNING & DEVELOPMENT REPORT

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TORONTO

Social Housing Exchange for Charitable Tax Receipts proposed. A memo from Councillor Howard Moscoe proposes "a way of generating housing using our planning powers at no cost to the municipality," also "a [possible] way of uploading some of the costs of social housing to other levels of government without having to seek their approval." The proposal is a 5 per cent "social housing bonus" applying "to every form of housing built, including townhouses, condominium apartments and subdivisions over a certain size (say 20 units)." Some percentage of the bonus units would be turned over to the City or to a social housing provider free of charge in return for a charitable tax receipt at retail sales value. [PLANNING & TRANSPORTATION COMMITTEE, NOV. 1, ITEM 6]

NOTE: New Practices for the Review of Development Applications [ITEM 1] and Organizational Structure for the New Committee of Adjustment [ITEM 2] were deferred from the October 4 and September 13 Committee agendas, respectively, for further staff reports.

TORONTO COMMUNITY COUNCIL

Public Meetings

Two Greenwood Race Track Technical Rezoning, Southwest Quadrant of Queen Street East and Woodbine Avenue. A ZBA will raise the maximum height of townhouses in two blocks on the eastern periphery of the former Greenwood Race Track from 10 to 11 metres [ITEM 5]. Applicant/agent is **The Daniels Eastdowne Corporation**. A separate ZBA application [ITEM 6] for substantially the entire development site will permit second storey front verandas, exempt the verandas from building depth calculations, halve side yard setbacks from 0.90 metres to 0.45 metres for townhouses or semi-detached residences abutting public walkways, lanes and public open space and increase maximum front yard setbacks from 6.0 metres to 7.5 metres. Applicant/agent is **Keywick Developments Inc.** [NOV. 9, ITEMS 5, 6]

Deputations

Latest Attempt at Resolving South Parkdale Bachelorette Issue. A joint Chief Building Official/Chief Planner/Municipal Licensing and Standards/Shelter, Housing and Support status report on the one year old Parkdale conflict resolution process recommends creation of a Parkdale Housing Committee and high priority creation and funding of a City Pilot Project Group for housing issues for the area bounded by Lakeshore Boulevard, Dufferin Street, the railway corridor and Dundas Street West. The Pilot Project Group will conduct a review aimed at legalizing pre-1978 bachelorettes as "self contained rooming units." A further review of illegal

pre-1978 rooming houses with "new criteria related to unit size, parking, landscaping and common space" will lead to legalization through building permit, rezoning and licensing procedures. Any building conversions implemented following the 1996 interim control by-law would be considered illegal. [NOV. 9, ITEM 24]

Downtown Chinatown Initiatives and Spadina Avenue Official Plan/Zoning Amendments. A Community Planning, South District final report "offers a framework to assist the development of a strategy for the Chinatown area in downtown Toronto [and] focuses on six metres that the **City of Toronto**, property owners, businesses and area residents in the Chinatown area have been working on during the last two years." Issues include "physical appearance; promotion of the area; street marketing; parking and loading; garbage and recyclable material collection service; and the appropriate zoning of Spadina Avenue between Queen Street West and College Street." Proposed redesignations are Medium Density Mixed Commercial Residential Area A and B. The dividing line is just south of Dundas Street West.

Spadina Avenue between Dundas Street West and Queen Street West is recommended for an OPA by changing the General Use Area designation to include residential uses with rezoning from industrial/commercial to commercial/residential. Heritage conservation of 241 and 247 Spadina Avenue is encouraged. An IC D5 N1.5 zoned area south of Dundas Street West will be rezoned CR T5.0 C2.5 R4.0 accordingly subject to a 45 degree rear lot line angular plane above 24 metres with exceptions for the two historic buildings. The area between Dundas Street West and College Street will be rezoned CR T5.0 C2.5 R2.0. [NOV. 9, ITEM 8]

Dominion Coal Silos Historical Designation, 319 Merton Street. A **Heritage Toronto** report recommends designation of the **Dominion Coal** silos at the southwest corner of Mount Pleasant Road and Merton Street under Part IV of the *Ontario Heritage Act*. The property, recognized by a restoration merit award in 1992, has been historically listed since 1978. [NOV. 9, ITEM 12]

Boys and Girls House Demolition, 40 St. George Street. A brief **Heritage Toronto** report recommends approval of the **University of Toronto** application to demolish historically designated **Boys and Girls House** for redevelopment purposes. [NOV. 9, ITEM 9]

NOTE: A Community Planning, South District report [ITEM 1] recommending against applicant proposed discharge of the heritage easement for the **Confederation Life Insurance Company** building at 333 Bloor Street East was deferred for two months by City Council for further negotiations between the applicant and the **Toronto Historical Board** at applicant **Rogers Cantel's** request.

NOTE: City Council referred the **Yorkville Triangle** OPA 143 and ZBA [ITEM 7] back to the Community Council for further consideration.

Reports

St. Michael's College Student Residence, 50-70 St. Joseph Street. A ZBA application by **Landtactix Inc.** (designer **The Carlos Ott Partnership Architect**) proposes a 170-room four-storey undergraduate student residence on a 4,646.3 m² site for **St. Michael's College, University of Toronto**. The housing is needed partly to offset the forthcoming 'double cohort' resulting from the elimination of grade 13. The building has been relocated to avoid demolition of two historic buildings to be renovated for student housing on

Elmsley Place. The application site is not a designated development site in the University of Toronto Part II Plan, and rezoning is required. [NOV. 9, ITEM 30]

Apartment Building Addition, 45 Dunfield Avenue. An OPA/ZBA/site plan application (designer **Northgrave Architect Inc.**) proposes a 168-unit (46 one-bedroom, 122 two-bedroom) stepped 12, 20 and 28-storey north side "stand-alone building" addition with shared indoor amenities, according to the Community Planning, South District preliminary evaluation report. The resulting 576 units will occupy a 16,885 m² lot with Dunfield Avenue, Soudan Avenue and Lillian Street frontage just south of Eglinton Avenue East. Parking component is 530 indoor and 75 surface space. Overall density will be 3.35 times. Upgraded smaller landscaped open spaces are proposed, including public use of tennis courts, seating area and tot lot, canine station and outdoor fitness centre secured by a Section 37 Agreement. Two infill townhouse addition proposals for 36 d.u. in 1994 and for 65 d.u. in 1997 were abandoned. [NOV. 9, ITEM 25]

Christie Gardens Residential Additions, 600 Melita Crescent. An OPA/ZBA application by agent/architect **Quadrangle Architect Ltd.** proposes "40 additional residential care (retirement home) rooms, two additional rental apartments, 77 senior's [sic] residential life lease suites and additional ancillary areas" in the southwest quadrant of Christie Street and Lambertlodge Avenue extending west to Melita Crescent in the Frankel-Lambert neighbourhood, according to the Community Planning, South District preliminary report. Proposed density increase is from 2.5 to 3.85 times. Current designation is Low Density Residence Area with R2 Z1.0 zoning with site-specific 2.0 times density. [NOV. 9, ITEM 31]

Residential Complex Proposed at 164 Cheritan Avenue. An OPA/ZBA application by **First Ontario Realty Corporation Ltd.** (designer **Page + Steele Architect Planners**) proposes 465 d.u. (217 one-bedroom, 236 two-bedroom, 12 three-bedroom, 581 indoor parking spaces) including 80 rental units, in five (six and seven-storey) buildings at 2.67 times density through demolition of 115 purpose built rental units in 15 low rise buildings. A traffic and parking study is required as well as a tenant rehousing strategy. The linear 1.45 ha parcel in the northwest quadrant of Rosewell Avenue and Cheritan Avenue just south of Lawrence Avenue West is abutted by Lawrence Park Collegiate Institute, Glenview Senior Public School and Havergal College. The Community Planning, South District preliminary report calls for height and density reductions. Current designation is Low Density Residence Area with R2 Z0.6 and R1 Z0.35 zoning. The initial application was four (8 to 10-storey) buildings with 562 rental units at 3.2 times density. The applicant is among the **OMB** appellants who successfully appealed OPA 2 that sought to protect the City's rental housing stock. [NOV. 9, ITEM 26]

Industrial to Live/Work Conversion Proposed at 48 Abell Street. An OPA/ZBA/site plan application by applicant/agent **Michael Faric Architect** proposes 156 one-bedroom live/work units plus basement self-storage commercial lockers in a three-storey 12,978.6 m² 1.71 times density industrial building with 120 surface parking spaces. The 7,597.2 m² site is just south of Queen Street West near Dufferin Street and the CN rail corridor. Current designation is Mixed Industrial-Residential Area B in the Garrison Common North Part II Plan and zoned I1 D3. Several residential units exist in the building. [NOV. 9, ITEM 27]

Industrial to Live/Work Partial Conversion, 235 Carlaw Avenue. A ZBA application by agent/architect **Leon Kentridge** proposes to convert the top three floors of a 5+storey industrial building to 66 bachelor live/work units with 67 parking spaces (60 spaces indoors). The four times density building will be divided among 2.40 times residential and 1.69 times non-residential. The 2,508 m² site north of Queen Street East extends to Boston Avenue on the east. [NOV. 9, ITEM 32]

201 Carlaw Avenue Industrial to Residential Conversion. A ZBA application by applicant/agent **Susan Rosenthal** (architect **Graziani + Corazza**) proposes to convert a two-storey 18,000 m² industrial building to 140 condo units with 92 indoor parking spaces at 2.0 times density. The 8,167 m² Mixed Industrial-Residential Area designated site with Boston Avenue frontage is located slightly north of Queen Street East opposite the east end of Colgate Avenue. Current zoning is I2 D3. [NOV. 9, ITEM 29]

Garage Proposed for Residence at Rear of 46 Lakeview Avenue. A ZBA application by **John Benczkowski** (architect **Sol-Arch Ltd.**) proposes to add a sixth dwelling unit in the form of a rear garage conversion on a 784.4 m² site. Total density would be 0.82 times. The proposal violates zoning prohibitions include more than one main building per lot, house behind another house and excessive density. A 1998 **OMB** decision dismissed an appeal against a **Committee of Adjustment** variance refusal for the garage conversion on the basis of not being minor and constituting over development. A second variance application for a slightly smaller garage conversion was refused earlier this year. [NOV. 9, ITEM 28]

Coach House Residential Conversion, Rear of 323 Palmerston Boulevard. A ZBA application by applicant/agent **The Planning Partnership** (architect **Levitt Goodman**) proposes to convert a two-storey coach house to the third residence at 0.84 times density on a 480 m² site north of College Street. Current zoning is R2 Z0.6. Proposed parking is two spaces in part of the coach house first floor. Residential use of the coach house ceased about 30 years ago. **The Committee of Adjustment** refused a variance for the coach house in September 1997 and the **OMB** dismissed the appeal this July. [NOV. 9, ITEM 33]

Revised Settlement for 354 Wellington Street West King-Spadina Part II Plan Appeal. A recommended settlement for an **OMB** appeal against the King-Spadina Part II Plan and related ZBA recommends a revised development envelope in exchange for a Section 37 public art contribution by the applicant and termination of a parking lot operation on the west portion of the el-shaped site located in the northwest quadrant of Wellington Street West and Blue Jays Way. The two-phase proposal includes residential with at-grade commercial followed by non-residential development. The initial settlement received Council approval in 1997 and the building envelope has since been revised to improve the built form relationship with row houses on Clarence Square on the west. [NOV. 9, ITEM 70]

ETOBICOKE COMMUNITY COUNCIL

Public Meetings

Semi-Detached Residential Addition to 1875 Martin Grove Road Apartment Building. ZBA approval subject to a two-unit reduction to 10 semi-detached residences has been recommended for a numbered Ontario company proposal for the severed 0.24 ha rear portion of a 1.04 ha parcel. The site just north of Albion Road is occupied by a 12-storey 94-unit apartment building. Total fsi would rise from 0.93 to 1.14 times, while the High Density Residential designation permits 2.5 times. Current site-specific R4 zoning does not permit semi-detached units. [NOV. 9, ITEM 13]

Plaza to Replace Service Station, Northeast Corner of Eglinton Avenue West and Wincott Drive. Local Commercial ZBA approval has been recommended for a numbered Ontario company proposal for a 664 m² plaza on a 0.21 ha self-service gas station site. Low Density Residential designation permits local commercial up to 1,000 m². Rear yard setback has been increased from 3.44 metres to 5.48 metres and landscaping has been increased following community meetings. Parking component is 23 spaces. [NOV. 9, ITEM 14]

Reports

Recent Development Applications. OPA and/or ZBA and site plan applications have been received from **Oxford Hills Developments (Manitoba) Ltd.** for 25 townhouse and semi-detached units at 134-136 Manitoba Street /527-535 Oxford Street and from **Intracorp Developments Ltd.** to lift a Holding symbol for an 84-unit condo building and eight condo townhouses at 2067 Lakeshore Boulevard West. Site plan applications include the **Comwood Holdings Corp.** three-storey office/retail development at 5359 Dundas Street West, a numbered Ontario company's proposed 80-room hotel and restaurant at 5503 Eglinton Avenue West, the **Eden Oak (Lakeshore) Inc.** commercial/residential building at 3400 Lakeshore Boulevard West, the **Baden Hurst-2 Gibbs Ltd.** proposed doubling of a surface parking lot at the southwest corner of The East Mall and Gibbs Road from 150 to 304 spaces and the **Frank Zapone Ltd.** seven industrial buildings at 188 New Toronto Street. [NOV. 9, ITEM 16]

NORTH YORK COMMUNITY COUNCIL

Public Meetings

Revised Residential Subdivision, 150 Bartley Drive. Subdivision approval has been recommended for a numbered Ontario company (consultant **Carson Woods, Urban Planners and Architects**) partially revised Phase 3 proposal that includes 59 townhouses in six blocks on the north 0.989 ha plus a four-storey commercial/residential building with grade level commercial and three d.u. A new public road will connect two

points on Sufi Crescent. The subdivision revision is a condition of a July **Committee of Adjustment** variance approval. [NOV. 9, ITEM 37]

NOTE: The Heritage-Willow Estates Ltd. subdivision application [ITEM 36] for 11 detached houses on Doverwood Court was deferred from the October 12 Community Council meeting.

Reports

Finch West Mall High Density Residential/Office Redevelopment, Southeast Corner of Finch Avenue West and Weston Road. A Community Planning, North District preliminary evaluation report recommends submission of a subdivision application and preparation of a Community Improvement Plan for the OPA/ZBA application by **Medallion Properties Inc.** proposal for 1,235 medium and high density d.u. plus 50,000 m² retail, office, service and cinema uses. Current occupants of the 4.94 ha parcel include a **Canadian Tire** store and a **McDonald's** restaurant with C2 Local Shopping Centre zoning. The site would be divided by a new public road. The first phase Weston Court residential component on the south 2.45 ha parcel shows seven buildings including four mixed use buildings from 4 to 28 storeys high. The north 2.49 ha Weston Centre commercial component includes two buildings 15 and 16 storeys high. A block in the southeast corner of the site may become a City community centre with alternative 85-unit residential use. Overall proposed fsi is 2.98. [NOV. 9, ITEM 34]

Residential Subdivision Proposed on Former McDougald Estate, 5365 Leslie Street. A ZBA/subdivision application by the **Weston Consulting Group** on behalf of **Metrodome Properties Inc.** proposes 77 detached houses including historic Green Meadows house plus a 1.26 ha public road, 0.26 ha public park, and walkway to Seneca Hill Drive on 5.3 ha. Proposed lot coverage is 45 per cent. Current R2 zoning would be amended with R6-type standards. [NOV. 9, ITEM 33]

Semi-Detached Dwelling Proposed at 91 Hallsport Crescent. A ZBA application by **Gabor + Popper Architects Inc.** proposes a semi-detached residential structure on a vacant 796 m² lot just west of Keele Street. Current R5 zoning permits only detached dwellings. [NOV. 9, ITEM 32]

Jeniwin Retail Parking Rezoning, 1549 Avenue Road. A ZBA application by **Jeniwin Ltd.** proposes rear yard parking rezoning from R3 to C1 associated with a 2,400 ft² retail addition to a 6,838 ft² building. The 24,598 ft² site is at the southeast corner of Avenue Road and Douglas Avenue. Site plan approval will be required prior to ZBA enactment. [NOV. 9, ITEM 31]

NOTE: The Shermount Co-operative Housing proposal [ITEM 33] was deferred from the October 12 Community Council agenda.

YORK COMMUNITY COUNCIL

Reports

Rockcliffe Boulevard/Caesar Avenue Area Interim Control By-law Extension. A Community Planning, West District report recommends a one-year interim control by-law extension to November 26, 2000 for the Rockcliffe Boulevard/Caesar Avenue area. The by-law limits development to detached houses, accessory structures and private garages/carports. The 1998 interim control by-law responded to a proposed consent to create a semi-detached residential lot. The planning review should be completed early next year. [NOV. 9, ITEM 23]

EAST YORK COMMUNITY COUNCIL

Reports

Revised Parking Site Plan, Northwest Corner of Overlea Boulevard and Thorncliffe Park Drive. Revised site plan approval has been recommended for the **Fan and Dutra Architects Inc.** site and landscape plans for a parking lot. The 106 parking spaces include 11 front yard spaces. Building tenants include **Goodwill** and **Swiss Chalet**. OPA/ZBA approval for the revised parking lot design was approved this July. Site plan approval will supersede a site plan approved in September 1997. [NOV. 9, ITEM 11]

Recent Development Applications. Site plan applications have been submitted by **A. Mitoulas** to amend a site plan agreement to permit a patio enclosure at 488 Cosburn Avenue, by **G. Garofalo** for a two-storey residential addition atop a commercial property at 855 O'Connor Drive, by **Tremco Ltd.** for an 18 m² gas house and two propellant tanks at 220 Wicksteed Avenue, and by **Interfaith Homes (Centenary) Corp.** to convert main floor space at 23 Thorncliffe Park Drive into three two-bedroom rental units. [NOV. 9, ITEM 13]

SCARBOROUGH COMMUNITY COUNCIL

Public Meetings

Tiffield/Yee Hong Seniors Residential Development, Southeast Quadrant of Finch Avenue East and Middlefield Road. Modified OPA/ZBA approval has been recommended for the application by **Tiffield Development Corp.** and the **Yee Hong Centre for Geriatric Care** amending the General Industrial Uses with High Performance Standards designation in the Marshalling Yard Employment District to permit 250 seniors housing units. The Institutional-Social Welfare zoning will include Senior Citizens' Apartments and Senior Citizens' Day Care uses to a maximum 35,000 m² gfa, maximum 250 nursing beds, 250 seniors apartments and maximum seven-storey building height except four storeys within 100 metres of Middlefield Road. Parking requirement is 0.25 spaces per nursing bed and 0.50 spaces per seniors d.u.

The 8.3 ha parcel is bounded on the east by unfinished Southfield Drive. Current designation is Industrial Uses with High Performance Standards with Industrial zoning. **Tiffield** is requested to delete 240 apartments, 92 townhouses and 3,540 m² commercial space from the OPA/ZBA application. Planning staff had criticized the proposal due to the area's greenfield employment development performance, noise from the nearby CP marshalling yard and distance from community facilities. A "token" 0.7 ha commercial-industrial block remains. The application has been appealed to the **OMB**. [NOV. 9, ITEM 29]

Academy Security Systems Rezoning, 929 Warden Avenue. ZBA approval has been recommended for the **Academy Security Systems Ltd.** proposal to replace Industrial and General Industrial zoning with Mixed Employment zoning "which permits a variety of industrial, commercial, office, institutional and recreational uses" plus a range of vehicle service and repair, service shop and place of entertainment uses, according to the Community Planning, East District report. The 1.6 ha parcel is occupied by a 1,870 m² building. "The rezoning of this site will minimize the planning approvals required when specific plans are determined for this site" and achieve the Golden Mile Secondary Plan vision for the site. [NOV. 9, ITEM 26]

Rowbry Mixed Use Rezoning, 925 Warden Avenue. ZBA approval has been recommended for the **Rowbry Holdings Ltd.** proposed deletion of Industrial and General Industrial zoning in favour of Mixed Employment zoning permitting "a variety of industrial, commercial, office, institutional and recreational uses" plus a range of vehicle sales, repair and service uses plus service shops and places of entertainment, according to the Community Planning, East District report. The 2.0 ha parcel is occupied by a vacant 2,150 m² building and was recently purchased by **Scarborough Lexus Toyota** for vehicle storage purposes. The ZBA will broaden the range of future redevelopment options. [NOV. 9, ITEM 25]

Infanti Auto Repair Rezoning, 933 Warden Avenue. ZBA approval has been recommended for the **Infanti Auto Repair Ltd.** proposed rezoning from Industrial District Commercial and Industrial to Mixed Employment zoning plus a range of vehicle service and repair, service shop and place of entertainment uses. Other conditions limit basement gfa to 75 per cent of the 3,750 m² lot area. While no specific redevelopment proposal exists, the ZBA will regularize several legal non-conforming and variance permissions. [NOV. 9, ITEM 27]

Restaurant Added to Community Commercial Zone, 2085 Lawrence Avenue East. ZBA approval has been recommended for the **VMP Properties Inc.** proposal to add a single restaurant to Community Commercial uses by deleting exceptions in the Wexford Community Zoning By-law. A 1981 Council restaurant approval was successfully appealed to the **OMB**. The **OMB** approved a restaurant in nearby **Wexford Plaza** in March. [NOV. 9, ITEM 24]

Esposito Detached Residential Infill Rezoning, 3688 Ellesmere Road. ZBA approval has been recommended for the **M. and C. Esposito** proposal for four detached residential lots on both sides of Scarbell Drive extension. Site-specific standards include nine metre frontage, 290 m² minimum lot area, maximum 50 per cent lot coverage and attached garage required. [NOV. 9, ITEM 28]

Reports

Mixed Residential/Institutional/Commercial Proposal, 3585-3595 St. Clair Avenue East, South of Danforth Road and East of Kennedy Road. An OPA proposal by the St. Clair Investment Group for mixed use development of a 7.6 ha parcel containing three outdated industrial buildings has provoked a Community Planning, East District recommendation for preparation of a comprehensive plan for the larger 16 ha southeast quadrant of St. Clair Avenue East and Kennedy Road south to the CN main line. The applicant must provide transportation, environmental, noise and urban design principles reports, the latter including provision of a neighbourhood park as well as appropriate interface with existing industry. The site has pedestrian access to a nearby GO station. [NOV. 9, ITEM 11]

Status Report on McAsphalt Industries/Rouge River Business Park Residential/Commercial Proposal, Northeast Quadrant of Sheppard Avenue East and Conlins Road. The OPA/ZBA/subdivision application by McAsphalt Industries Ltd. and Rouge River Business Park Ltd. proposes mixed residential/commercial development of a 58 ha Employment designated parcel. The Community Planning, East District report recommends referral to staff "for further study and negotiations with the applicant with respect to the environmental aspects, servicing and fiscal impact of the proposal," also that the applicant "retain a significant area for future employment uses." The applicant is expected to appeal to the OMB. Durham Region and York Region would be expected to appeal any approval that did not include provision for extension of Morningside Avenue. The proposed fly ash environmental cleanup is regarded as inadequate. McAsphalt submitted a site plan application for a research laboratory next to their 8800 Sheppard Avenue East office building in October. [NOV. 9, ITEM 10]

Imperial Oil Service Station Redevelopment, Southeast Quadrant of Sheppard Avenue East and Morningside Avenue. An OPA/ZBA application by Imperial Oil Ltd. Proposes redevelopment of an ESSO service station including a recently acquired lot abutting on the east. The proposal includes eight fuel pump stations under a canopy, a 316 m² convenience store and accessory car wash on the 0.45 ha site. [NOV. 9, ITEM 9]

Day Care to Apartment Conversion Proposed on 960 Markham Road Apartment Building. An OPA/ZBA application by B. Prenji proposes to convert grade level former day care nursery space into seven bachelor and three one-bedroom apartments in a 15-story 171-unit building. The High Density Residential designation currently permits maximum 172 units. There are three existing apartments on the ground floor. [NOV. 9, ITEM 8]

Samonas Housing Application Deferred, 3291 Kingston Road. Consideration of the OPA/ZBA application by **G. and C. Samonas** will be deferred *sine die* until the applicant requests further consideration. Outstanding issue is a 7.5 metre side yard setback from Kingston Road, where the multi-unit building set back is generally half the building height, specifically 4.9 metres to 5.3 metres for the proposed 9.8 metres to 10.7 metres building height. [NOV. 9, ITEM 7a]

The reader is cautioned that, unless otherwise noted, staff recommendations reported on in this planning and development newsletter may not represent the actions taken by a Committee of Council or subsequently by Council itself. To confirm Council actions, please contact the municipality's Clerk's Office.

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