

**Curtner**  
Urban Leadership Program

# Curtner Urban Leadership Program

Class of 2022



Toronto





**In Memory of Brian L. Curtner**  
Founding Partner, Quadrangle

ULI Toronto's Curtner Urban Leadership Program is an annual curriculum-based program designed to immerse mid-career professionals from different disciplines in Toronto city building to create positive change in our city. The program is sponsored by Quadrangle in memory of one of its founding partners, Brian L. Curtner. The program reflects many of Brian's passions, including city building, mentorship and collaboration.

**BDP.**  
**Quadrangle**

## 2022 Curtner Urban Leadership Program

### **Mission**

Our mission is to cultivate thought and industry leadership by immersing emerging leaders in the real estate and land use industry in the challenges and opportunities of developing the Greater Toronto Area.

### **Program Overview**

Participants will have an opportunity to provide leadership on a critical Toronto issue over the course of the eight-month program. Working in teams, participants will be responsible for sharing their expertise and advice to develop recommendations. Participants will be exposed to thought leaders across the key disciplines of land development. Leaders will have the opportunity to collaborate with top industry peers from various real estate disciplines, to engage in solving real land use challenges within a defined region of Toronto involving key stakeholders from the private, public, and non-profit community sectors.

### **Focus for 2020-21**

Placemaking and placekeeping, while widely recognized as being an important element of community and real estate development and planning, are generally seen as something that the GTA only rarely does well. Over the coming 8 months, the Curtner Leadership Program is going to focus on placemaking and placekeeping in a planning, land use and development context. Program participants shall be immersed in monthly sessions focused on specific related topics, identify and discuss problems, issues and challenges and provide holistic and inclusive solutions with real examples and emerging best practices. In addition to the monthly sessions, the participants will work in groups to develop the first iteration of a specific plan for an assigned place within the GTA. These plans will be presented at a public Town Hall at the end of the program in June 2022.

The 2021-2022 Program highlight is an (optional) in-person visit to Montreal (Spring 2022 and at an additional cost), supplemented with some virtual visits, to explore real-life examples of placemaking and placekeeping in the city, and to hear from and interact with the on-the-ground leaders responsible this work.

# PROGRAM DIRECTORY



**Program Dean**

**Kevin Stolarick**

Provocateur, Research and Innovation  
OCAD University

Dubbed the “Official Statistician of the Creative Class”, Kevin combines expertise on cities, inclusion, urbanization, statistics, design, and economic development with an appreciation of the importance of finding and sharing the knowledge or “pearls of wisdom” gained from leveraging his research, writing, management and organizational skills. The author of over 100 peer-reviewed articles and commissioned reports, he has presented over 75 invited key-note speeches and presentations and over 100 print, radio, television, and on-line media interviews and appearances. He holds a PhD in Business Administration (Information Systems) and an MBA from Carnegie Mellon, a Masters in Higher Education Leadership, and a BS in Honors in Applied Computer Science. Kevin provided quantitative research and analytical support for Richard Florida’s books including *The Rise of the Creative Class* and *Rise Revisited*. He continues in collaboration with other researchers in the development of measures, indicators, and approaches for Creative Economy theory with a focus on the economic and social value of inclusion.



**Swathika Anandan**  
Urban Designer  
City of Toronto

Swathika Anandan is an Urban Designer in the City of Toronto. She works in North York and is involved in development review, built form and open space studies. Swathika graduated from McGill University with a Masters in Urban Planning. She also holds a Bachelor's in Architecture from India and a Masters in Design with Digital Media from University of Missouri-Columbia in the United States. Prior to joining the City she was a practicing Architect and a Green Building Consultant in India and worked as an Architectural Designer for the Penske Automotive Group. As an architect by education and training, and having worked in the United States, India and Canada, Swathika approaches her work with the importance that a human scale approach is key to making cities accessible for people of all ages and abilities. Swathika is the co-lead of the Planners in Public Spaces (PIPS) with the North York City Planning Team and is passionate about civic engagement and making cities friendlier for children through urban design. She is also a provisional member of the OPPI and CIP. She is also a LEED accredited professional affiliated with the US and Canadian Green Building Councils.



**Matt Andrews**  
Director of Research  
PMA Urban

Matt Andrews is dedicated to providing some of the largest builders in the GTA with ongoing support in understanding the constantly changing new home market. Matt's 6 years' real estate research experience with PMA Brethour Realty Group has led to his involvement with low rise and high-rise developers in the GTA from the point of land acquisition through to sales support. Matt Andrews is the Director of Research. He joined PMA Brethour Realty Group in 2014 as a Research Analyst and GIS Technician. Matt received his education at Trinity College at the University of Toronto in the Department of Geography. His educational focus was Urban and Human Geography as well as GIS and demographic analysis. His work was published upon his graduation regarding recommended phasing of proposed subway development in Toronto. He is an active member of the Building Industry and Land Development Association (BILD) and volunteers his time to their charity of choice; Habitat for Humanity. Matt has been an active participant in ULI's mentorship program for the past two years.



**Stephen Brophy**  
Associate, Urban Designer  
Urban Strategies Inc.

Stephen is an Associate Urban Designer at Urban Strategies, as well as a licensed Landscape Architect and full member of the OALA. Stephen is originally from Newfoundland, but he completed his bachelor's degree in Architecture from McGill University in 2014, and then graduated from the Master of Landscape Architecture program at the University of Toronto in 2017. At Urban Strategies, Stephen is currently working on numerous projects, including the Jericho Lands Master Plan in Vancouver, several secondary plans in the Municipality of Clarington, as well as an assortment of projects ranging from development approvals, to urban design guidelines and highest and best use studies within Toronto and the GTA. Stephen has professional experience in Montréal and New York City, where he contributed to large city-building projects such as New York's Hudson Yards West Railyards' Public Space and Park.



**Kelsey Carrier**  
Senior Project Manager  
Park People

Kelsey Carrier is a dynamic and creative city-builder. With a background in sustainability, community arts and urban planning, she is a master of creative community-led solutions to urgent, persistent and systemic urban issues.

**Abbie Kar**

Senior Planner Urban Design Development Services Commission  
City of Markham

Abbie Kar is an Urban Designer currently living and working in Markham, Ontario. She is a Registered Professional Planner, with a strong background in built form, public realm and sustainable community design. Her goal is to support high-quality public spaces through thoughtful design. Through her extensive professional experience in the public and private sectors, Abbie demonstrates an analytical and creative approach on a range of urban design initiatives. Her recent work at the City of Markham includes diverse project types such as design guidelines and studies, secondary plan studies and development application review for projects of varying context, scale and complexity. Most recently, Abbie is taking a lead role in the City's Age-Friendly Design guidelines which will help create homes and communities that are safe, functional and accessible to people of all ages and varying abilities.

**Ana Casas**

Architectural Designer  
B+H Architects

Ana is a Colombian Architect and brings with her 8 years of international experience. Has a bachelor's degree in Architecture and civil engineering. Initially working on residential projects, her experience has expanded to a wide range of building typologies and sizes including large infrastructure projects. She has an unrelenting passion for the built environment and is known for her imaginative design solutions to complex briefs. Ana is a conceptual designer with professional experience with Revit on BIM collaborative interdisciplinary projects.





**Renee Desjardins**  
Senior Project Manager  
Reserve Properties Ltd.

Renee is the Senior Project Manager at Reserve Properties, a Toronto based real estate development firm specializing in highrise mixed used developments in Toronto and the GTA. She manages all ongoing construction projects with Reserve with a current portfolio that includes a large purpose built affordable housing development, two condominium projects consisting of four towers, a childcare centre and a park – all located in a ten acre area in midtown Toronto. Prior to her work with Reserve, she was at Tridel on The Well project a project spanning eight acres with seven towers of mixed use commercial, residential and rental spaces.

Renee fell in love with Toronto when she moved to the city more than two decades ago to pursue a career in journalism and fell into construction. She started at the bottom (feel free to insert the appropriate Drake song here) as a site clerk and as she saw her first tower crane erected on site her fate as a construction nerd was sealed. By day she gained experience with the biggest names in the industry on landmark projects and by night she studied Construction Project Management at George Brown College to round out her knowledge. She honed her skills and narrowed her specialization to large scale and complex builds leading to a natural shift towards placemaking and community building. As she's watched the city and development industry grow and change she's become an outspoken advocate for gender diversity, equity and inclusion within the industry by shining a light and help clear a path for those coming up in the industry behind her. When she's not living her construction nerd fantasy, Renee keeps busy as a competitive axe thrower, graffiti art enthusiast and tattoo collector.



**Alexander Furneaux**  
Project Manager  
LURA Consulting

I am emerging planner and community engagement practitioner with a breadth of experience across the Greater Toronto Hamilton Area with a strong attention to supporting a healthy and inclusive community-based planning process. Through my experience working across multiple areas of planning practice, including land development, transportation, heritage, and parks, I understand the strategic goals of planning studies and applications to be able to advance these projects and gather meaningful input from stakeholders throughout the process. In my work, I continually strive to seek out opportunities to learn from, understand to the best of my abilities, and work with communities.



**Christina Glass**  
Manager, Development  
Hullmark

Christina is the Manager, Development at Hullmark, a real estate investment and development team that is committed to shaping a vibrant and transforming urban Toronto. Since joining Hullmark in 2018, she has worked on projects of varying scales, from main street commercial renovations to larger-scale mixed-use developments. Christina is excited to contribute to the changing urban environment through thoughtfully integrated and design-led projects. Christina holds a Bachelor of Environmental Studies, Honours Planning from the University of Waterloo, with specializations in Urban Design and Land Development Planning, and a Minor in Geography and Environmental Management. Through her undergraduate degree, she worked with for a small commercial developer, a municipality and a law firm, which solidified her interest in the development industry. Her passions for city-building, design and sustainable development led her to Hullmark, which has been recognized with numerous awards for design and sustainability.



**Astrid Greaves**  
Urban Designer  
IBI Group

Astrid is an urban designer with extensive experience in strategic planning and implementation of cultural and infrastructure projects. Grounded in the study of sociology, culture, urban theory, and art, she has over eight years experience working on planning and design projects of varying scales and scopes. Astrid is an experienced writer, and founding member of 1:1 Collaborative, an art collective that exhibits experience-based art installations. Astrid's approach to design and planning is grounded in an understanding of the complexities of space and society. Her interests are focused on creating socially and ecologically resilient places that are livable, equitable, fun, and promote community.





**Ritee Haider**  
Planner  
IBI Group

Ritee Haider is a Planner, who has always had a keen interest in how different components of a city work and fit together. Her passion is in creating complete communities, where land use planning and transit can work together to create places where people can live, work and play, while fostering an increase in transit and active transportation. Currently, she works at the IBI Group Hamilton Office, where she, as part of the team, provides research and technical analysis and support on development applications, including Official Plan Amendments, Zoning By-law Amendments, site plan approvals, minor variances, severances and Niagara Escarpment Plan Amendments. She brings 3+ years of experience from academic, public transit and private development sectors, fostering an expertise in a range of policy and research analysis, and knowledge on transportation and land use planning system in Ontario. Ritee is a Registered Professional Planner and is a graduate of the Honours Urban Planning Cooperative Program at the University of Waterloo specializing in Urban Design and Land Use Planning, where she was able to gain an interdisciplinary knowledge base and valuable work experience from the diverse range of planning areas. Outside of work, Ritee's interest including traveling, examining different forms of architecture in cities, biking, reading, movies and hiking.



**Oliver Hierlihy**  
Director of Operations  
Waterfront BIA

Oliver Hierlihy is the Director of Operations for The Waterfront Business Improvement Area (BIA). After graduating from McMaster University's Communication Studies program in 2013, Oliver Hierlihy quickly found a passion for placemaking and economic development through his work with BIAs in Hamilton, Oakville, and Toronto. He recently completed a Certificate Program in Local Economic Development from Ryerson University and was part of the 2020 cohort of the International Downtowns Association Emerging Leader Fellowship. Before joining The Waterfront BIA, Oliver Hierlihy was the Manager for the Danforth Mosaic BIA in Toronto and currently sits on the Toronto Association of BIA's (TABIA) board of directors.



**Anne James**  
Urban Planner  
Bousfields Inc.

Anne James is an emerging Planner and City-Builder, with a passion for creating healthy, inclusive and resilient cities. She works as an Urban Planner at Bousfields Inc., a planning and urban design firm. Since joining Bousfields in May 2021, she has worked on a broad range of land use planning projects across the GTA. Previously, she earned an Honours Bachelor of Arts from the University of Toronto in Human Geography and Archaeology. Prior to joining Bousfields and completing her Masters, Anne worked at a Toronto-based private developer as a Development Coordinator where she assisted with several developments across the GTA. At the core of Anne's practice is community. She believes that inclusive planning and community engagement are at the cornerstone of any successful project and uses this guiding principle in her daily work at Bousfields. Outside of her professional career, Anne is an avid DIY-er, lover of flowers, fall walks, and picking up new hobbies.



**Isaiah John**  
Development Manager  
TAS

Isaiah is passionate about developing vibrant communities where culture can thrive. An around-the-clock design fanatic, you can find him delving into anything from architecture, to furniture, to fashion. In his free time, you can find him exploring local neighbourhoods by bike or travelling to cities around the world for inspiration and fresh perspectives.



**Praneti Kulkarni**  
Agency Manager  
STEPS Public Art

Praneti is a Narrative Spatial Designer of Indian descent, currently based in Toronto, Canada. She has worked in the spatial design field for the past 9 years creating temporary and permanent experiences in private and public spaces across India, the United Kingdom, and Canada. Through her work, she has been part of various award-winning teams that designed product experience galleries, festive decor for high-traffic retail outlets, and interactive exhibits in heritage spaces that weaved a story and the space together to create unique visitor experiences. While pursuing an MA in Narrative Environments at Central St Martins College of Art and Design, London, UK, Praneti experimented with senses and emotions to observe how altering these can change the visitor's experience in a space. Praneti aspires to create engaging experiences that evoke emotions, spark a dialogue among people and foster a feeling of community. In her role as the Agency Manager at STEPS Public Art, Praneti oversees the placemaking and public art services portfolio that includes construction hoarding exhibits, large-scale murals, multidisciplinary installations, and more for a wide range of clients like developers, marketing agencies, Business Improvement Areas, Municipalities, etc. across Canada. She is always on the lookout for underutilized spaces that can be transformed with art to be welcoming.



**Shan Li**  
Senior Urban Designer  
City of Toronto

Shan is a registered architect with OAA and an urban designer with over 15 years of experience in planning and architecture fields in both private and public sectors. She holds Master of Urban Design Degree from University of Toronto and Bachelor of Architecture Degree (Hon) from Guangdong University of Technology, China. Shan joined the City of Toronto in 2015 and worked in Toronto Building as Zoning and Building Examiner for two years. Then she moved to City Planning as Urban Designer. Over the past few years, Shan has focused her work on several studies and projects that strive to create strong sense of placemaking and place keeping with collaboration with the communities such as William Baker District Plan in Downsview Area, Golden Mile Secondary Plan, Urban Design Guidelines and applications, Woodside Square Planning Study, Housing Now projects and University of Toronto Scarborough Campus projects. Prior to joining City of Toronto, Shan worked in several Toronto architecture and planning firms. Her work spanned from large scale studies and masterplan to small infill developments in North America and Asia. From 2010 to 2015, as Project Manager and Senior Architect (Associate) with IBI Group, Shan led a few teams and managed a number of large-scale architecture, urban design and landscape projects and proposals including Harmony Village developments, Gramercy Park developments, Toronto Jewish Community Masterplan, Dangui Waterfront Revitalization Plans in Shandong, Northern New Town Masterplan in Daqing, China. Shan has two young kids. She enjoys reading, sketching, acrylic painting, travelling, hiking, singing, and baking.



**Derek Luk**  
Asset Management Analyst  
GWLRA

I chose Economics as my major in university because it gave me a high level understanding of the economy and business, and I was always good with numbers. Upon graduation, I headed towards the accountant path because I wanted to develop basic skill in building reports. Throughout my career, I discovered I was more analytical and took on analyst roles. I've worked in different industries and it was only in real estate that I found true passion in what I was doing. What intrigues me about real estate is the creation of communities. I have been living in Cityplace in Downtown Toronto for 5 years now, and have always been amazed at how well this location came to be a small city when it was originally an abandoned rail yard that nobody thought possible to live, work, or play in. I want to develop my career in real estate because I want to be part of an industry builds cities to last for generations.



**Nedal Machou**  
Design Manager - Mixed Use & Urban  
Developments  
Hariri Pontarini Architects (HPA)

In my role as Design Manager of Urban Developments with HPA, I built upon my experience in directing large scale project sand complex teams to deliver innovative developments. I demonstrated success in creating urban and architectural solutions for challenging sites, managing sophisticated rezoning applications with multiple land uses, and delivering excellent buildings with coherent site layouts and program mixes. I had a meaningful impact leading the “highest and best use” studies that inform the development strategy and business case, as well as consulting on feasibility, planning, efficiency, community outreach, sustainability, and program development for multiple major mixed-use developments in downtown Toronto. In 2019, I formed a team to participate in the NAIOP Development Challenge and won the competition. Our winning proposal is an 8-year multi-phased master plan for the redevelopment of a 46-acre site where Dixie Outlet Mall currently resides in Mississauga. The proposal introduced smart intensification to add residential and office uses to the site, while uplifting the existing retail to a destination entertainment & shopping hub, and maintaining harmony with the surrounding neighbourhoods. Prior to HPA, I worked with Gensler on multiple intensification and placemaking (repositioning) projects for commercial buildings in Toronto. As part of the newly formed mixed-use & high-rise team, we looked for opportunities to unlock value and build-up or refurbish existing underperforming sites and buildings. Internationally, I honed my experience in designing high-rise buildings and master plans with two of the leading firms in Dubai; A corporate and a start-up. The projects ranged from a 111 storey tower to the world’s first 3D printed office building dubbed “Office of the Future”. Most notably, my independent proposal for an urban agricultural park in Dubai, called “Dubai Super Park”, was published internationally and a nominated finalist for the World Architecture Festival awards presented in Amsterdam in 2019.

**Mattson Meere**

Senior Planner, Urban Design  
City of Markham

Landscape Architect and Registered Professional Planner with more than seven years of experience planning and implementing a broad range of projects, including mixed-use and transit oriented development, streetscapes, parks, and university campuses. Demonstrated leader with experience mentoring junior staff and directing multi-disciplinary teams through the development approvals and urban design studies.

**Shamir Panchal**

Design Lead  
BDP Quadrangle

I am currently a Design Lead at BDP Quadrangle in Toronto, a multi-disciplinary architecture firm in Toronto with an interest transformation of our cities into sustainable, beautiful and equitable places for all people to live. As a Design Lead I am responsible for envisioning and executing the design of buildings and spaces from concept to realized projects within the larger project team. These projects are for local and international developers and range in size from supertall towers in the downtown core to mid-rise and low-rise projects throughout the GTA. Besides my project work I am actively involved in student recruiting as well as mentoring juniors and students within the office. I obtained a Bachelors degree and Masters degree in Architecture from the University of Waterloo with a thesis focused on timber-based design and architecture in the Cambridge and Waterloo Region for which he was recognised with the Edward Allen Student Award. I also have over 10 years working experience in the profession including with award-winning practices such as Gensler in Los Angeles, Serie Architects in Mumbai and Partisans in Toronto.



**Joaquin Sevillano**  
Lead Designer  
Land Art Design Landscape Architect  
Inc

I received my undergrad in landscape architecture at the University of Guelph, and have been working in the field for about 10 years with Land Art Design Landscape Architects inc. Our projects are urban and strive to connect people with nature and to provide refuge from the bustle of city life. I love art, design and learning how to use those two things to improve urban life.



**Roxy Shiell**  
Senior Associate (Urban Design)  
Bousfields Inc.

Roxy Shiell is an urban planning professional working at the intersection of architecture, land use planning, development and urban design with a passion for placemaking and building great cities. She is a Senior Associate at Bousfields Inc., a planning, urban design and community engagement firm. Since joining Bousfields in 2013, Roxy has worked on a broad range of land use planning projects and urban design studies, primarily related to development proposals throughout Toronto and the GTHA. Roxy offers a unique perspective to community building, including residential, commercial and mixed-use developments. In her current role, Roxy successfully builds collaborative relationships with multi-disciplinary teams to deliver creative solutions to complex urban design problems at a variety of scales and locations. She provides her expertise to a wide range of development projects, master plans, urban design studies and guidelines, contributing to obtaining planning approvals. Prior to joining Bousfields, Roxy worked on numerous commercial, residential and urban design projects at a local architectural firm where she gained experience in architectural design development, as well as site and master planning. Roxy holds a Bachelor of Architectural Science, specializing in Design, from Ryerson University and a Master of Environmental Studies, specializing in Urban Planning, from York University. Roxy is currently a Candidate Member of the Ontario Professional Planning Institute (OPPI) and the Canadian Institute of Planning working towards full membership.





**Michael Vickers**  
Senior Program Lead Arts, Culture &  
Creative Industry  
Development Agency- Brampton

An award-winning artist recognized by the Ontario Arts Council, Toronto Arts Council, and Canadian Council for the Arts; for the past 9 years, Michael is also Senior Program Lead of the new Arts, Culture & Creative Industry Development Agency with the City of Brampton. Prior to this Michael served as Co-Director of Akin Collective, a GTHA arts organization that provides creative studio space as well as arts-based programming. Michael was also the former Events & Finance Manager for the Museum of Contemporary Art and has held also roles at various galleries in Toronto and New York City. Michael has taught Contemporary Art at Humber College, lectured at Humber College and OCAD University, and held art residencies at Banff Centre for Arts and Creativity- Leaders' Lab, AZ West- Andrea Zittel Wagon Station Encampment in California, and VSVSVS Studio Residency in Toronto. Michael holds a Bachelor of Arts, Majoring in Visual Arts from the University of Ottawa, and a Master of Arts in Contemporary and Modern Art History from the University of Toronto.



**Ben Van Impe**  
Senior Consultant  
Tate Economic Research Inc.

Ben Van Impe is a Senior Consultant at Tate Economic Research Inc. In collaboration with the President and Vice President, Ben provides consultation services and strategic advisory to public and private sector clientele in the commercial real estate industry. Ben's education includes a Bachelor of Arts in Geography and Geographic Information Systems, with a focus on urban planning and real estate. Ben was a Daniel Putnam Scholar and Graduate of High Distinction. Ben has experience in all facets of commercial real estate, providing market demand and impact assessments for retail, office, industrial and hotel projects. Ben's experience and knowledge of the latest trends impacting the commercial real estate industry allow him to provide innovative and actionable recommendations that are grounded in market reality and advance the objectives of clients. Ben is a passionate city builder with an interest in planning and curating unique developments. Ben has worked on retail strategies for master planned mixed-use developments, public markets and pedestrian malls, as well as retail revitalization plans for downtowns.



**Jordana Wright**  
Managing Director  
Activate Space

Jordana Wright has nearly ten years of social purpose real estate, programming, and stakeholder engagement experience, starting with her doctoral work on emerging legal and financial strategies for optimizing the use and positive social impact of urban property. In her current role as Managing Director of Activate Space, an impact real estate social enterprise she founded in 2017, Jordana leverages her deep understanding of processes of city building to transform vacant and underutilized properties from liabilities to community assets. She has led a range of forward-thinking ventures across sectors and silos, working with individuals, real estate developers, and public organizations to reimagine and reinvent urban property, maximize shared value in processes of city building, and stimulate economic development. This includes complex projects like transforming an almost \$20,000,000 portfolio of century-old church campuses on the brink of closure into bustling community spaces to developing innovative community partnerships that catalyze organizational growth and sustainability. Jordana has been featured for her thought leadership in the field by the Urban Land Institute, Art Gallery of Ontario, and United Church of Canada. She was also recently named to the Board of Directors of 8 80 Cities, a global parks, streets, and public space improvement organization. Her approach is agile, scalable, and uniquely connected to culture, and she is sought after for her expertise, robust management style, and fresh new ideas, allowing her to deliver upon any type of placemaking project.



**Shan Yang**  
Landscape Architect  
B+H Architects

Shan is a licensed Landscape Architect with 5+ years professional experience on large-scale master planning, site-specific landscape and urban design projects locally and internationally. She has coordinated and delivered multi-disciplinary projects in both public and private sectors through all design phases from conception to construction. Her work explores the interaction of built form, public space, streetscapes and natural systems, creating a framework for meaningful human experience. Shan is committed to applying unique design perspective and sustainable strategies to urban plazas and parks, streetscapes, waterfront developments, multi-use trails, urban design and master planning projects.



Toronto

30 St Patrick Street, 5th Floor  
Toronto, ON M5T 3A3  
[toronto.uli.org](http://toronto.uli.org)