

**1-25 Defries Street- Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

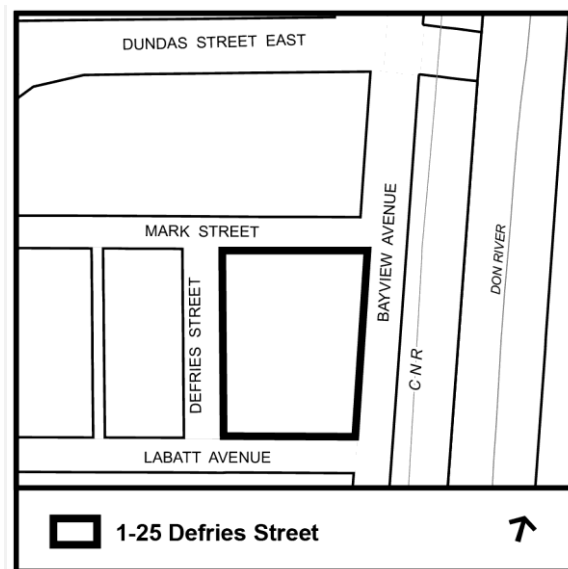
<b>Date:</b>	December 12, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	14 213710 STE 28 OZ

**SUMMARY**

This application proposes to develop the subject site with two point towers. A 39-storey tower is proposed on the north portion of the site along Mark Street with a 5-storey townhouse podium along the Defries Street frontage. A 31-storey tower is proposed on the south portion of the site along Labatt Avenue. The two towers are connected by an elevated showroom/commercial facility along Bayview Avenue extending from the fourth to sixth floors of the residential towers. The proposal contains 610 dwelling units and 3,500 square metres of commercial space to be located in the showroom/commercial facility along Labatt Avenue and Bayview Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback. This meeting is expected to take place in the first quarter of 2015. A final report is targeted for third quarter 2015. The target date for the final report assumes that the applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 1-25 Defries Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

Under the former City of Toronto Official Plan, the Queen-River area was subject to the Queen-River Part II Plan, which designated most of the area, including the subject site as "Restricted Industrial Area".

At its meeting of November 26, 27 and 28, 2002, Council adopted the new Official Plan for the City of Toronto; the former Queen-River Part II Plan was not carried forward into the new Official Plan. The area is designated "*Regeneration Areas*" within the new Official Plan. The Official Plan states that development should not occur within *Regeneration Areas* until a Secondary Plan is in place.

At their meeting of November 27, 28 and 29, 2012 Council approved a status report for the Queen-River Secondary Plan which was initiated in February, 2011. The status report provided an update on the secondary plan study process and outlined the objectives of the secondary plan study.

On May 21, 2014 Planning Staff presented a revised draft secondary plan for the Queen-River area to the public. Similar to the subject application, the Queen-River Secondary Plan is also being considered at the January 2015 Toronto and East York Community Council meeting.

### **Pre-Application Consultation**

A pre-application consultation meeting was held on August 20, 2014 with the applicant to discuss complete application submission requirements.

The proposal presented was primarily the same as the one submitted with this development application and described in this report. Staff had a number of concerns including the number of towers proposed, height of the towers and base building, massing, shadowing impact on the low-scaled houses in the area and setback from the stable top-of-bank on the eastern portion of the site.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing two point towers on the site. A 39-storey tower is proposed on the northern portion of the site along Mark Street with a five-storey townhouse podium located on the Defries Street frontage. A 31-storey tower is proposed on the southern portion of the site along Labatt Avenue with a four-storey podium proposed to extend to the property line on Defries Street. The two towers are proposed to be connected by an elevated showroom/commercial facility linking the two towers between the fourth and sixth floors. This showroom/commercial facility would extend along the ground floor of the Labatt Street frontage. The proposed redevelopment would require the demolition of the existing warehouse buildings on the property.

A courtyard is to be located in the middle of the site at ground level, located between the two towers with an opening off of Defries Street.

A new access point to Bayview Avenue would be established by the development through the creation of landings at the eastern edges of Labatt Avenue and Mark Street. A staircase would extend across the width of the right of way from Labatt Street and taper down to two metres wide to connect to a potential sidewalk along Bayview Avenue. A landing at the end of Mark Street would provide a sloped walkway offering wheelchair access to a potential sidewalk on Bayview Avenue. The remainder of the slope between the building and Bayview Avenue is proposed to be naturalized.

A combined total of 2,735 square metres of amenity space is proposed for the site, including 1,005 square metres (1.6 square metres metres/unit) of indoor amenity space and 1,730 square metres (2.84 square metres/unit) of outdoor amenity space. The proposed total of 1,005 square metres of indoor amenity space would be located as follows: a combined total of 488 square metres on the ground floors of the two towers with direct access to the outdoor amenity space in the courtyard, a combined total of 318 square metres on the second floors of the buildings, and a combined total of 238 square metres located on the seventh floors of the residential towers with direct access to the landscaped roof which would provide outdoor amenity space atop the showroom/commercial facility. The proposed total of 1,730 of outdoor amenity space would be located as follows: 1,605 square metres at grade in an open courtyard between the two proposed buildings, and 665 square metres on the seventh floor podium atop the proposed showroom/commercial facility connecting the two towers.

A four-level underground parking is proposed which would connect the two towers. Access to the parking garage and a type G loading space would be provided off of Mark Street, with the entrance integrated into the building wall. All proposed vehicular parking spaces would be located in the underground parking garage.

## Phasing

The site is intended to be developed in two phases. The first phase would consist of the development of the 39-storey tower, the 5-storey townhouse podium, and the elevated showroom/commercial facility. The 31-storey tower would not be developed until the second phase.

## Proposal Summary

<b>Category</b>	<b>Proposed</b>
Site Area	4,585 sq.m.
Approx. Proposed Tower Stepbacks	
North Tower (39-storeys)	
Bayview Avenue	9m
Defries Street	1 m
Mark Street	1.5m
South Tower (31-storeys)	
Bayview Avenue	18-19m
Labatt Avenue	2 m
Defries Street	0-4 m
Tower Floorplate	Both towers have floorplates of less than 790 sq.m.
Tower Separation Distance	25m between towers
Gross Floor Area (Above Grade)	
Residential	52,654 sq.m.
Non-Residential	3,522 sq.m.
Total	56,176 sq.m
Floor Space Index	12.3
Number of Units	
Bachelor	15 (2.5%)
One-Bedroom	399 (65%)
Two-Bedroom	196 (32%)
Total	610
Ground Floor Height	
North Tower (39-storeys)	6.5m
South Tower (31-storeys)	6.0m
Sidewalk	
Bayview Avenue	No sidewalk
Labatt Avenue	2.5m
Defries Street	4.5m
Mark Street	2.5m
Proposed Vehicular Parking (residential: visitor: non-residential)	391 spaces (330: 37: 24)
Proposed Bicycle Parking (residential:	631 (549: 61: 21)

visitor: non-residential)	
Loading Spaces	
Type G	1
Type B	0
Type C	0
Amenity Space	
Indoor Residential	1,005 sq.m. (1.6 sq.m./unit)
Outdoor Residential	1,730 sq.m. (2.84 sq.m./unit)
Total Amenity Space Provided	2,735 sq.m.
Building Height (including mechanical penthouse and architectural elements)	
North Tower	126 metres
South Tower	100 metres

### Site and Surrounding Area

The subject site bounded by Bayview Avenue, Labatt Avenue, Defries Street, and Mark Street. It has an area of 4,585 square metres and is rectangular in shape, measuring approximately 78 metres in length along Defries Street and approximately 55-61 metres deep. The site slopes downward along the eastern frontage toward Bayview Avenue. There is a 3 to 6 metre change in elevation from the top of the bank to Bayview Avenue.

The site currently contains a one-storey warehouse building on Mark Street, a two-storey warehouse building which operates as a self-storage facility in the middle of the block fronting Defries Street, and a building containing a printing operation at the north-east corner of Defries Street and Labatt Avenue. None of the buildings are currently heritage listed or designated.

The following uses surround the site:

North: A car dealership occupies most of the block between Mark Street and Dundas Street East. The western portion of the block, along River Street, contains two and three storey house-from buildings which include some ground floor retail. North of Dundas Street East are a car dealership, a six-storey residential building, and a City works yard. Further north are a mixture of mid-rise and high-rise residential building.

South: Another car dealership is located on the south side of Labatt Street near Bayview Avenue. A Salvation Army facility is located on the southeast corner of the block near Labatt and River Streets. To the east of the Salvation Army facility is a two-storey building containing office uses. The owners of the Salvation Army site and the office building site have submitted an Official Plan Amendment and Zoning By-law Amendments application (file No.14 175807 STE 28 OZ) for two towers of 26 and 34 storeys for the southwest portion of the block under the addresses of 77 River Street and 7 Labatt Avenue. The application is currently being reviewed by City Planning.

East: The CN Bala railway line and the Lower Don River Trail separate Bayview Avenue from the Don River. East of the Don River is the Don Valley Parkway, with the Rivertowne community further east.

West: The block immediately west of the subject site includes a surface parking lot fronting on Defries Street and two house-form buildings which front on Defries Street near Mark Street. Six row houses exist on the south side of Mark Street, west of the subject site. A mix of two and three storey-house form residential buildings are interspersed with industrial buildings west of the subject site fronting River Street. West of River Street is Regent Park, an area which is currently be redeveloped into a medium density neighbourhood that includes stacked townhouses, mid-rise buildings and carefully placed point towers.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The subject site is located within the "Downtown and Central Waterfront" area on Map 2 – Urban Structure in the Official Plan and is designated *Regeneration Areas* and *Parks* on Map 18 – Land Use Plan. The property is also located in a "Natural Heritage System" on Map 9 – Natural Heritage.

Chapter Two of the Official Plan – Shaping the City, states that the downtown area offers opportunities for substantial employment and residential growth, however this growth will not be distributed uniformly across the whole downtown. The Official Plan indicates that many residential communities will not experience much physical change, while other areas of the downtown will accommodate growth in population and employment.

*Regeneration Areas* open up unique areas of the City to a wide array of uses to help attract investment, re-use buildings, encourage new construction and bring life to the streets. These areas are key to the Official Plan's growth strategy, reintegrating areas of the City that are no longer in productive urban use due to shifts in the local or global economies. In *Regeneration Areas*, commercial, residential, live/work, institutional and light industrial uses can be mixed within the same block or even the same building.

*Regeneration Areas* will provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form to: revitalize areas of the City that are largely vacant or underused; create new jobs and homes that use the existing infrastructure and create well-paid, stable, safe and fulfilling employment opportunities for all Torontonians; restore, reuse and retain existing buildings that are economically adaptable for re-use through the use of incentives; achieve streetscape improvements and the extension of the open space network; promote the environmental clean-up and re-use of contaminated lands.

Section 4.7 Policy 2 of the Official Plan states that "for each Regeneration Area, a framework for development will be set out in a Secondary Plan. Development should not proceed prior to approval of a Secondary Plan".

The subject property is primarily designated *Regeneration Areas* in the Official Plan Map 18 – Land Use Plan, however a small portion of the property adjacent to Bayview Avenue is designated *Parks*. Areas designated *Parks and Open Space Areas* are places intended for recreation and the preservation of the natural environment. They contain many of the City's natural habitat areas, recreation trails, stormwater management facilities and include some privately owned lands which adjoin a ravine or waterfront. Development is generally prohibited within *Parks and Open Space Areas*.

The subject property is part of a "Natural Heritage System" on Map 9 – Natural Heritage. Chapter Three of the Official Plan – Building a Successful City recognizes that strong communities and a competitive economy need a healthy natural environment, and aim to build the City while enhancing the natural environment. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should be of high priority in city-building decisions. The potential impact of developments proposed in areas near natural heritage systems should be carefully assessed. Development is generally not permitted in the natural heritage system illustrated on Map 9, however where the underlying land use designation provides for development in or near the natural heritage system, development will recognize natural heritage values and potential impacts on the natural ecosystem and will minimize adverse impacts and when possible restore and enhance the natural heritage system. All proposed development in or near a natural heritage system will be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system.

## **Zoning**

The property is zoned I2 D3 under City of Toronto Zoning By-Law 438-86. This designation permits a variety of non-residential uses including a variety of industrial, warehouse, manufacturing, transportation, community service, and service shop related uses. The maximum permitted density is 3.0 times coverage and a height limit of 15 metres applies to the site.

## **Site Plan Control**

This site and application are subject to Site Plan Control. An application for Site Plan Control has not been submitted but will be required.

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>.

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*. Both reports are available at at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>. TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.



## **Ravine Control**

The eastern portion of the property is subject to the Ravine and Natural Features Protection By-law and as such is subject to the provisions of the City of Toronto Municipal Code Chapter 658 - Ravine and Natural Features Protection.

## **TRCA Regulation Limit**

The eastern portion of the property is subject to regulation by the Toronto and Region Conservation Authority (TRCA). The applications will be subject to TRCA review and will require a TRCA permit prior to any construction on the site.

## **Tree Preservation**

An arborist report submitted by the applicant identified seven trees within 10 metres of anticipated construction activity. Of these seven trees, five are proposed to be removed to accommodate the proposed redevelopment and landscaping modifications.

Urban Forestry staff has reviewed the Arborist Report to determine the impact of the proposed development on the existing trees. The owner will be required to obtain the necessary permits prior to any removal of trees.

## **Reasons for the Application**

These applications have been submitted as the applicant requires amendments to the City's Official Plan and Zoning By-laws. An Official Plan amendment is required as the subject site is currently designated *Regeneration Areas* in the Official Plan, which requires a Secondary Plan to be in place prior to the development proceeding. While the Queen-River Secondary Plan study is underway the Secondary Plan it is not yet in force. In addition, the proposed development is within the 10 metre setback from the top-of-bank of the adjacent valley/ravine to the east as required in the Official Plan.

The Zoning By-law amendment application is required to permit the proposed mixed-use development. Significant changes to the zoning by-law requested include increasing the permitted height from 15 metres to 126 metres and 100 metres and the proposed density from 3.0 times lot coverage to 12.3 times lot coverage. Further, residential development and most retail development are a not permitted use under the current zoning by-law designation.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural Plans
- Landscape Plans
- Survey
- Arborist Report
- Community Services and Facilities Report
- Flood Impact Study

- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation
- Massing Model
- Toronto Green Standards Checklist
- Parking and Site Circulation Review
- Planning Rationale
- Shadow Studies
- Traffic Impact Study
- Preliminary Pedestrian Wind Commentary
- Natural Heritage Impact Study Waiver Request

A Notification of Incomplete Application issued on September 29, 2014 identifies the outstanding material required for a complete application submission as follows:

- Pedestrian Level Wind Study
- Noise Impact Study
- Vibration Study

The noise and vibration studies were submitted by the applicant on December 8, 2014.

### **Issues to be Resolved**

The following issues are to be addressed through the review of this application:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies, including the section on "Regeneration Areas", "Downtown", "Public Realm", "Built Form", "Built Form- Tall Buildings", and "The Natural Environment";
- Impact of the proposed development on the Natural Heritage System;
- Suitability of developing in a floodplain;
- Prematurity of the applications prior to the approval of a Secondary Plan for the Queen-River area;
- Consistency with the draft Queen-River Secondary Plan;
- Consistency with the city-wide and downtown Tall Building Design Guidelines, including built form considerations on fit and transition in scale, sunlight and skyview, views from the public realm, tower placement, separation distance, pedestrian realm, and publically accessible open space;
- Overall height, massing and density of the proposal;

- Separation distance and transition of proposed towers from the adjacent low-rise residential areas;
- Impacts of shadowing on the surrounding areas;
- Skyview, light and privacy impacts on the surrounding area;
- Pedestrian level wind mitigation;
- Overall fit of the proposal within the existing and planned context of the area;
- Implementation of proposed phasing;
- Mix of unit sizes notably the provision of family sized units;
- Adequacy of indoor amenity space;
- Sufficiency of proposed loading facilities;
- Adequacy of proposed vehicular parking;
- Location of proposed bicycle parking;
- Adequacy of surrounding schools and community facilities to support the proposed development;
- Identification and securing of public benefits pursuant of Section 37 of the Planning Act should the proposal be approved.

Community Planning is currently concluding work on a Secondary Plan for the Queen-River area, which includes the subject site. This Queen-River Secondary Plan has undergone extensive public consultation and study of Queen-River and the surrounding area. City Staff have provided draft versions of the Secondary Plan to the public throughout the process. The Secondary Plan is also being considered at the January, 2015 Toronto and East York Community Council meeting. Staff encourage the applicant to work with Community Planning in order to achieve the goals and development criteria being established in the Secondary Plan through revisions to the application.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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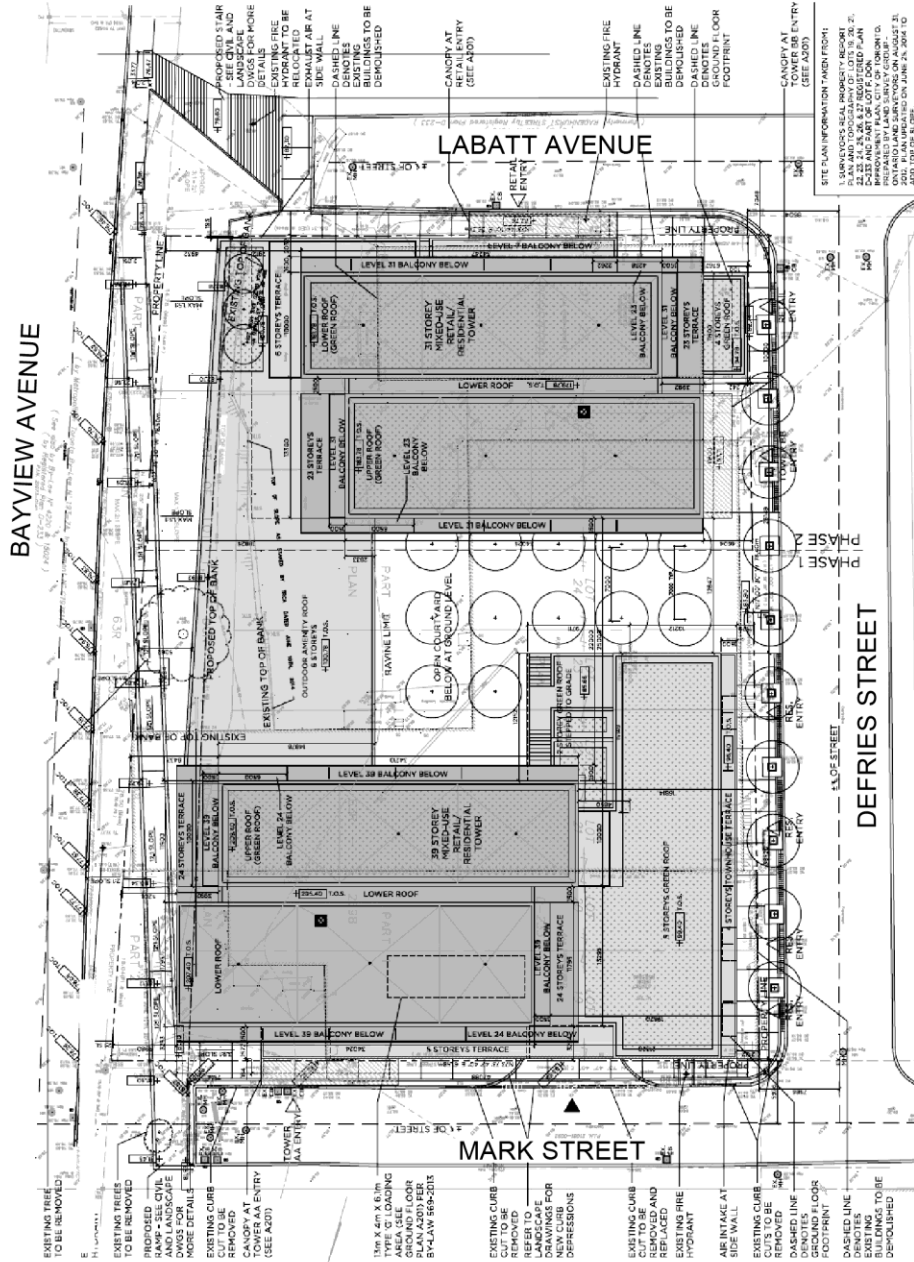
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: North Elevation  
Attachment 2b: South Elevation  
Attachment 2c: East Elevation  
Attachment 2d: West Elevation  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

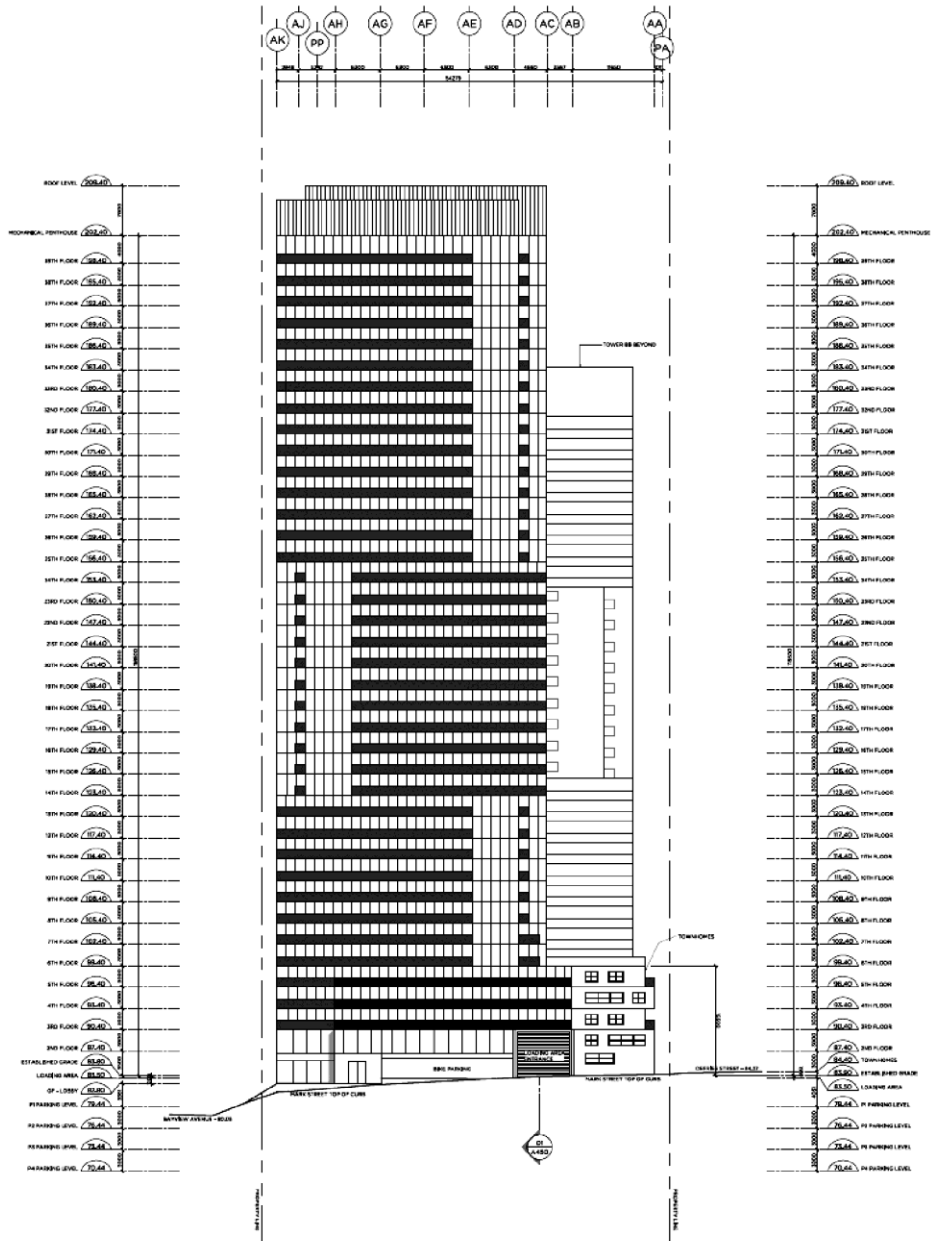
Applicant's Submitted Drawing

Not to Scale

## 1-25 Defries Street

File # 14\_213710\_STE 28 0Z

# Attachment 2a: North Elevation



## North Elevation

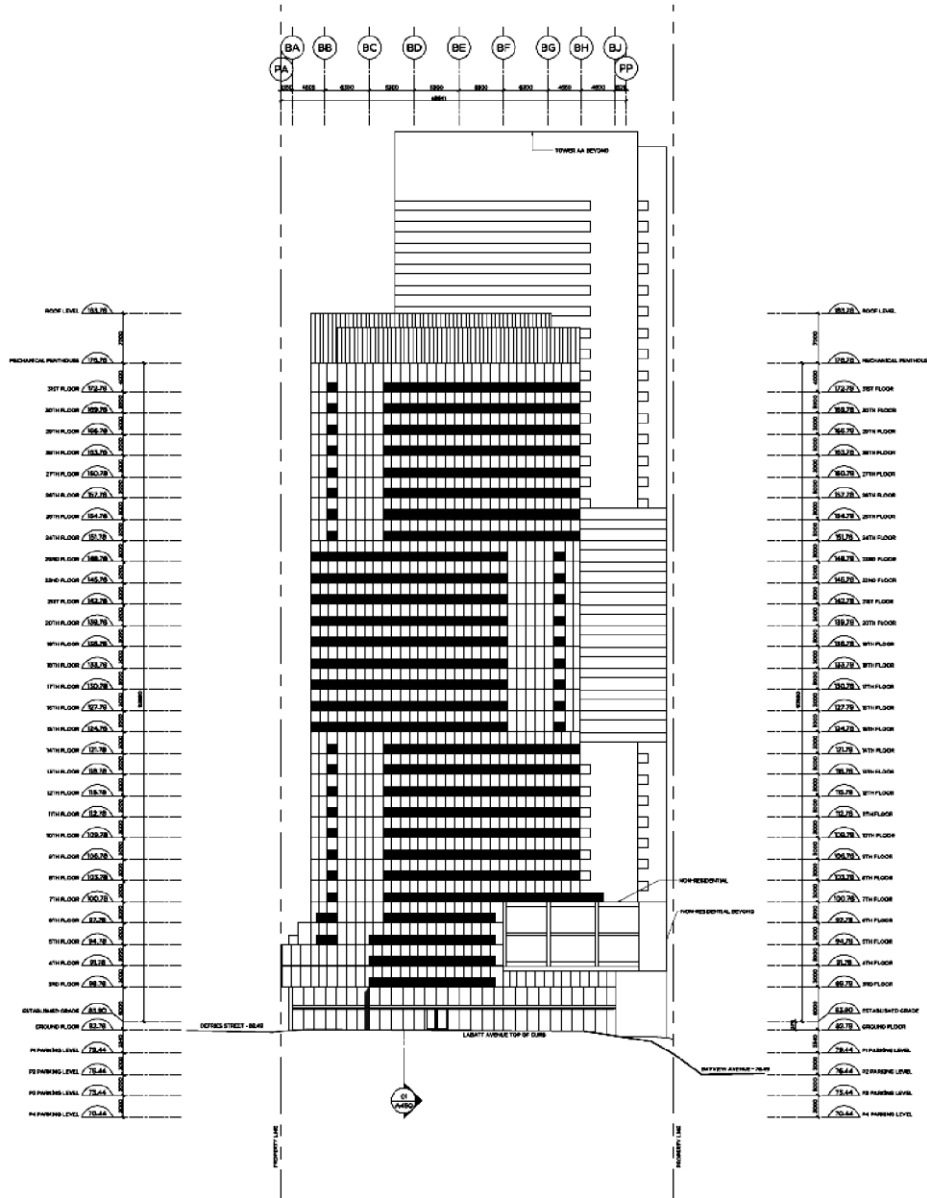
Applicant's Submitted Drawing

Not to Scale  
12/08/2014

## 1-25 Defries Street

File # 14\_213710\_STE 28 OZ

## Attachment 2b: South Elevation



### South Elevation

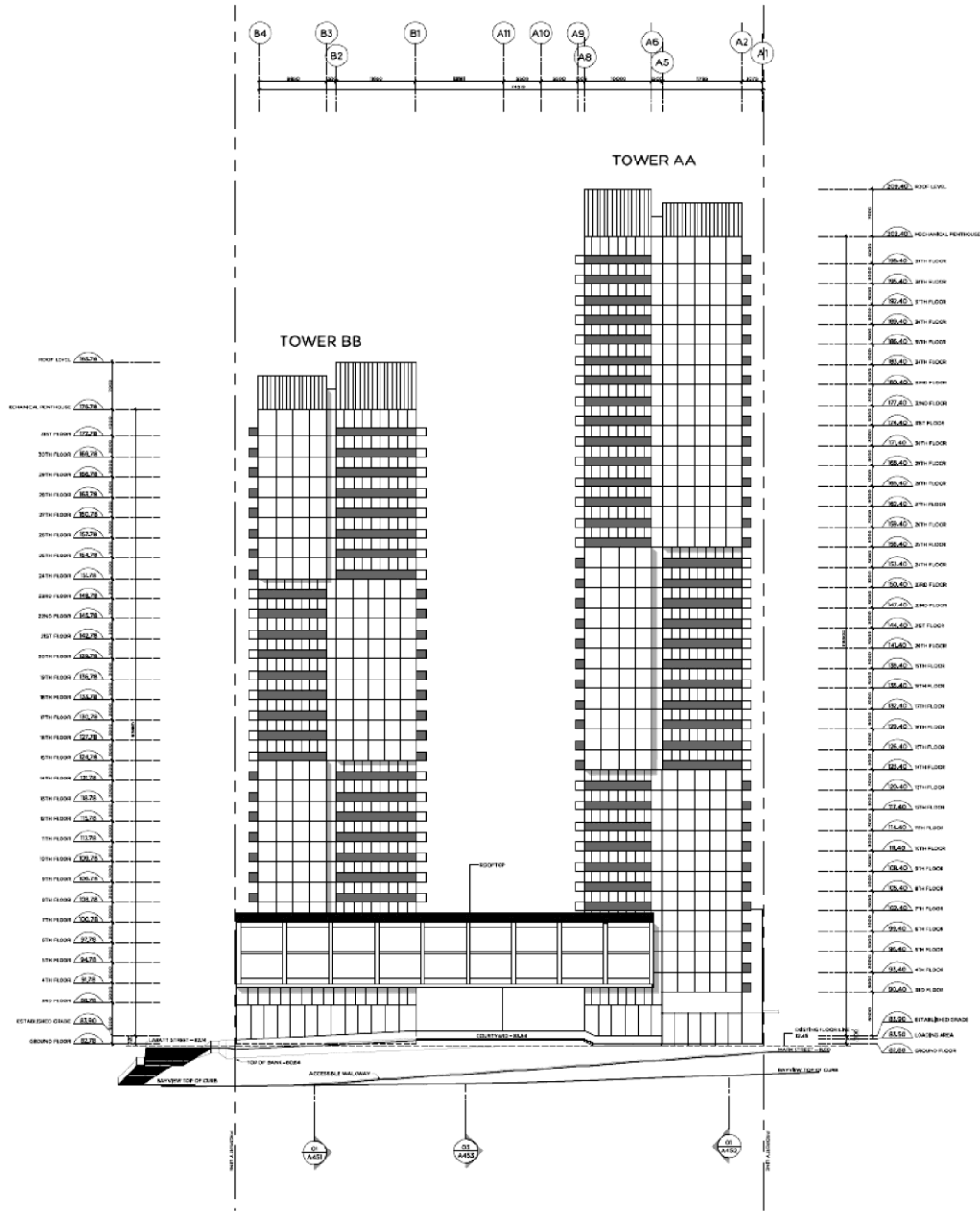
Applicant's Submitted Drawing

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12/08/2014

### 1-25 Defries Street

File # 14\_213710\_STE 28 0Z

# Attachment 2c: East Elevation



## East Elevation

Applicant's Submitted Drawing

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12/08/2014

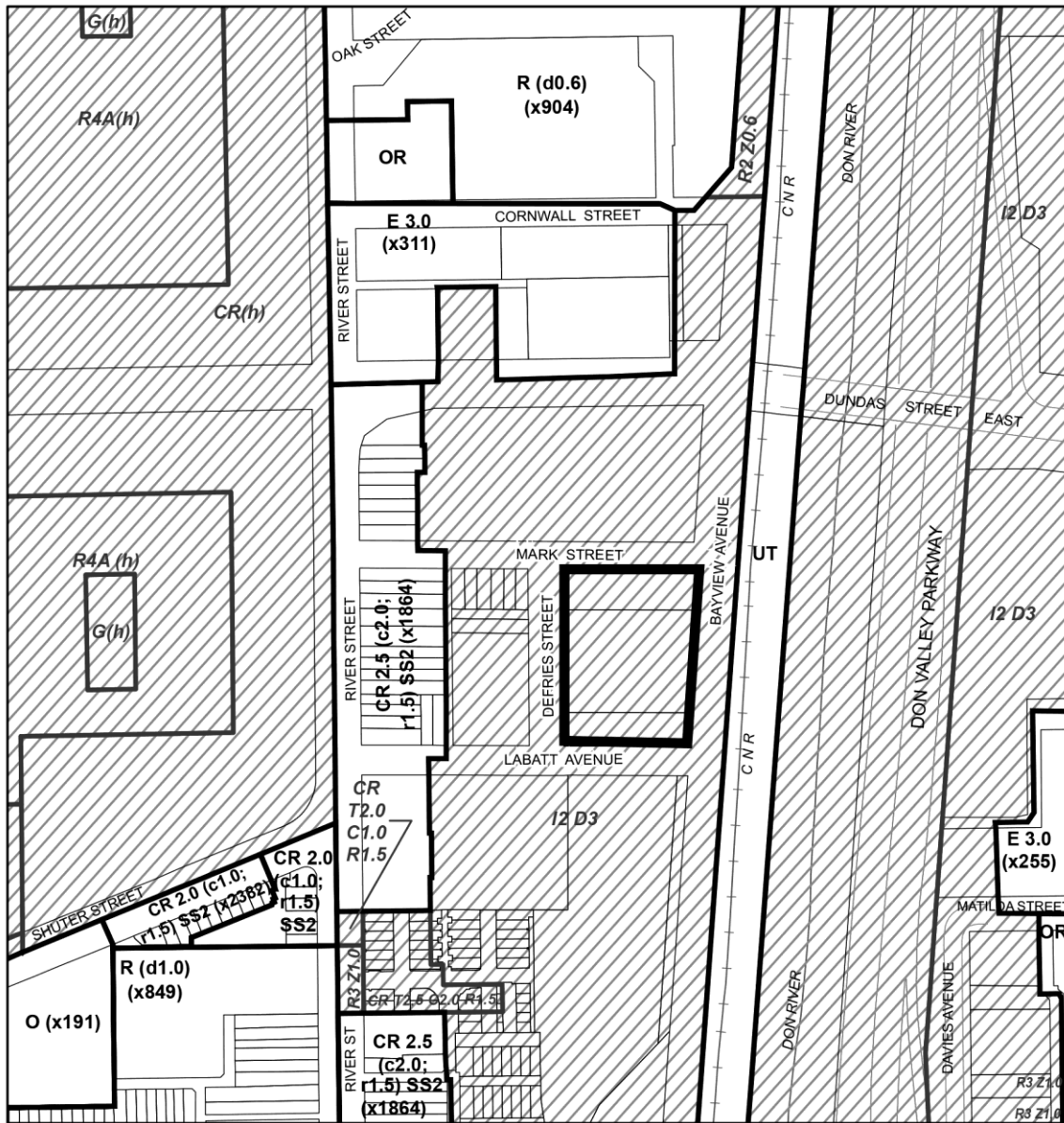
## 1-25 Defries Street

File # 14\_213710\_STE 28 OZ





### Attachment 3: Zoning



Zoning By-Law No. 569-2013

1-25 Defries Street  
File # 14 213710 STE 28 OZ

Location of Application



See Former City of Toronto By-Law No. 438-86

- R Residential
- CR Commercial Residential
- E Employment Industrial
- O Open Space
- OR Open Space Recreation
- UT Utility and Transportation

- R2 Residential District
- R3 Residential District
- R4A Residential District
- CR Mixed-Use District
- I2 Industrial District
- G Parks District



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### Attachment 4: Official Plan



1-25 Defries Street

### Official Plan

File # 14 213710 STE 28 0Z

Site Location	Parks & Open Space Areas	Institutional Areas	Utility Corridors
Neighbourhoods	Natural Areas	Regeneration Areas	
Apartment Neighbourhoods	Parks	Employment Areas	
Mixed Use Areas	Other Open Space Areas		

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12/08/2014

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 213710 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 28, 2014
Municipal Address:	5 DEFRIES ST		
Location Description:	**GRID S2805		
Project Description:	Official Plan and zoning by-law amendment applications to permit two residential towers. The proposed buildings are 31 storeys and 39 storeys including a shared six storey base building containing commercial and residential space. A total of 610 dwelling units are proposed. There are 391 parking spaces proposed in a 4 level underground parking garage.		
<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
RAW DESIGN INC	RAW DESIGN INC	RAW DESIGN INC	PROJECT DON VALLEYPLAN INC

#### PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	I2 D3	Historical Status:
Height Limit (m):	15	Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	4585	Height:	Storeys:	31 and 39
Frontage (m):	78.4		Metres:	100 and 126
Depth (m):	61.58			
Total Ground Floor Area (sq. m):	2186			<b>Total</b>
Total Residential GFA (sq. m):	52654		Parking Spaces:	391
Total Non-Residential GFA (sq. m):	3522		Loading Docks	1
Total GFA (sq. m):	56176			
Lot Coverage Ratio (%):	48			
Floor Space Index:	12.3			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	52654	0
Bachelor:	15	Retail GFA (sq. m):	3522	0
1 Bedroom:	399	Office GFA (sq. m):	0	0
2 Bedroom:	196	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	610			

**CONTACT:**      **PLANNER NAME:**      **Alex Teixeira, Planner**  
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