

VIRTUAL CAREER EVENT 2020
Pave your Way: Finding Opportunities in Times of Uncertainty

Wednesday, June 10, 2020: 4:30 pm – 6:00 pm
Panelists Bios



Joshua Butcher
Associate
Bousfields Inc.

Joshua is an Associate with a broad range of experience in land use planning, project management, and feasibility analysis. Joshua is particularly adept at guiding clients through the many layers of municipal approvals required for both public and private sector clients. He has experience processing planning applications in support of projects ranging from high-rise towers in downtown Toronto to complex institutional developments proceeding through Ontario's alternative financing and procurement process.

Joshua has gained a reputation for his strong work ethic, collaborative relationship with municipal staff, and his ability to guide large project teams toward a common goal. He has appeared before local planning bodies and municipal councils, including committees of adjustment and the Toronto Local Appeal Tribunal, providing testimony in support of various development proposals. He is responsible for ongoing project management and regularly prepares land use planning rationales, due diligence reports, and materials for Local Planning Appeal Tribunal hearings.



Kelly Oksenberg
Associate
Stikeman Elliott LLP

Kelly Oksenberg is an associate practising in the Municipal and Land Use Group. She assists clients with securing municipal approvals for official plan and zoning by-law amendments, consents to sever, minor variances, subdivision and site plan approvals, and other related land development approvals and agreements. In her practice, Kelly has appeared before the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board), the Toronto Local Appeal Body, the Assessment Review Board, the Conservation Review Board, and various municipal councils and committees of adjustment.

Kelly is a member of the Law Society of Ontario and the Canadian Bar Association. She is also a member of the Urban Land Institute and the Building Industry and Land Development Association.

Prior to joining the firm, Kelly practiced at a law firm specializing in land use planning, development and municipal law. She also summered and articulated at an insolvency and bankruptcy boutique in Toronto.

**Tim Rodgers**

Consultant, Research, Valuation & Advisory, Economic Consulting
Altus Group

Tim is a Consultant with the National Economic Advisory practice at Altus Group in Toronto. Tim specializes in urban planning and real estate related research, development feasibility studies, economic impact assessments, market analyses, and advisory services for private and public sector clients. Tim is a principal researcher on retail, office and commercial market and feasibility studies and is actively involved in multiple projects in major markets in the GTA and across Canada, ranging from standalone retail developments to large-scale mixed-use developments.

Prior to joining Altus Group Economic Consulting, Tim gained relevant experience working for Spanier Group, a real estate development consultancy in Toronto, as well as has had international experience working as a project coordinator and researcher for UDP International, an urban planning consultancy based in Hong Kong. He holds a BA from McGill University in Economics and Urban Geography, and an MA in Transport Policy & Planning from the University of Hong Kong.

Tim combines his multi-disciplinary background in economics, urban geography, and transportation policy and planning with an understanding of the data and trends shaping the future of real estate. He is passionate about the intersection of real estate, economics and urban planning, and is actively involved in the industry through professional organizations such as the Urban Land Institute.

**Stephanie Rosales**

Manager, Development
QuadReal Property Group

Stephanie is a Development Manager at QuadReal, a global real estate investment operating and development company headquartered in Vancouver, Canada, managing the real estate and mortgage programs of British Columbia. QuadReal's Canadian portfolio includes 40 million square feet of commercial real estate and 12,000 residential units. Working in a number of different asset classes, Stephanie is working on the redevelopment of Cloverdale Mall, the former Campbell's Soup Facility in Etobicoke, and a master-planned community in the heart of the Vaughan Metropolitan Centre among a number of other projects.

Previously, Stephanie was at Choice Properties REIT, one of Canada's largest REITs, responsible for overseeing the feasibility analysis of their Retail Development Portfolio in Ontario, Quebec, and Atlantic Canada, as well as providing support for the Western portfolio and low-rise residential projects. Stephanie also provided analysis of acquisition properties selected for Loblaw and Shoppers Drug Mart store developments. She began her career at CREIT, working on a joint-venture portfolio of Office and Retail assets.

Stephanie has a Bachelor of Science degree from York University and has recently completed a Certificate in Architecture at Ryerson University to compliment her years of financial experience. She was raised in Toronto and is excited about the unlocked potential the City has to offer. She is proud to contribute her expertise to the Development field as a member of the ULI Connect Committee and engaging in various industry events.



Matthew Suriano
Architect
Quadrangle

Matthew Suriano is a Toronto based Intern Architect and Project Lead at Quadrangle. With a curiosity for architectural atmospheres, he enjoys considering the materiality and spatial experiences of our built environments. Matthew has been involved in mixed-use, residential, and retail markets working with teams across all project phases. At Quadrangle, he has worked on a number of complex multi-building projects, specifically seeing through the construction and refurbishment of North York's Yonge Sheppard Centre as well as the municipal approvals and schematic design phases of a mixed-use development at Laird and Eglinton.

Matthew graduated from Ryerson University's Master of Architecture program where he was named to the Royal Architectural Institute of Canada Honour Roll in recognition of this Master's work. He also holds a Bachelor of Architectural Science degree from Ryerson where he often returns as a guest critic for studio reviews.



Andrew Toth
Urban Designer
Urban Strategies

Andrew Toth is an urban designer and urban planner with diverse experiences providing expertise to public and private clients on projects including master planning, transit-oriented development plans, development approvals, redevelopment, new communities, public realm studies and mobility studies. He has contributed to transformative master planning projects, including recent projects in Toronto, Ottawa and Surrey BC. He has also provided urban design and planning analysis for development approvals on a number redevelopment projects in Toronto and Mississauga. Andrew has worked on several large and small scale highest and best use studies in Toronto by applying city policies, guidelines and urban design best practices to understand appropriate built form and development potential. He has also provided his urban design expertise to public policy documents to understand the public realm and built form implications of potential policies. Andrew is skilled at analyzing urban issues, developing planning and design solutions, and effectively communicating ideas in writing and design visualization.



Melita Varga
Manager, Development
CreateTO

As a Development Manager with CreateTO, the City of Toronto's new real estate agency, Melita Varga is responsible for minimizing risk and looking to create innovative real estate solutions to advance city building with various stakeholders and partners.

Melita began her career in real estate 13 years ago, when, as an undergraduate in the Ted Rogers School of Management, she spearheaded the start-up known as Real Estate Ryerson as President, and worked part-time with a brokerage firm.

Within the year, Melita joined the Cordish Company on their joint venture with Woodbine Entertainment Group on the development of the Woodbine Racetrack with focus in retail leasing including QSR, hospitality and entertainment uses.

When the partnership dissolved, Melita joined Woodbine Entertainment Group where she focused on development initiatives including the OLG RFP process, master planning a 1,000+ acre property located between the Woodbine and Mohawk sites, and building live entertainment revenue models.



Meghan Wong
Director, Commercial - Transit Oriented Development
Metrolinx

Meghan is a Commercial Director within the Metrolinx-Infrastructure Ontario Transit Oriented Development (TOD) Program. She holds a Bachelor of Arts from McMaster University, a Diploma in GIS and Urban Planning from Fanshawe College, and Master of Science in Planning and Regeneration (Real Estate) from the University of Glasgow.

Meghan's current role within the TOD Program focuses on leveraging Metrolinx transit and assets, through a fair exchange value with qualified third-parties, to increase transit ridership, improve the customer experience and ultimately create more complete and connected communities.

Previously, Meghan was also part of Metrolinx's Eglinton Crosstown Light Rail Transit (ECLRT) project team, supporting the delivery of a new 19-kilometer transit line within the City of Toronto. In a prior role as a planning consultant, Meghan lead the planning approval process for numerous master planned developments with mixed-use components of varying densities, within Ontario and Alberta.