



**Urban Land
Institute**

Toronto

A series of horizontal bars in gold, teal, red, and grey, with a row of five stylized building icons below them. The bars are of varying lengths and are partially overlapping. The building icons are green and orange.

Curtner

 **Urban Leadership Program**

Curtner Urban Leadership Program

Class of 2020



Dalia Bahy
Urban Designer
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Dr. Dalia Bahy is an urban designer, a planner and an intern architect with sustainability consulting and project management experience in Canada, Kuwait and United Arab Emirates working in public and public sectors including City of Brampton, City of Toronto, Municipality of Clarington, R.H. Carter, University of Ryerson and Array international Architects. Dr. Dalia has strong design skills and records of achievements and was awarded various prizes in architectural competitions. She possess a broad-base of theoretical and practical knowledge including Urban Design sustainable strategic planning, architecture, urban planning, construction methods, materials, crime prevention, micro-climatic elements, green design approach and accessibility standards. As an Urban Designer at the City of Brampton, she oversees the administration of Urban Design Review Panel at the City of Brampton with the goal to ensure the process is value-add to the development industry and to the development application review process at the city. Dr. Dalia serves as a subject matter expert in administrating the city's Sustainability Performance Metrics through utilizing her extensive knowledge in green architecture and LEED. Further, she provides urban design expertise for the review of new developments within the city's northerly and easterly areas, where the context is primarily "yellow belt". Her experience in this regard will be beneficial to the program. As a consultant t at the City of Toronto Dr. Dalia Bahy was a key member of the managing team and the steering committee for a number of major planning research projects and a number of sustainable land-use guideline documents.



Olwen Bennett
Development Analyst
New Commons Development
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Olwen Bennett is an urban planner and housing development professional with a focus on achieving equitable and resilient outcomes. Olwen works at New Commons Development, a non-profit developer of affordable housing that partners with community organizations to deliver affordable rental housing in communities across Canada. At New Commons, Olwen supports the development feasibility analysis work of the firm, performing financial modelling and planning policy analysis at the early stages of a project. Previously, Olwen worked in New York City at an urban planning and economic development consulting firm, HR&A Advisors, where she gained experience in real estate development, community engagement and resilience planning. Olwen also worked for four years at the Nature Conservancy of Canada in Toronto. She holds a BA from Queen's University and a Masters degree in Urban Planning from McGill University. Olwen's Master's thesis focused on the challenges refugees face in Toronto accessing housing, and potential responses for increasing the city's stock of transitional housing units. Olwen is stoked about the new bike lanes in the city, growing vegetables, and enjoying the many amazing parks and trails this city has to offer!



Richard Borbridge
Sponsor (Senior Manager)
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Richard is a registered professional planner and urban designer enthusiastically embedded in the world of transit oriented development and transportation issues. He has been with Metrolinx in a station and mobility hub planning role for over 5 years developing the New Stations evaluation process, and touching on many sites throughout the GO network. He has worked previously as an Urban Designer with the City of Brampton, and helped to plan and design the Evergreen SkyTrain and Canada Line with VIA Architecture in Vancouver and Seattle. He's a proud Winnipegger, graduating from Environmental Design (Landscape) and the Master of City Planning programs at the University of Manitoba, and completed a Graduate Diploma in Digital Futures at OCADU.



Amy Buitenhuis
Resilience Lead, City Manager's Office
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Amy Buitenhuis has spent the last five years at the City of Toronto, most recently as the Resilience Lead in the City Manager's Office, leading the creation of Toronto's first Resilience Strategy. Before that, she led major policy files related mostly to housing. Her most recent work includes regulating short-term rentals and creating the new RentSafeTO program, the first proactive inspection and landlord registration program for apartment buildings in Canada. Before coming to the City, she spent over five years conducting research and teaching undergraduate students about urban and social policy. She loves figuring out how cities can deal with new and wicked problems, like climate change, access to safe and affordable housing, the sharing economy, and the changing nature of work. She holds an MA in Geography from the University of Toronto and BScE in Applied Mathematics in Engineering and BA in Geography from Queen's University.



Angela Buonamici
Senior Planner
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I first began my career at IBI Group as a Co-Op Student for Planning Technician back in 2008. This three week process provided me with an introduction to planning within the private sector. In 2010, I formally accepted a position as Planning Technician for IBI Group. Throughout the years, and under the guidance of many great mentors along the way, I was able to consistently grow and advance professionally. Moving from Planning Technician to Project Coordinator. Finally after 5 years of professional experience, I applied through the Professional Standards Board to be accepted to acquire the Registered Professional Planner designation. This past spring, I passed the exam and became a Registered Professional Planner. With that designation, I was able to become a Senior Planner within the IBI Group Hamilton office. As a Senior Planner at the IBI Group Hamilton Office, I am part of a team that provides professional planning services to all types of private sector clients. My role includes assisting and taking lead roles on policy development, obtaining development approvals, providing professional advice and working with the planning, engineering and architecture teams in the completion of a wide variety of projects. With almost 10 years of experience, I have been able to lead projects and teams to acquire the desired goal. While I do enjoy my job and experiences thus far, I am constantly looking for opportunities for growth and learning within this profession and hope that I am accepted for this amazing opportunity.



Cheryll Case

Founder and Principal Urban Planner
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Cheryll Case is an urban planning consultant specialized in stakeholdering, community engagement, and research. Through her role of Urban Design Coordinator with the City of Brampton she supports strategic initiatives including the Brampton 2040 Vision; outside of Brampton, Cheryll leads as the Founder and Principal Urban Planner for her own consultancy, CP Planning. In her practice Cheryll applies her systems view of collaboration and urban design to facilitate conversations that improve relationships between people, institutions, and land. She is a co-editor of House Divided: How the Missing Middle Will Solve Toronto's Affordability Crisis, member of City of Toronto's 10 year Affordable Housing Plan's external committee, and the research lead for 'Toronto Atlas of Neighbourhood Groups and Organizations (TANGO),' an organization building on the capacities of neighbourhood associations to facilitate inclusive community relationships. Cheryll received her Bachelors from Ryerson's Urban and Regional Planning program in 2017.



Joanna Chludzinska

Planner, Urban Designer
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Joanna is trained both as an architect and urban designer and currently works for the City of Toronto as an urban designer leading the review of development proposals and municipal studies in the North York District. Before joining the City, as an architect and urban designer in private practice for over 12 years, she designed and led many residential and mixed-use projects and implemented various master plans in Europe and Asia. Her context sensitive approach to the design of constrained building environments provides strong support in addressing complex infill projects and the design of city edges. Her extensive exposure to a variety of city building disciplines gives her the ability to take a multidisciplinary and creative approach in finding design and planning solutions. Joanna obtained her M.Arch. in Urban Design degree from London, England at the Bartlett School of Architecture, University College London. Prior to her graduation from UCL, Joanna received her Bachelor of Science in Architecture and Urban Planning at the University of Technology in Poznan, Poland. Joanna is currently pursuing full membership in the Ontario Professional Planners Institute (OPPI).



Josephine Cusumano
Project Manager, Strategic Planning
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Josephine Cusumano is the Project Manager, Strategic Planning at CreateTO – a City of Toronto agency that creates opportunities to build a better Toronto by finding new and better ways to use the City’s real estate assets. Josephine leads and supports a variety of strategic files for the agency, including enabling works to realize the City’s vision for Rail Deck Park. Prior to CreateTO, Josephine spent several years in the Ontario Public Service where she worked to advance major government commitments, including the revitalization of Ontario Place and the renewal of 20,000 long-term care home beds. She has policy, planning and stakeholder experience in a variety of sectors, including infrastructure, health, tourism, and labour. Josephine has also served as Chief of Staff to an Assistant Deputy Minister and Senior Advisor to a Deputy Minister, and has worked effectively with public servant and political colleagues throughout her career. Josephine is a Registered Professional Planner and holds a Bachelor of Urban and Regional Planning from Ryerson University.



Alexander Elgin
Senior Urban Designer
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Alex Elgin loves finding freedom within a framework. This is present in almost everything he does, from his work to his passion for dancing the tango to the practice of martial arts. Having a set of rules and finding a way to be deeply creative within them is a challenge that he thrives upon, and Alex enjoys a challenge. In his travels, Alex does not shy away from a challenge either. Whether it is hiking remote mountains in China or trekking jungles in Thailand, he likes to push himself. Speaking 5 different languages, it is clear that Alex pushing himself is a more complex endeavor than for most of us. He translates this into every project he works on, striving to create something unique within the framework and to ensure the success of his team.



Jasmine Frolick
Development Planner
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Jasmine Frolick is a registered professional planner. In her role as development planner with Castlepoint Numa, a real estate development and management company, she manages several large mixed use development projects in the City of Toronto. She is currently working on the expansion of Pinewood Toronto Studios (soon to be Canada's largest purpose-built film and television studios), the revitalization of a number of waterfront development sites totalling over 50 acres and redevelopments in the Weston and Yorkville neighbourhoods. Previously, she was with ERA Architects where she specialized in the adaptation of historic places of worship for both continuing religious uses as well as the introduction of new uses. Jasmine presented on intangible heritage at the OPPI Conference last year, where she made the argument that in certain cases the built form is less important than the cultural activities associated with the building, and therefore the built form should evolve to meet the evolving needs of the historic uses. Her work on the evolution of historic churches has been published in Canadian Architect. Jasmine is a practicing artist in sculpture and landworks – her most recent work is a permanent installation that commemorates the hamlet of Laskay in King City, Ontario. She has been active volunteer with Jane's Walk for over five years, leading walking tours under the umbrella of creating inclusive environments on topics such as the culture of drag kings in Toronto and on every day civic action. In her spare time she is reviving her local Dog Owners Association.



Sahar Ghafouri
Director of Operations
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Sahar Ghafouri is a non-profit professional with years of experience working in the food security, environment and arts sectors. She is the Director of Operations at North York Harvest Food Bank where she has worked for over 5 years. In her role she oversees NYH's community food spaces and direct service programming, all operations related to warehousing, distribution, logistics and procurement, as well as NYH's fee for service, employment training and social enterprise arms. She has extensive experience with both grassroots community building and high level governance through volunteer experience on the boards environmental and social service non profits. Sahar's professional experience puts her at the frontline of the impact of city building, urban and service planning.



Angela Khakali
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Angela Khakali is an economist and city builder with extensive experience in infrastructure planning, economic impact analysis, and strategic planning. She is passionate about the intersection of infrastructure, urban innovation and public policy to build inclusive communities. She works for the Ministry of Health, where she manages a \$175M infrastructure renewal fund to address deferred maintenance needs of hospitals and leads the development of policies for the implementation of a complex portfolio of infrastructure projects. Her prior experience was in economic development and consulting. Angela is actively involved in community initiatives. Since 2015, she has been involved in the leadership team for Manyatta Network, a non-profit organization committed to creating professional networking opportunities for professionals of colour. She has organically cultivated an engaged network of 2,500+ diverse professionals across 3 cities through planning 90+ innovative events, programs and forums. Her passion for community building has led her to speaking engagements on leveraging community networks for impact. Recently, she was awarded the Community-Builders Fellowship by University of Toronto's School of Cities in partnership with United Way Greater Toronto to support a community-based initiative that addresses the theme of neighbourhood change. Angela holds an MSc in Health Policy, Planning & Financing from the London School of Economics in the UK and a BA in Business Economics from Glendon College, York University. She lives in Toronto and loves to travel, the more adventurous, the better.



Ibrahim Khalil
Director - Project Finance
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Ibrahim Khalil is a finance professional with more than 15 years of experience in investment and financing of residential real estate. Presently he is working with a premier residential real estate development company in Canada where he is responsible for underwriting and arranging project financing for their residential real estate projects located in the GTA. Prior to this role, Ibrahim was heading the international real estate investment desk of a Middle Eastern bank where he was responsible for sourcing, originating and executing real estate opportunities in UAE, Singapore, UK, and the US. Earlier, in the aftermath of the 2008 crisis, Ibrahim worked on restructuring, turning around, and managing real estate assets located in the US, UK, and France for a real estate private equity firm. Ibrahim graduated from London Business School with a degree of Masters in Finance specializing in Corporate Finance. He is also a non-resident fellow for Tabadlab, a think tank based in Pakistan, giving policy advice to the Government of Pakistan on its affordable housing initiative.



Jed Kilbourn

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Jed has over a decade of experience in urban planning, urban revitalization, housing advocacy and development. In his most recent incarnation as a Director of Development Planning at Waterfront Toronto, Jed is leveraging his experience delivering the revitalization of Toronto's Regent Park to further the development of an outstanding, publicly accessible waterfront. In addition to twenty years of public presentation, focus group, and workshop facilitation, he has in-depth knowledge of planning legislation and policy, as well as an intimate understanding of large-scale urban revitalization. Jed is fascinated by figuring out how cities work and what makes them both successful and inclusive. He believes that Toronto is at the brink of greatness and that the city's growth is critical to its success. When he's not working, you can likely find Jed at his home near Trinity Bellwoods park, at gallery or museum, or biking around the city.



Jeffrey Lee

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Jeffrey Lee is a real estate investment and asset management professional at the Investment Management Corporation of Ontario, which manages \$11.5 billion of real estate assets on behalf of the Ontario Pension Board and the Workplace Safety and Insurance Board. He has underwritten and received approval on over \$6 billion of equity investments and commitments across all property types in Canada, U.S. and Europe, including office, residential, retail and mixed-use development projects. Prior to working at the Investment Management Corporation of Ontario, Jeffrey held investment banking roles at Raymond James and BMO Capital Markets. Jeffrey graduated from Wilfrid Laurier University with a Bachelor of Business Administration and is a CFA Charterholder.



Kristin Lillyman
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Kristin is a planner and engagement specialist at Dillon with more than 10 years' experience in community and stakeholder engagement, policy and research and communications. She has worked in both the private and public sector in a variety of fields including transit, mobility, housing and development. She has experience working in diverse neighbourhoods and engaging with First Nation communities. Kristin specializes in grassroots engagement and removing barriers to public participation. Kristin's project responsibilities have included developing communications strategies and consultation plans, meeting facilitation and government relations. She has worked on public open houses, stakeholder meetings, workshops, community hubs, pop-up information kiosks and neighbourhood canvassing. She has prepared various communications materials for complex projects including media releases and statements, social media updates, display boards, surveys and website content. Kristin holds a degree in urban and regional planning, an Honours Bachelor of Arts degree in geography and sociology and a certificate in public participation from the International Association for Public Participation (IAP2). She is also a Candidate Member of the Canadian Institute of Planners.



David MacMillan
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David MacMillan is a Program Manager with the City of Toronto's Environment & Energy Division, where he focuses on low-carbon community planning and policymaking. David holds a Master in Environmental Studies from York University and is pursuing his Registered Professional Planner designation with the Ontario Professional Planners Institute. David's work in planning means he is often thinking about a destination, but his cycling lifestyle has taught him to embrace the journey.



Stephanie Maignan

Senior Design Associate, Architecture
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Armed with a global perspective, Stephanie brings 20 years of experience in designing, managing, and administering projects of various scales with extensive experience in New York and Asia. Stephanie is a designer at heart and has strong communication skills which allow her to successfully collaborate with a diverse Client base as well as cross - cultural, international project teams. Disciplined and design driven, Stephanie is able to successfully lead a team to deliver high caliber, compelling designs. Her ability to listen attentively and communicate clearly allows her to navigate complex project briefs and client requirements to deliver coherent designs.



Michael Otchie

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Michael is a registered architect in the U.K. and holds a PhD in Architecture. Before joining ERA, Michael developed a portfolio of construction and research projects for a broad range of clients in England and Ontario. Key projects include the restoration, conservation and renovation of several government heritage properties. Current interests include strategies for the interpretation of meanings associated with places, the translation of historic architectural styles in a contemporary setting and inclusionary approaches to heritage sites. Michael's experience in multidisciplinary research and teaching with the University of Liverpool's School of Architecture explores film-making as a documentary tool to capture the narratives offered by cities and the role of the body in challenging the constraints of urban space. His thesis, entitled Parkour and the City: The Role of Human-Mobility in Placemaking presents novel ways of seeing the built environment as interconnected multi-sensory memories.



Catherine Pan
Senior Development Manager
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Catherine is currently a Senior Development Manager with Toronto Community Housing Corporation where she manages a number of large-scale and high-profile social housing revitalizations. The majority of her career has been spent in the private land development and housing industry, having worked as a Development Manager with the Sorbara Group of Companies for 7 years. Catherine has managed housing developments from land acquisition to occupancy. She is a Registered Professional Planner and in 2016 was recognized with the Building Industry and Land Development Association BILD Leadership Award as selected by her peers.



Trevor Smith
Structural Engineer
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I'm a hard working, driven professional Engineer with extensive experience in the design of mid-rise and high-rise structures. I've been working with Entuitive for the past 5 years in both the commercial and residential sectors. My design experience primarily includes steel and reinforced concrete structures, with a large emphasis on renovations to existing buildings. Some notable projects I've been heavily involved with are as follows: 700 Bay Street, 16 York Street, Bay-Adelaide North Tower, Yonge-Sheppard Centre Revitalization, Holt Renfrew Bloor Street, Holt Renfrew Yorkdale, The Brearley School, and Cheatham Street Flats Modular Building. I graduated from Queen's University with honors in the Civil Engineering program. While at school, I was heavily involved with the Queen's Concrete Toboggan Team and the Bridge Building Club. I've held close ties with the university since graduation, and actively participate in recruitment initiatives on campus. In addition, I'm currently sponsoring my 2nd fourth year capstone project to lead a group of four students through a structural engineering project for a year long course. In my spare time, I captain softball, soccer, volleyball, and hockey teams, while also rock climbing indoors. I love to travel and go on new adventures with my girlfriend and 3-month-old miniature Dachshund. I'm a devoted Toronto sports fan to both the Toronto Maple Leafs and Toronto Raptors. Here's to hoping our Leafs claim the Stanley Cup in 2020!



Michael Spatafora
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Michael is drawn to the transformative nature of design and how architecture can elevate the experiences of people. With an eye for details and specifications, he especially enjoys considering the materiality of architecture from the human scale. A Project Lead and Design Lead, Michael manages teams on large, multi-phase complex projects. He has experience in the mixed-use, residential and retail markets and guiding projects across all phases from planning and schematic design through to construction. Michael was the project lead for the residential tower and retail leasing coordination of the Yonge Sheppard Centre, one of Toronto's largest ongoing mixed-use redevelopments.



Karl van Es
Project Lead
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Karl brings his passion for sustainable design to Quadrangle and is well-versed in Net Zero and Passive House standards. A strong project manager, he has extensive experience in leading teams for multi-unit residential developments, with a particular emphasis on design, planning, municipal approvals and contract administration. Karl has worked on a wide range of architectural typologies both locally and internationally. His portfolio of work at Quadrangle includes Axxess Condominiums, Maple Leaf Quay, 543 Richmond Street West, Indigo Condominiums Phases I, II, and III, Rosedale Village G&H, and 89-101 Roehampton Avenue. Karl is a dedicated member of our in-house Green Team and champions the development of green design strategies for multi-unit residential buildings. Studio culture also benefits from his involvement in organizing our popular after-hours Food for Thought design discussion series.



David Wittenberg
Development Manager
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David's route to real estate development was not direct but each aspect of his career contributed to his creative and collaborative approach to development. David started his career as a structural engineer where he designed and constructed numerous complex and innovative structures. Aside from the more traditional aspects of structural engineering David had a core focus on unique architectural projects consisting mainly of structural glass. Designing elements such as the Ritz Carleton (Toronto) glass bridge, Willis Tower Skydeck and glass roof at The Core Shopping Centre (Calgary) reinforced David's interest in architecture and understanding of the power of place making. As a management consultant, David was a senior member of a group that focused on the financial analysis and successful execution of large construction projects. His experience spanned numerous sectors and project types but cumulatively built his understanding of how to enable project success by elevating the role of planning, governance and communication. An unwavering interest in City Building and real estate eventually propelled David to take a leap into development. At Devron, David has found a group of like-minded individuals with a common mission of making our city a happier, healthier, more beautiful place to live. In his short time in real estate development, David has worked on numerous mixed-use projects throughout the GTA focusing on acquisitions, entitlements, financing and design. David actively participates in Devron's management and growth and is passionate about engaging with and contributing to the development industry and city at large.



Urban Land Institute

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