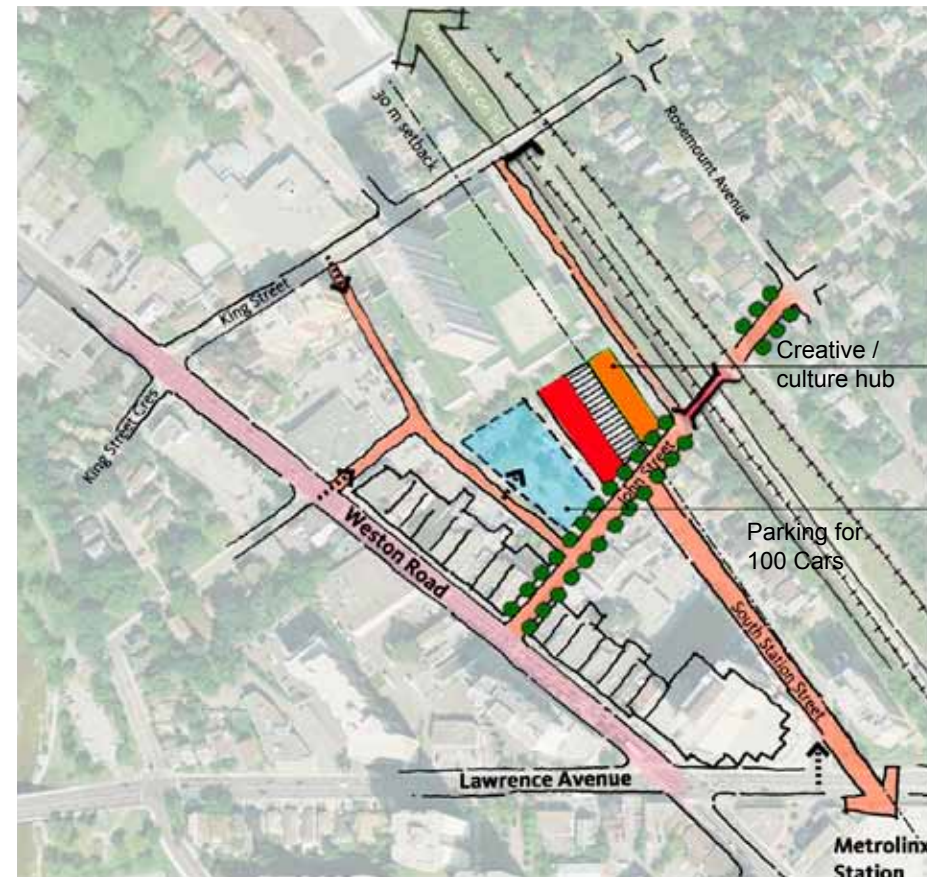


Phase 3 – Develop the TPA Site

- Phase 3 would be the development of the TPA site. If feasible, acquiring the 0.41-acre vacant site to the west of the parking lot would enhance the overall potential of the site.
- The TAP agreed that building an Arts and Cultural Centre, inclusive of live-work residences, would be a great benefit to the area and could further help to create a “Market District.”
- The proposed Arts and Cultural Centre could include a year-round indoor farmers’ market, similar to the Quincy Market in Boston, MA, to complement the artistic uses.
- With these changes, other soft sites in the area would become more attractive for development.



Phase 3 showing the potential development of a Weston Arts and Cultural Centre on the former TPA parking lot



Example of an Arts and Cultural Centre



Example of an indoor farmers' market

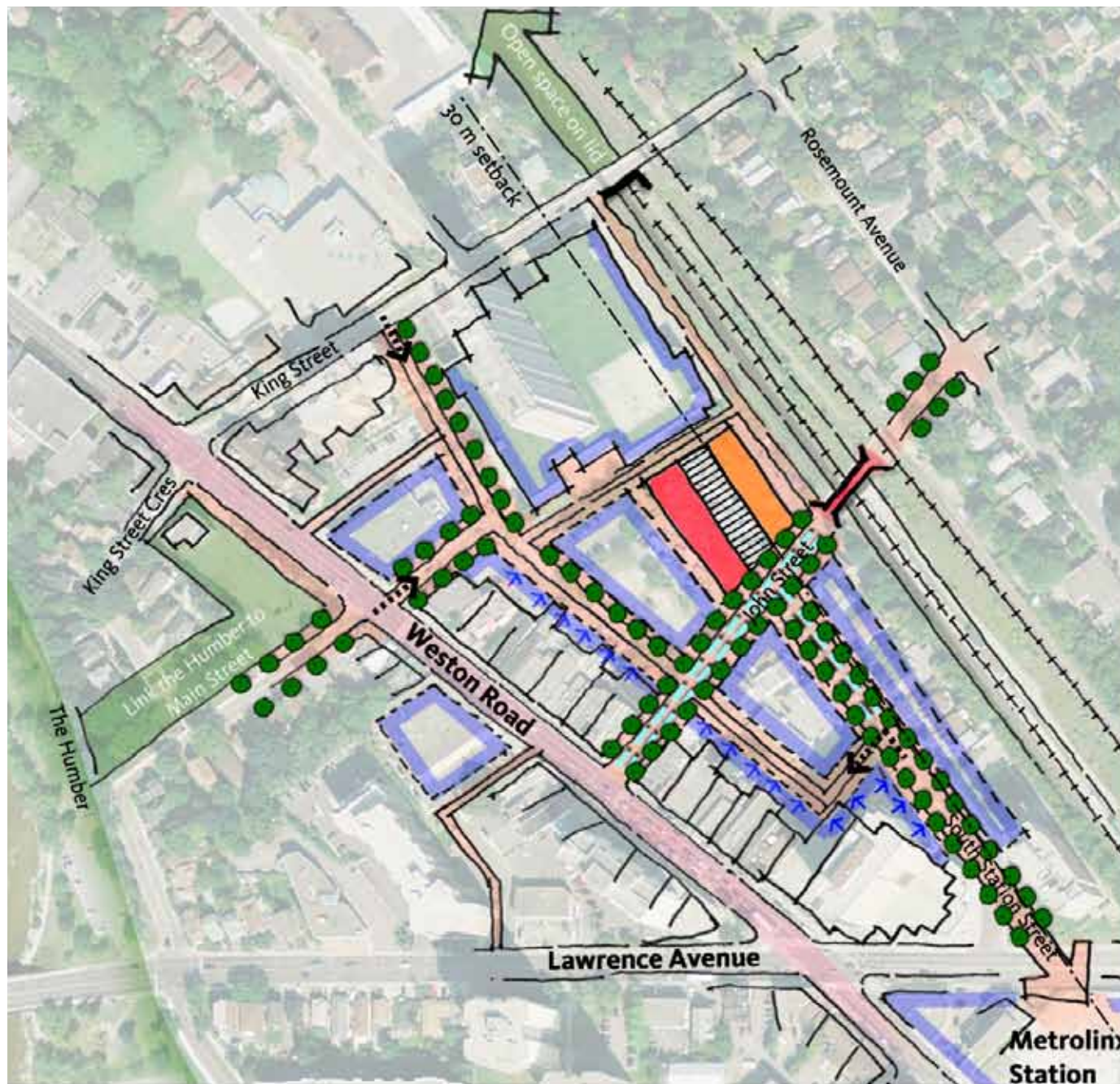



Example of an outdoor farmers' market



TAP Study Area I:
Existing conditions

TAP Study Area I: TAP development proposal showing improvements to John St. and South Station St. which could serve as an expanded location for the Weston Farmers' Market, the proposed Weston Community Arts and Cultural Centre and parking area, and the location for the John St. Bridge

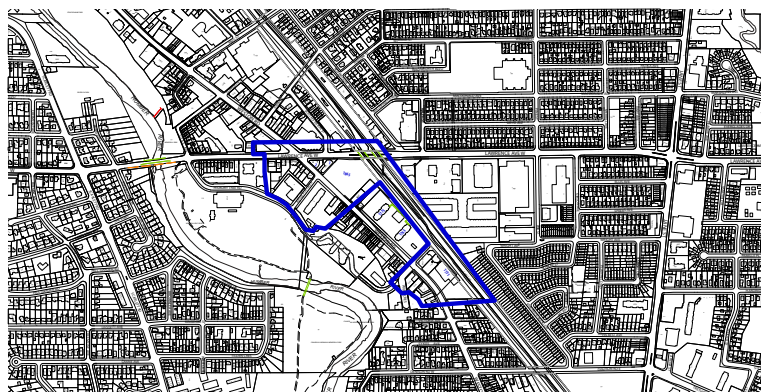


- KEY**
- Long range development opportunities 
 - Lanes / mews 
 - Active frontages : Activate backs of Main Street buildings 
 - Open spaces 
 - Creative / cultural hub 
 - Weston Road revitalization 
 - John Street Market 
 - John Street Bridge 
 - Access during market days 

C. TAP STUDY AREA 2: METROLINX SITE

i) Issues and Questions

- The TAP examined the area southeast of Weston Rd. and Lawrence Ave. W., centred on the new GO train station and parking lots.
- Metrolinx currently owns two sites in this area – 1865 and 1731 Weston Rd. The northerly site, 1865 Weston Rd., will be the location of the new GO station.
- Between the northern site and Lawrence Ave. W. to the north exist two sites: (1) a site owned by the Weston Park Baptist Church with a church and a vacant parcel of land, purchased for the construction of a centre for the community and a new home for their youth centre, Frontlines; and (2) a site owned by Scotiabank and home to a local branch of the bank. These sites were considered in conjunction with the Metrolinx site.
- The southerly site is separated from the main site by two large apartment buildings (1765 and 1775 Weston Rd.) and is expected to remain a secondary GO parking lot for the foreseeable future.
- At the design charrette, the designers divided the site into a number of blocks and examined a series of different density scenarios in order to determine the most appropriate density and best use and to determine whether a community benefit can be derived from the development of the site.
- The TAP Panel was asked to assess the findings of the charrette and determine the development potential of the site(s).



Study Area 2: The Metrolinx station lands and adjacent properties



Closeup of Study Area 2 – the new GO Station site and the long-term parking area to the south.



Weston Rd. and Lawrence Ave. looking north



The new GO station site looking south



The Weston Park Baptist Church site looking northeast



Massing model showing the new GO station and the potential development of the Metrolinx site and adjacent properties (this also includes land to the south not owned by Metrolinx or WPBC)

ii) Findings

- The TAP believed that this site has a great a number of positive attributes and could act as a catalyst for development in Weston. The site has the best near-term development potential of those examined, and would be well suited for some high-density development.
- At the charrette and TAP there were discussions of bringing an educational institution such as a community college like George Brown College or a facility such as the YMCA to the site. The TAP agreed that these potential uses should be actively pursued.

iii) Recommendations and Next Steps

- As with the TPA site, the Panel felt that the station site and surrounding area could be developed and improved over time in phases.
- The TAP recommends starting with the station area of the site, as it provides the best area for potential immediate returns.
- The TAP recommendations included four development phases, stressing the importance of streets, blocks and open spaces. The completion time for this development could be 10-15 years.



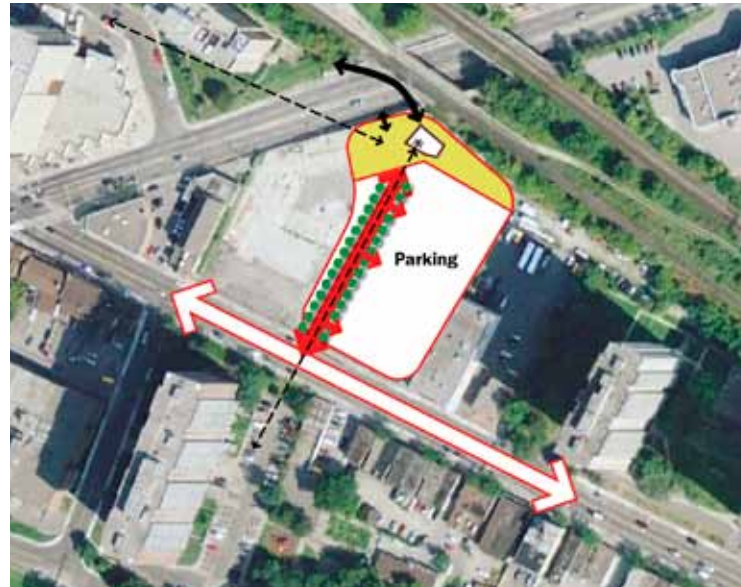
Potential road connections and circulation patterns in and around the Metrolinx site



Potential development scenario from the Weston 2021 Design Charrette

Phase I – The New GO Transit and Air-Rail Link Station

- This phase would begin with the development of the temporary GO/ARL station and surrounding parking lot.
- Because of its key location at the main village intersection the area could quickly become an anchor for the whole community.
- Enhancements will include a pedestrian plaza, surface parking, public art and street furniture, pedestrian stair connections down to Lawrence Ave. W. and a new pedestrian bridge across Lawrence Ave. W. adjacent to the rail bridge.
- The site should also include bicycle rentals and parking to foster multi-modal transportation and local tourism.
- View corridors from the station to Weston Rd., the Humber River and South Station St. would ensure that the area is a visible and accessible focal point.



Phase I: New GO and Air-Rail Link station and parking area. The station has been located to provide views down to the Humber River and along South Station St. to the proposed Weston Community Arts and Cultural Centre



Precedent images that were used to inspire the Phase I design concepts

Rendering showing the proposed Phase I development, which includes the new GO station and landscaped parking area, the pedestrian plaza and stairs on Lawrence Ave. W and the pedestrian link across Lawrence Ave. W. adjacent to the rail bridge



Phase 2 – Initial Modest Redevelopment of the Site

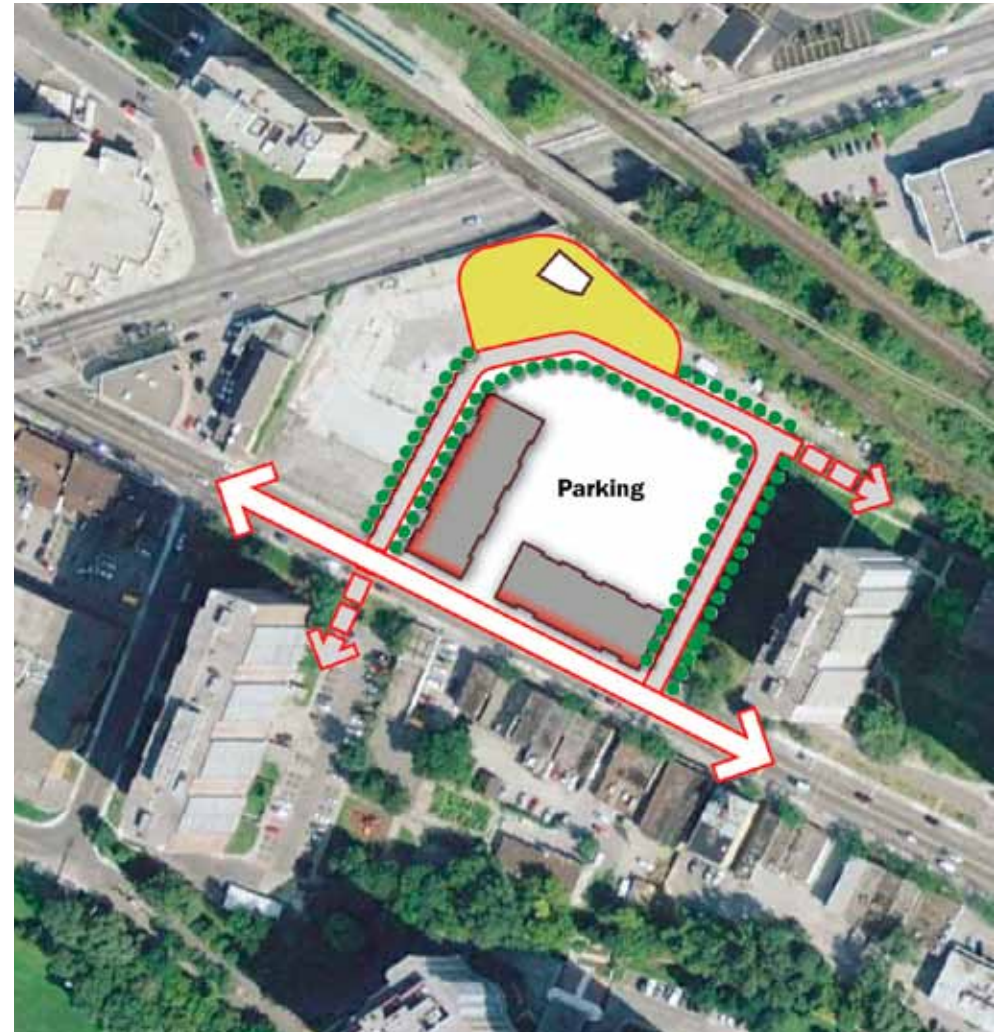
- Phase 2 could include continued modest redevelopment and the introduction of new streets and blocks that will define future development sites.
- This phase might include mid-rise residential, new retail and service shops lining both Weston Rd. and the new “Station Street” leading to the GO/ARL station.



Precedent images that were used to inspire the Phase 2 design concepts



Phase 2: Precedent image showing second phase-type development and character



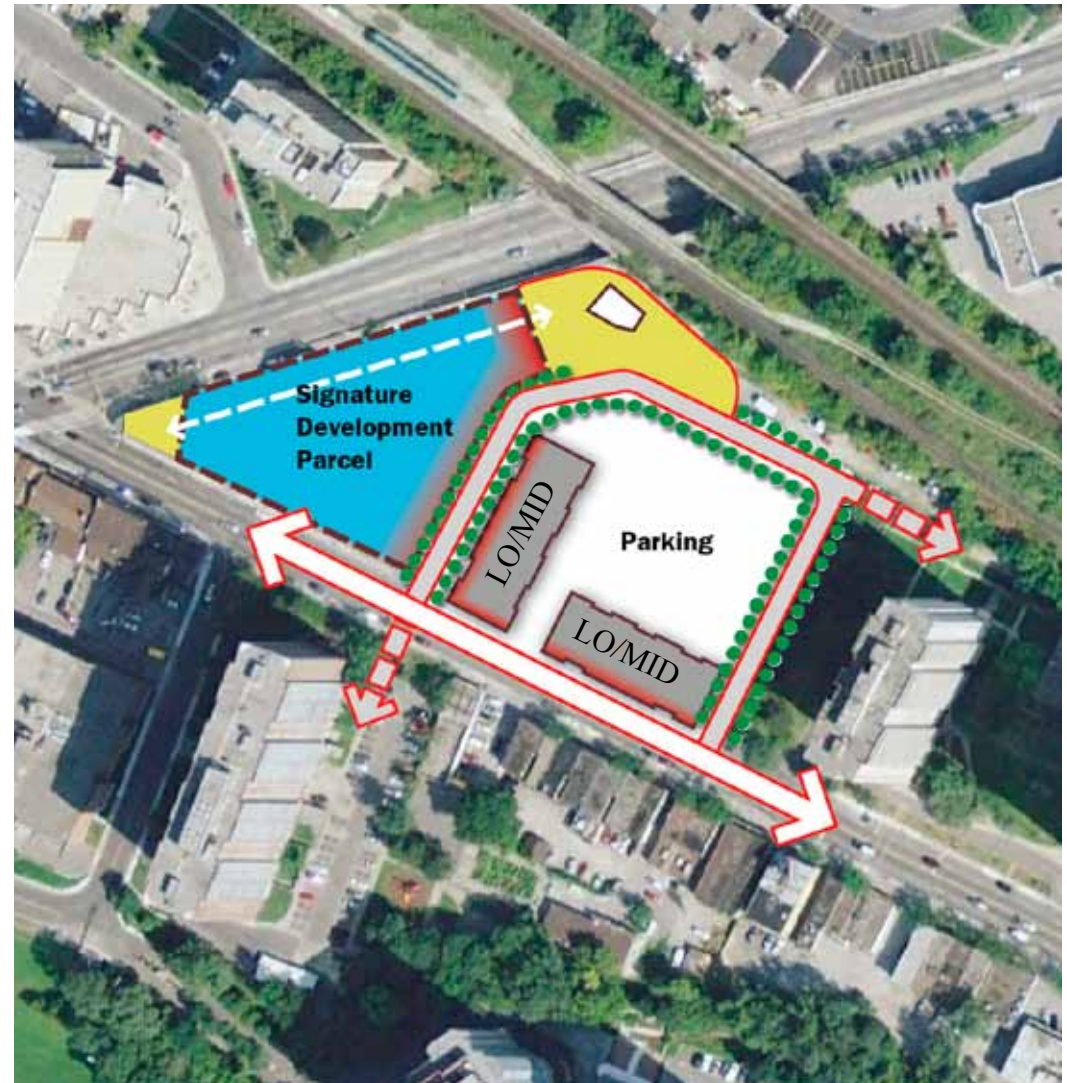
Phase 2 concept plan showing new streets and development blocks

Phase 3 – Signature Development

- As the value of the land increases and the area improves there will likely be an opportunity to introduce a new signature use. The TAP endorsed the idea of attracting an institutional use to the site.
- Uses may include a local college, university or YMCA, which will introduce new demographics to the community, bring more eyes on the street and provide for a new consumer base for local businesses to thrive.
- The ideal location would be the area adjacent to the station right at Weston Rd. and Lawrence Ave. W. and would include the adjacent sites.
- This institution could further enhance connections from the station building to the Weston Rd. and Lawrence Ave. W. intersection.



Examples of recent institutional developments at a scale that would work well in this location



Phase 3: New anchor and community-related facilities

Phase 4 – High-Density Development

This phase builds upon previous phases to include higher-density development due to anticipated increased value of the station area and elimination of surface parking on the north site.



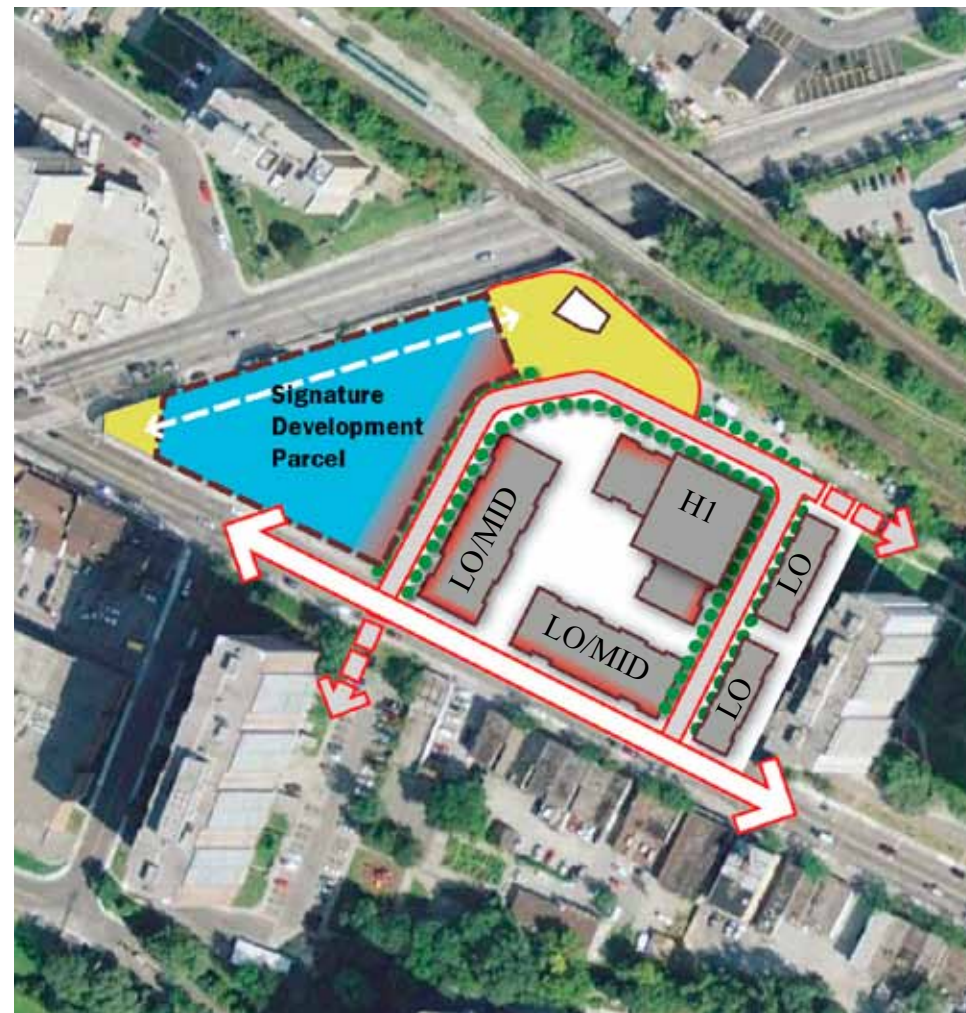
Example of recent infill, mid-rise condominium building on Spadina Rd. (near Bloor) on a site that was originally developed with one large, slab-form apartment building, that provides a sense of the scale of development that could work well in Phase 4



Examples of recent Toronto developments (SAS Building and the Ballet School) that provide a sense of the scale of development that could work well in Phase 4

New buildings and uses could include:

- Mid-rise and high-rise condominiums
- Commercial buildings (retail and office)
- Institutional uses
- Underground, public and private parking
- A public plaza at the intersection of Lawrence Ave. and Weston Rd.



Phase 4: Continued redevelopment of the station area showing the buildout of the former surface parking lot with residential, commercial and institutional uses

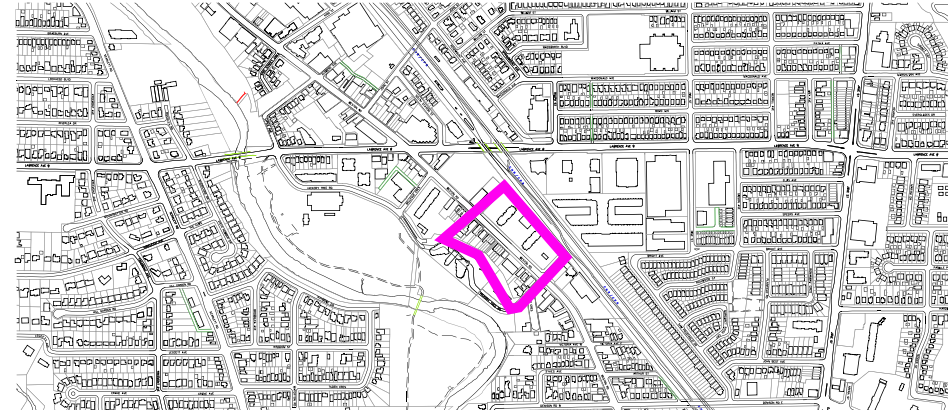
D. TAP STUDY AREA 3: 1765 and 1775 WESTON ROAD

i) Issues and Questions

- Study Area 3 consisted of the two residential towers located at 1765 and 1775 Weston Rd., and the commercial buildings across Weston Rd. This site was selected for the ULI TAP program due to its site-specific assets and high potential to be integrated with the existing Metrolinx/GO Transit development plans.
- The site includes two 25-storey slab-form apartment towers with a total of approximately 500 units. There is also a recently renovated swimming pool building between the towers that is not presently being used. The underground two-level parking garage covers almost the entire site and contains approximately 500 spaces (the majority of which are unused). The property includes basketball courts and large areas of underused open space.
- The owners of this site have expressed an interest in improving the property and potentially adding new development. The owners would be prepared to invest a limited amount of capital at this time.
- The owners of 1765 and 1775 Weston Rd. had participated in a unique City program called Tower Renewal at some of their other sites in Toronto. This program is strategically designed to improve and upgrade older towers and to drive environmental, socio-cultural and economic change. The owners are interested in applying Tower Renewal principles to this site.
- The Tower Renewal initiative has a program called Sustainable Towers, Engaged People (STEP). It offers a path to continuous improvements to older high-rise apartment buildings to save on their utility bills (energy, water and waste) as well as improving other important aspects of the apartment building community, including safety and operations.
- The TAP examined the feasibility of redeveloping the site following the recommendations from the design charrette, which included: (a) adding infill buildings at grade at either the front or the back of the site, (b) opening the apartment building lobbies onto Weston Rd., (c) attaching grade-related units facing the courtyard, and d) refurbishing the landscaping and programming the amenity building.

ii) Findings

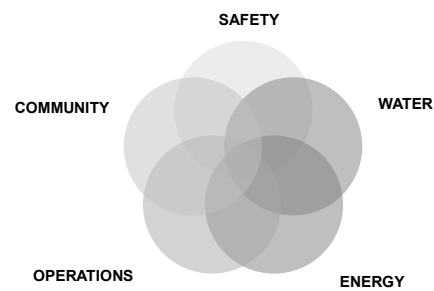
- The TAP felt that before there could be new development on the site the property owners need to address all of the characteristics that make an apartment community a desirable place to live, including improvements to the existing building aesthetics, capital components and area safety.



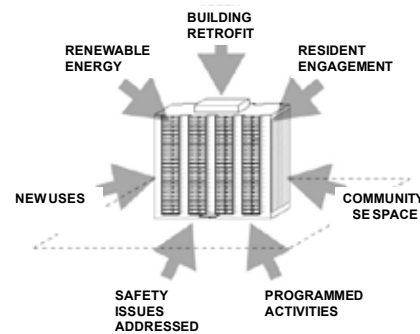
Study Area 3: 1765 and 1775 Weston Rd.



Aerial photo of the two apartment towers located at 1765 and 1775 Weston Rd.



The five elements of the Tower Renewal Program



The Tower Renewal Program breathes new life into older buildings by employing a number of different strategies.

iii) Recommendations and Next Steps

Based on the owners' desire to invest only so much capital at once, the TAP developed an integrated approach to improving the site, based on the Tower Renewal STEP program outlined in the diagram below.

- The TAP recommended first investing in the existing site with a series of quick-start initiatives, identified in Phases 1 and 2.
- In the short term, this will lower vacancies and tenant turnover, and improve the site's aesthetics and public realm in a way that increases the quality of life for current residents.
- In the longer term, this will reduce the net operating costs of the two towers and also create a more attractive environment that could support future development.

PHASE 1

Activate the Central Green Space. Make it family-friendly

PHASE 2

Make major capital improvements to existing buildings and grounds

PHASE 3

Set the stage for new condo or new rental building(s)

2012

The TAP recommended a three-phase approach. Start by improving the existing grounds and buildings in a way that improves quality of life for current residents, improves the bottom line for the owner, and sets the stage for future development.

2021 +

Phase I – Activate the Central Greenspace & Amenity Building

The site's best asset is its large central greenspace facing Weston Rd., which provides a blank canvas for new and exciting outdoor uses. The TAP suggested the space should be converted to a place where families can play and socialize. The cost of this conversion would be relatively modest.

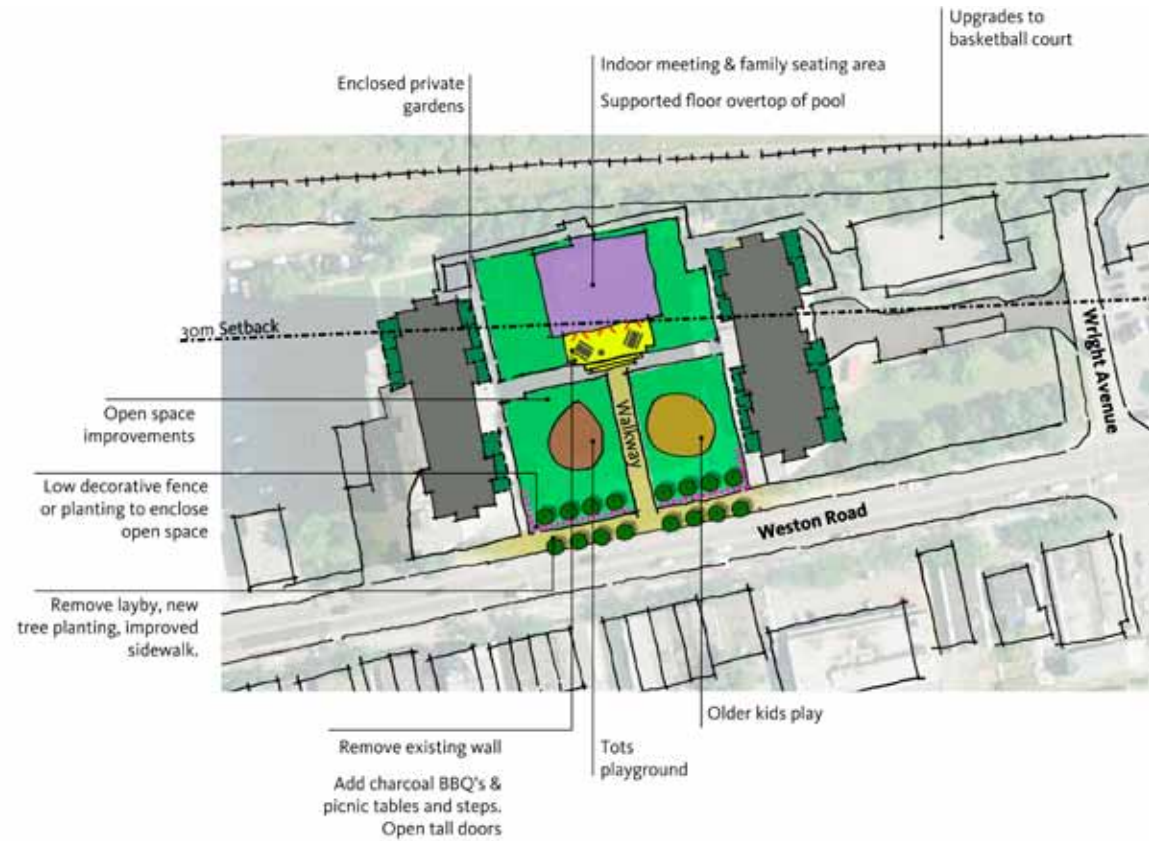
Improvements to the central greenspace could include:

- new children's play equipment – separate areas for tots and older children
- new, well-lit basketball courts for youth and adults
- outdoor movie nights and community dinners
- new decorative fencing around the play-area and courtyard
- BBQs (charcoal), picnic tables and waste bins in the patio area, and removal of the fence and bushes to open up the space
- removal of the lay-by and installation of a small fence next to Weston Road

There is currently a vacant amenity building, with an unused swimming pool, located at the back of the site between the two towers. Ideas to improve this building could include:

- renovating the amenity/swimming pool building into a great indoor community space
- providing rooms for non-governmental organization (NGO) programming, such as English language classes, before and after school homework clubs, or a large meeting/activity room

A similar undertaking has been successfully undertaken by the San Romanoway Revitalization Association (an apartment complex in Rexdale with many similar attributes), which built a floor over an unused indoor pool. It is now used as a meeting and activity room and cinema.



Phase I: Convert the pool to a program space and draw people in



Phase 1: Activate the central greenspace to make it a family-friendly area

Conceptual images showing what the large central greenspace could look like with picnic tables, waste bins and play equipment

Phase 2 – Make Major Capital Improvements to Existing Buildings and Grounds

Phase 2 would be more capital-intensive and could include more major improvements to the existing building and grounds, such as:

- creating a new street, adjacent to the railway tracks, connected to the new GO station which would improve community safety
- constructing new lobbies for the apartment buildings that front onto Weston Rd., which would make the buildings more inviting and feel safer
- increasing visitor parking
- renovating ground-level units for families, with their own front yards and front entrances facing the courtyard, to attract families, provide more eyes on the greenspace, and provide a greater return to the owners
- treating the blank walls that front Weston Rd. to make them more inviting and aesthetically pleasing
- introducing indoor and outdoor security (more cameras, more security patrols)
- retrofitting the existing buildings to reduce operating costs, by upgrading insulation, boilers, windows and lighting



Phase 3 – Add Buildings to the Site

Phase 3 involves constructing new residential buildings on the site. Once many of the improvements outlined in Phases 1 and 2 have been successfully completed, and with the introduction of improved GO service, the ARL stop and the new GO station on the adjacent site, there could be potential for new development on this site.

Some of the opportunities identified at the charrette and endorsed by the TAP include:

- a mid-rise residential building fronting onto Weston Rd., to the north of 1775 Weston Rd.;
- a second mid-rise residential building, fronting on to Weston Rd.; and backing onto the central greenspace; and
- a high-rise residential building, with a mid-rise base, at the corner of Weston Rd. and Wright Ave.

There is limited opportunity for commercial uses at grade, as other parts of Weston Village offer better opportunities than this site.



Massing sketch from the design charrette showing the improved central green, as well as a potential new tower at the south end of the site



Massing sketch from the design charrette showing an option for redevelopment that includes three mid-rise buildings along Weston Rd.

5. CONCLUSION

The TAP concluded that in order to revitalize Weston it is going to take more than large scale public investment in the transportation infrastructure. Weston needs to change its image. The TAP recommended that a series of quick-start community initiatives would be a great way to change the way people perceive Weston.

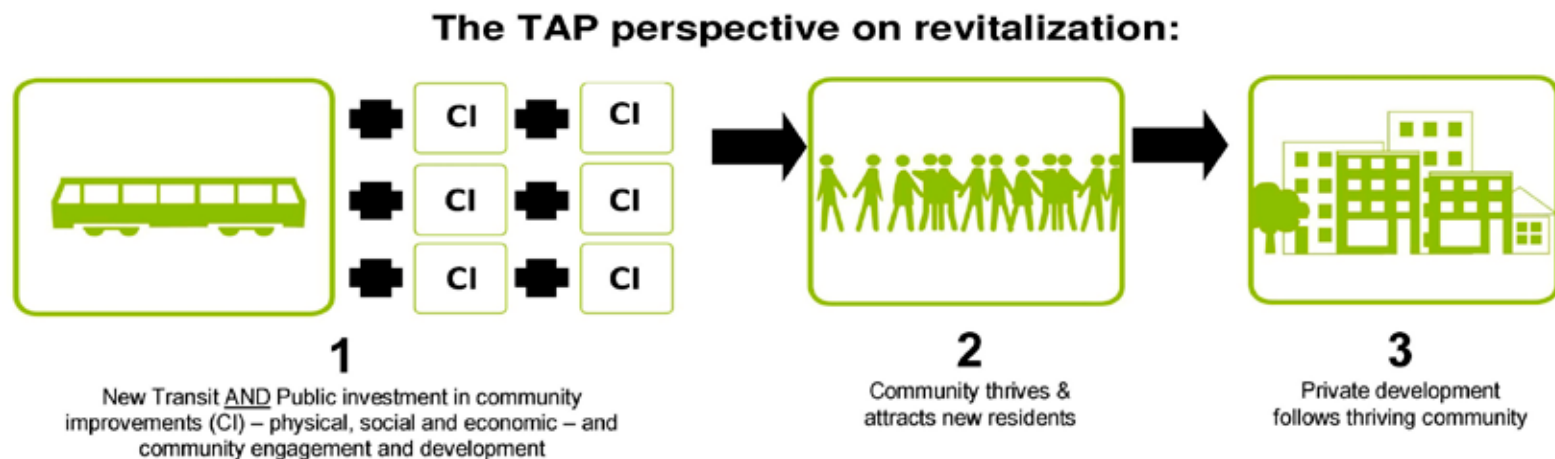
The City has already begun to make small investments in Weston to encourage incremental change. A number of City divisions (including Social Development, Finance and Administration, Economic Development and Culture, and City Planning) have ongoing projects in Weston. These projects include an Integrated Local Labour Market, a Neighbourhood Action Partnership, and a Local Immigration Partnership, as well as the Weston 2021 Design Initiative itself. The combined work of these various efforts will be summarized in a City Report (Weston 2021 Revitalization Initiative Report) to provide a roadmap for the coordinated long-term revitalization of Weston.

TAP participants advised that the City, area residents and other stakeholders should continue to make investments in Weston to encourage incremental change. The TAP suggested the City consider quick-start initiatives like marketing Weston's great assets; improving

neighbourhood safety; adding new attractions; improving connectivity; encouraging lively programming of public spaces; improving Main Street; introducing development incentives; and making a commitment to frequent and affordable transit. These public investments can then set the stage for private investment that can also support community improvements.

The longer-term revitalization of the Weston neighbourhood is going to require a number of catalysts and a concerted approach to enabling these initiatives to move forward. Potential catalysts could include Metrolinx station development and a multi-tenanted arts and cultural centre (including a significant affordable live/work housing component), a community centre such as a YMCA or an institutional use such as a community college campus.

The creation of a Community Improvement Plan (CIP) for the neighbourhood may allow for grants, loans and property tax assistance for projects such as brownfield environmental assessment, remediation or redevelopment (Brownfield Financial Tax Incentive and Brownfield Remediation Tax Assistance), commercial building façade improvements,



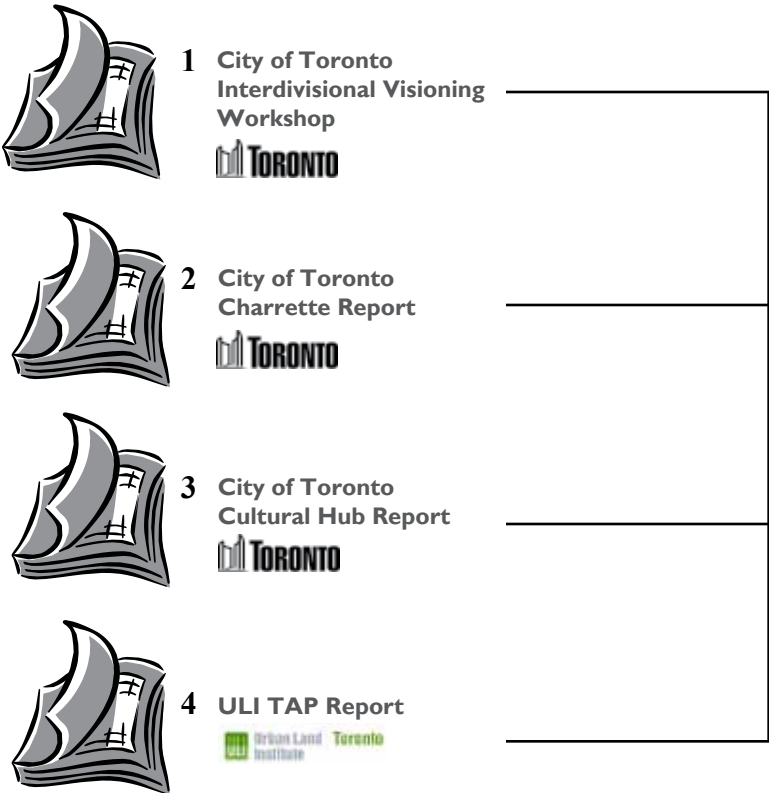
preservation and adaptive reuse of heritage buildings, affordable housing, space conversion, structural improvements, energy efficiency improvements and accessibility enhancements.

Tax Increment Equivalency Grants (TIEGs) are one of the tools that can be applied in CIPs. The City of Toronto’s Economic Development Imagination, Manufacturing, Innovation and Technology (IMIT) program recognizes several sectors eligible for TIEGs, including creative industries, tourism attractions, convergence centres and incubators. A Weston-specific CIP or TIEG could address Weston’s particular needs, such as commercial façade improvements on Weston Rd., retrofits or infill on the apartment sites, a plan for the arts centre and public realm improvements to streets and open spaces like the Humber Riverfront.

Waiver of development charges would also provide an incentive. Toronto’s development charge bylaw exempts public hospitals, colleges and universities, industrial uses and nonprofit

housing from paying development charges. Toronto does not currently have geographically based DC exemptions for residential uses.

Projects that have received a grant under the IMIT program (for which creative industries may be eligible) are also exempt from paying development charges. Artscape’s pro formas for the proposed arts and cultural centre indicated a waiver of development charges based on the fact that the proposed model consists primarily of affordable housing units.



Weston 2021 Revitalization Initiative Report, February 2012



Quick-Start Initiatives

The TAP recommends a combination of quick-start initiatives and longer-term catalysts to create the conditions for private-sector investment in Weston.

- Putting in place a marketing campaign (e.g. GO Weston – that emphasizes 17 minutes to downtown, the Farmers' Market, the Humber Valley bike trail and its access to Lake Ontario and the heritage architecture of the surrounding residential neighbourhoods)
- Improving community safety e.g. through Toronto Anti-Violence Intervention Strategy (TAVIS), etc.
- Adding new attractions (e.g. a bicycle/City of York museum, BIXI/bike rental facilities)
- Improving connectivity (e.g. John St. Bridge, Lawrence Ave. Bridge, streets, etc.)
- Setting up lively programming of public spaces (e.g. expand/move the Farmers' Market, create an outdoor movie theatre, etc.)
- Improving Main Street (e.g. improve retail mix, improve window displays, set-up patios, make commercial building façade improvements, etc.)
- Using development incentives (e.g. waive development charges, land transfer tax, and/or park land levy requirements)

These public investments can then set the stage for private investment that can also support community improvements.

The TAP representatives have been advised that the City has acted on a quick-start initiative to implement a streetscape plan to transform John St. The John St. Revitalization/ Streetscape plan will provide an expanded venue for popular Weston Farmers' Market; an improved environment for existing and future retail, restaurants and core opportunities; and a streetscape link between the commercial core and the heritage neighbourhood of Old Weston Village. The City was selected as part of a competition submission for ULI's Urban Innovation Fund. A grant of \$23,750 has been awarded and when matched with partner organizations will provide approximately \$80,000 to move the plan to action.

Weston-Specific Longer-Term Catalysts

The longer-term revitalization of the Weston neighbourhood is going to require a number of catalysts and a concerted approach to enabling these to move forward.

Potential catalysts include:

- The Metrolinx station development
- The potential development of a multi-tenanted arts and cultural centre (including a significant affordable live/work housing component)
- Upgrading John St. and the Farmers' Market
- Commitment to frequent and affordable rail service
- Retrofits and improvement to existing apartments, for efficiency, safety and aesthetics
- Space conversion of underused buildings (e.g. ground floor of 33 King St, recreation/ pool building at 1765 and 1775 Weston Rd.)
- Waiver of development charges in a Weston Revitalization Zone
- Attraction of a major institution to Weston (YMCA, college, etc.)
- Improvements to Humber River Valley
- Improvements to Weston Rd.

6. APPENDIX

A. PANEL CHAIR

Mark Guslits

Principal of Mark Guslits and Associates, Chair, ULI Toronto TAP

Mark Guslits is a graduate architect, development consultant and developer with over 40 years of experience. Mark's primary career focus has been on the development of affordable housing along with market-driven urban infill and larger mixed-tenure and mixed-income communities, including the creation of new seniors' housing communities.

Mark is Principal of Mark Guslits and Associates, a residential and community development, design, planning and consulting firm, created in 1997. Currently, he is a consultant to HOK on business development initiatives in Toronto and Vancouver, and Project Lead – master planning and development coordination for the Athletes' Village for the 2015 Pan-American Games: a 2000-unit mixed income/mixed-tenure new neighbourhood on Toronto's waterfront.

B. PANEL MEMBERS

Remo Agostino, M.Sc.Pl., MCIP, RPP, LEED AP

Director of Development
Daniels Corporation

Remo Agostino joined Daniels in 2003 after seven years with a private planning consulting firm, specializing in land use development. Remo is a graduate of the University of Toronto Masters in Planning program, is a Registered Professional Planner, and is LEED accredited.

Remo's responsibilities include analyzing land acquisition opportunities, taking developments through the approvals process, obtaining municipal permits (building permits, etc.) and condominium registration. Remo has managed the development approvals for a number of Daniels developments, such as the Kilgour Estate, First Home Markham, WRP Neighbourhood Housing (an affordable housing development constructed for a charitable organization), The Woodlands, etc. In addition, Remo oversees all development-related matters associated with the Regent Park Revitalization project in Toronto.

Paul Bedford, RPP, FCIP

Urban Mentor/Former Chief Planner, Principal, Paul Bedford & Associates

Paul Bedford is a Member and Fellow of the Canadian Institute of Planners, with 40 years of experience in urban planning. As Toronto's Chief City Planner for eight years, he championed numerous innovative planning strategies including the Kings, a new city-wide Official Plan and a new plan for the Central Waterfront.

Since his retirement in 2004, he has been Adjunct Professor at the University of Toronto and Ryerson University planning schools. He is also on the Board of Directors of Metrolinx, serves on the National Capital Commission's Planning Advisory Committee, the Waterfront Toronto Design Review Panel and the Centre for Addiction and Mental Health Property Committee to help guide the long-term redevelopment of Canada's largest mental health campus.

He is also a Senior Associate of the Canadian Urban Institute, a frequent public speaker and a passionate advocate of the planning profession and Toronto.

Brad Caco

Senior Director, Development
Trinity Development Group Inc.

Brad Caco is Senior Director, Development at Trinity Development Group Inc. Brad joined Trinity in 2003 and was promoted to Senior Director in 2010. He has more than 16 years' experience in the real estate development industry, offering a diverse set of skills. Throughout his career, in addition to management of the development process, Brad has overseen the design and master planning of over 4 million square feet of commercial retail space. Recently, Brad has been involved in leading Trinity's newest venture into urban infill, mixed use, and brownfield developments in the GTA.

Brad is a member of ULI, the International Council of Shopping Centers (ICSC) and the Retail Design Institute.

Trinity Development Group is a leader and innovator in the development and leasing of high-quality shopping centres. Established in 1991, Trinity has created over 20 million square feet of large-format retail space across Canada.

Mark Conway, MCIP, RPP, PLE

Partner

N. Barry Lyon Consultants Limited

Mark Conway is an urban planner and land economist with a broad base of experience, ranging from municipal and corporate planning and real estate strategies to site-specific development. Mark has worked throughout Canada and in Europe.

As an urban planner, Mark brings a unique perspective and understanding of not only the financial and market side of real estate but also the design and approval aspects that can impact heavily the viability of developments. Under Mark's direction, NBLC has completed numerous market and feasibility studies for both large-scale community master plans and specific developments.

Christina Giannone

Project Coordinator

FRAM Building Group

Christina Giannone is a Project Coordinator at FRAM Building Group. In this role, Christina is involved in the development of large-scale residential and mixed-use projects, from land acquisition to construction and closings. She participates in the detailed design process, through sales and marketing campaigns, and is responsible for obtaining municipal approvals. She is responsible for coordinating consulting teams, participating in community workshops and meetings, and working with various levels of governments and approval authorities.

Christina's current projects include the fifth phase of the award-winning Port Credit Village (Northshore Condominium and Port Credit Retirement Residences), the residential component of the Shops at Don Mills development, and the revitalization of Calgary's East Village.

Christina graduated with an Honours Bachelor Degree in Commerce and Finance from the University of Toronto. She is a member of ULI, and is currently completing the organization's Real Estate Development Certificate program. She is also a member of the Building Industry and Land Development Association.

Norman Hibbert, MCIP, RPP

Senior Urban Designer / Planner, Planning and Environmental Design

MMM Group

Norman Hibbert is an Urban Designer and Planner specializing in community design. He combines the hands-on technical knowledge required to produce accurate and functional plans with an excellent understanding of current planning and design theories and issues. This allows him to develop creative, exciting solutions while at the same time producing feasible, realistic plans that meet the needs of all stakeholders. He has a broad knowledge base which allows him to work with a wide spectrum of land development professionals, from surveyors, engineers and architects to marketing analysts and policy planners.

Norman has worked on a wide range of projects, including designing master-planned communities, producing draft plans of subdivisions, developing site analysis and site plans, and producing urban design studies. He works both in the suburban and urban realms and has recently been specializing in transit-oriented community design. He has an extensive knowledge of residential and commercial development requirements, and his attention to detail and graphic design abilities allow him to produce accurate and easily understandable plans and drawings in a timely manner.

Mark Johnson

Earth Development

With 10 years' experience in real estate development, investment origination and underwriting, development management and tenant coordination, Mark Johnson has a strong track record of industry engagement through considerable involvement in major capital projects. Part of the core development teams on the 180 Queen and 18 York Toronto office developments, the Evergreen Brick Works, as well as on over 4 million square feet of commercial and industrial properties working for EllisDon and GWL Realty Advisors, Mark combines development acumen with financial rigour to generate risk mitigation and value creation strategies.

Mark holds a Bachelor of Commerce from McGill University and a Masters of Business Administration from Nyenrode University (The Netherlands).

Mark Patrin

Vice President
Milborne Real Estate

Mark Patrin has over 25 years of experience in residential and resort real estate marketing, sales and development, including acquisition, development, sales, design, master planning, marketing and administration. Mark has been involved in projects across Canada as well as the United States, the Caribbean, India, Europe and Central America. Mark is Vice President of Milborne Real Estate Inc. (MIRC), North America's most accomplished broker of new condominiums, having assisted clients in over 500 projects in the sale of over 50,000 condominium units. Mark is a frequent speaker at North American real estate development conferences, including the U.S. National Association of Homebuilders and the Florida Association of Realtors.

Linda Warth, MCIP, RPP.

Director of Planning & Development
Lanterra Developments

Linda Warth has over 20 years' experience in the land development and real estate industry. She began her career at H&R Developments and continues currently with Lanterra Developments Ltd. as the Director of Planning & Development.

She has been extensively involved in all levels of land use planning, including official plan amendments, rezonings, site plan approvals, plans of subdivision and condominiums for numerous residential, commercial and industrial developments over the years.

Currently, her work focuses on high-rise and mixed-use developments within the City of Toronto. She is on the front line dealing with City staff, including planning, urban design and legal, as well as municipal council members and community groups.

She is a member of the Ontario Professional Planners Institute.

Among Lanterra's projects are 18 Yonge, WaterParkCity, 22 Wellesley, Maple Leaf Square, Murano on Bay, One Bedford and ICE Condominiums.

C. TAP REPORT TEAM

Jamie Christie

Robert Freedman

Anu Saini

Elise Hug

Alexandra Rybak

Hilary Vaillancourt

Lou Moretto

Garry Weiler

Remo Agostino

Crown Realty Partners

City of Toronto – Urban Design

City of Toronto

City of Toronto

ULI Toronto

+VG (Ventin Group) Architects

City of Toronto

City of Toronto

Daniels Corporation