

**Curtner**  
Urban Leadership Program

# Curtner Urban Leadership Program

Class of 2023



NO  
IMPACT  
NO  
FUN

NO  
FUN  
NO  
IMPACT



**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**

# 2023 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 2022-23

The focus of this year's Curtner Urban Leadership Program will be on understanding city building opportunities as something to be excited about instead daunted by. We will prioritize civic challenges and issues, investigate alternative approaches from around the world, and develop solutions that appreciate the challenge but also celebrate and engage communities with joy. The participants will lead monthly sessions focused on specific related topics, identify and discuss problems, issues and challenges and provide solutions, examples and best/emerging practices. In addition to the monthly sessions, the participants will work in groups to develop a community-focused, joy-enabling approach or intervention to a selected development challenge. These plans will be presented at a public Town Hall at the end of the program.

The 2022-2023 Program highlight is an (optional) in-person visit to Montreal (Spring 2023 and at an additional cost), supplemented with some virtual visits, to explore real-life examples of civic challenges with community joy in the city, and to hear from and interact with the on-the-ground leaders responsible for this work.



# **PROGRAM DIRECTORY**





## **Program Dean**

**Kevin Stolarick**

Visiting Researcher

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.



## **Program Chair**

### **Ossie Airewele**

Residential and Mixed Use Lead,  
BDP Quadrangle

Dedicated to delivering excellence from concept design to construction, Ossie strongly believes that a balanced experience of all phases is critical to the holistic understanding of architecture. Ossie has contributed to the delivery and successful execution of a variety of projects in the UK and Canada and brings experience working in various sectors including education, commercial, mixed-use, cultural, residential and infrastructure. Joining BDP Quadrangle in 2019, Ossie is currently leading the development of Bathurst Assembly, a 13-storey commercial building leveraging mass timber and modular construction in downtown Toronto, as well as several master planning projects that are reimagining existing mall sites as residential-focused mixed-use developments. A highly valued member of BDP Quadrangle's studio who prides his professional approach on developing strong interpersonal relationships, Ossie takes an active role in mentoring, is on the steering committee for the ULI Curtner Urban Leadership Program and sits on our Emerging Leaders Network and Diversity, Inclusion and Belonging teams.



**Yasmin Afshar**  
Associate, Planner  
Urban Strategies Inc

Yasmin is an award-winning urban planner and writer who works at the intersection of policy, urban design and community engagement. She believes deeply in a trauma-informed, context-driven approach rooted in histories and lived experiences, and strives to integrate storytelling, archival research, and alternative practices for social and economic development in support of community connection and well-being. In her six years of experience, Yasmin has contributed to over 30 studies and initiatives for a range of public and private sector clients, managing multidisciplinary teams focused on equitable revitalization, transit-oriented and sustainable development, and community-centred and inclusive planning and design processes. Not only does Yasmin play an important role on many complex projects in Canada and the US, but she is also a co-chair of Urban Strategies' Equity and Inclusion Committee, leading programming and discussions with staff and management on important and challenging subject matter. In 2020, she completed the Dignity Infused Planning & Community Engagement course offered by the Dignity Institute and has participated in several intensive workshops with Indigenous designers. Yasmin has published several articles in industry publications about her research into loneliness and isolation in urban environments and is currently authoring a book on this topic through the Master of Fine Arts in Creative Nonfiction program with the University of King's College.



## **Jessa Agilo**

Founder, President, CEO  
ArtsPond

Jessa Agilo is Founder, President, and CEO of ArtsPond / Étang d'Arts, a national non-profit in arts and culture based in Toronto. She is a queer, disabled, integrated arts changemaker, caregiver, and entrepreneur with a three-decade career in Canadian arts and culture. Jessa is a passionate advocate for critical access and inclusion with, by, and for equity-seeking groups of all kinds. She has founded and led multiple large projects boosting social, spatial, economic, disability, and digital justice in diverse communities. She was a fellow of Toronto Arts Council's Leaders Lab in 2019 and Wolf Willow's Positive Deviants in 2021-22. Among others, she has been featured in stories by The Canadian Press, CBC, CityTV, Globe and Mail, Toronto Star, Feral Arts (Australia), and Culture24 (UK).





## **Yasir Amr**

**Intermediate Architect & Project Lead  
BDP Quadrangle Architects**

I was born and raised largely in Jordan but have also been exposed to life in the East and West which I believe has enriched my experienced both in and out of the profession. I conducted my undergraduate studies at Virginia Tech and my graduate studies at the University of Waterloo. In both cases, I completed an architectural thesis (titled 'The Modern Bazaar' and 'Expanding Enclosures' respectively) which engaged in architectural and urban design. I have worked as an intern in a couple of Jordan-based architectural firms. My first Canadian experience was with IBI Group in Toronto working in transit architecture before joining BDP Quadrangle where I mostly worked in the residential team. I have now been here for nearly 5 years and have become involved in the company's culture and mentoring programs and eventually became a lead in a few projects.



**Rose Barcarse**  
Program Manager  
Park People

Rose Barcarse is a Program Manager for Park People and leads the Professional Services and Research programs. She has over 8 years of experience in the environmental sector, from leading ecological research and assessment to championing food rescue initiatives nationwide to facilitating climate justice conversations. She is a partnership builder and has liaised with over 300 NGOs to support community initiatives in the Greater Toronto Area. She is also a certified facilitator and trainer. She has facilitated over 100 workshops and trainings in her career, reaching Canadians from coast to coast to coast. In her spare time, Rose loves hiking, tree plantings and picnics at the park.



**Denis Belov**  
Senior Project Manager  
Colliers

As a project manager with Colliers, I am currently working with Waterfront Toronto to deliver the Port Lands Flood Protection project. While project management is my core expertise, I am also learning real property appraisal practice and real estate development. Responsible city building is my passion; I hope to spend a larger chunk of my life creating and delivering citybuilding projects for those who need them most.



## **Katy Belshaw**

Program Coordinator  
Arts, Culture, Creative Industry  
Development Agency  
City of Brampton

Katy Belshaw (she/her), is Program Coordinator for the Arts, Culture and Creative Industry Development Agency and has previously held roles with Banff Centre for Arts and Creativity, THEMUSEUM, and City of Brampton Cultural Services. Katy holds an MA, planning, from the University of Waterloo where her focus was on cultural planning and community building. With over 8 years experience in non-profit, arts, and culture institutions, Katy's multidisciplinary approach translates community insights and aspirations into tangible place-making, engagement, and capacity building initiatives.



**Micaela Butron**  
Design Coordinator  
Paradigm Transportation Solutions  
Limited

Micaela Butron Gutierrez is a University of Waterloo, Bachelor of Environmental Studies, School of Planning, Honours Co-op alumni. During her time in Waterloo, she specialized in Urban Design, and has been design-oriented throughout her career ever since. Her profession experience incorporates both municipal and consulting practice from various cities like Toronto, London, Ottawa and St.Catharines. Her key expertise is rooted in Technical Design, with municipal Urban Design, and multi-disciplinary residential and commercial, and land development. She is a prominent and captivating designer with her extensive knowledge in software such as AutoCAD, Adobe Creative Suite, and ArcGIS. She uses these software skills in in site design projects, Site Plans, Site Vehicle Clearances and Swept Path Manoeuvres, Pavement Marking and Signing Drawings, Landscape Plans, Subdivision Plans, Visual Renders and Cross-Sections, Public Sector Distributed Maps, and Additional Graphics and Figures for Development Application Submissions and Presentations.



**Derek Davies**  
Senior Advisor, Development,  
Transit Oriented Communities  
Metrolinx

Derek is a Senior Advisor at Metrolinx within the Development team at Metrolinx working on Metrolinx's Transit Oriented Communities (TOC) Program. In this role, he enables the collaboration with private and public sector partners through commercial transactions to deliver new station infrastructure within high-density, mixed-use communities. Prior to his role at Metrolinx, he worked within the Regional Municipality of Durham and Durham Region Transit focusing on municipal planning and development review. In his free time, you can find him exploring the City of Toronto with his golden retriever, Dax.



**Dhruv Dhawan**  
Student  
Schulich School of Business

Dhruv graduated from Schulich School of Business with a Master of Business Administration in Real Estate Development in August 2022. As a passionate, imaginative, and experimental architect, he has acquired the adroit talents of intuitive invention and supreme confidence. Dhruv has vast experience working in a variety of positions and organisations. Throughout his years of experience in Architectural Design, project management, and business development, he has led a team of professionals, worked as a member of a team, and worked in a variety of environments. He now desires to enhance his leadership drive in order to address the challenges of social inclusion in Developments.



## **Leah Dow**

Urban Planner - Real Estate  
Economics, and Planning  
IBI Group

Leah is an Urban Planner, with a background in project logistics and construction management. She holds a Master of Urban Development from Toronto Metropolitan University's School of Urban and Regional Planning. Originally from Calgary and now working and living in Toronto, Leah is a member of IBI Group's Real Estate Economics & Planning (REEP) team where she works alongside Urban Planners, Land Economists and Real Estate professionals. IBI Group's REEP team specializes in growth management studies, market analyses, financial feasibility and strategies, economic impacts, and municipal and financial impact analyses. A flâneuse at heart, outside of work Leah enjoys walking, travelling, and urban exploration.





**Matthew Firestone**  
Intern Architect  
Zeidler Architecture Inc.

Matthew has a diverse background having graduated with degrees in Biology, Environmental Design and Architecture. With over eight years of experience, he has familiarity working across a broad range of industry sectors including healthcare, sports and recreation, residential and commercial properties. Matthew is an exceptional designer excelling in architectural visualization tools, which help his clients envision the potential of each project. His interests in planning, digital fabrication, generative design, woodworking and metal fabrication lend well to the precision of his work and design sensibilities.



## **Carly Forrester**

Senior Planner & Development Manger  
Kindred Works

Carly brings experience in project management, getting approvals for multiple developments, and doing highest and best use analysis to Kindred Works. Prior to joining Kindred Works, she worked as an Urban Planner and Real Estate Analyst at N. Barry Lyon Consultants.



## **Mark Francis**

Designer/Researcher/Educator  
Toronto Metropolitan University

Mark Francis is an architectural designer and installation artist based in Toronto. His creative practice is based primarily on the concepts of informal, participatory, and incremental urbanism. His architectural and design explorations have focused on informal urban typologies in Latin America and Asia and how they can inform small-scale urban interventions at home in Canada. At its core, this perspective strives to bring about more autonomy in the making of personal and public spaces in North American cities. Mark earned his Master of Architecture from the University of British Columbia in 2014, completed a BFA in visual arts at York University in 2010, and is currently working as an experimental designer in the Design Fabrication Zone at Toronto Metropolitan University. Mark has worked as the installation director for Philip Beesley Studio and the LASG, as Senior Multidisciplinary Designer at Stacklab, and is the co-founder of the design collective Interspatial. He has also worked on laneway-centered initiatives with both the Laneway Project and Lanescape, as well as working as an urban designer and intern architect at several Toronto architecture firms.



**Shawna Ginsberg Bowen**  
Project Manager, Urban Design,  
City Planning  
City of Toronto

I hold a Bachelor of Technology in Architectural Science from Toronto Metropolitan University and a Master of Urban Planning from McGill University. I am a Registered Professional Planner and full Member of the CIP / OPPI. I have 18 years in the private and public sectors, working for a range of clients. In my current role as a Project Manager, Urban Design, City Planning at the City of Toronto, I lead and manage city-wide urban design initiatives including design guidelines, monitoring and process improvements. I have held several positions within City Planning, including in the Community Planning, Strategic Initiatives, Policy and Analysis, and Urban Design sections. Throughout my time at the City, I have been responsible for review of complex development files, developing city-wide and area-specific design guidelines (e.g. POPS Guidelines, Retail Design Manual), secondary and area plans (e.g. TOcore – Downtown Plan), and other strategic initiatives (e.g. leading Urban Design 101 courses). Prior to joining the City, I worked in the private sector at a Toronto planning and urban design consultancy, leading and managing a wide range of award-winning public and private sector projects throughout Ontario and Canada, including urban design and land use planning studies, streetscape plans, urban design guidelines, campus plans and waterfront master plans. In addition to my professional achievements, I am currently on the Executive Committee of the Municipal Urban Designers Roundtable, helping to organize and facilitate opportunities for GTA professionals to share experiences and discuss current urban design related topics.



**Tahereh GranpayehVaghei**  
Urban Planning and  
Public Affairs Consultant  
StrategyCorp

Tahereh is a consultant at StrategyCorp with a background in urban planning, public policy, and cross-disciplinary research in collaborative working environments. She has a strong knowledge of leading multinational research teams, conducting rigorous data analysis, and communicating outcomes to municipalities, key stakeholders, and executive directors. Tahereh has extensively worked with non-profit organizations, research centers, and private consulting firms in Canada, the United States, England, and Iran with a working experience on a diverse range of topics including economic development, transportation equity, community engagement, cultural investment, and housing. In her previous role, Tahereh was the lead researcher and project coordinator at a non-profit organization in the City of Toronto where she contributed to developing culturally informed policies to support ethnic artists and art professionals in the post-COVID time. Prior to that, she was a researcher at the Center for Transportation Equity, Decisions, and Dollars, a US Department of Transportation-funded research center in Texas and participated in a diverse range of planning and transportation-related projects. Tahereh holds a Ph.D. in Urban Planning and Public Policy from the University of Texas at Arlington (UTA) and a master's degree in Urban Regeneration from the University College London (UCL). She has also taught courses on urban affairs and public policy at UTA.



**Arleigh Hack**  
Development Associate  
Northcrest Development

Arleigh is a Registered Professional Planner and holds a Masters in Urban Development from Toronto Metropolitan University (TMU) with prior education in environment and urban sustainability. Arleigh has diverse non-profit, academic and private sector experience in research, land use analysis and development approvals. Prior to joining Northcrest, she was a planning consultant working to advance commercial, industrial/employment, residential and mixed-use projects across the GTHA, lead consultant teams and multi-stakeholder engagements. She has experience advancing a range of complex development approvals of all scales including significant master planning projects in Toronto, Mississauga, Brampton and Caledon. On her free time, Arleigh enjoys spending time in nature, seeking good eats, walking and running around the city and hammocking in parks.



**Becky Katz**  
Manager of Cycling and  
Pedestrian Projects  
City of Toronto

Becky Katz is the Manager of Toronto's amazing Cycling and Pedestrian Projects team since 2019. She oversees a team of engineers, urban planners/designers and landscape architects responsible for the design, consultation and implementation of active transportation and public realm projects. Before moving to Toronto, she lived in Berlin for one year as a Robert Bosch Fellow and explored the intersection of grassroots transportation advocacy movements and their effect on government policies and urban mobility. Becky started her engineering design career in Atlanta, GA, where she worked at a park design non-profit and later was the City of Atlanta's first cycling coordinator.



**Joyce Lau**  
Development Manager  
Dream

Joyce is a motivated and dedicated real estate professional with 6 years of experience in the industry. As Development Manager, Joyce shows care and initiative in every component of her work. In her career she has gained valuable experience in project management, collaboration, strategic implementation and risk management. Her experience includes working with the development of high density mixed use projects, heritage preservation, master planned communities and affordable housing. At Dream, her daily tasks and responsibilities include liaising with the internal team and external team to facilitate municipal approval applications, and coordination related to project schedule, scope and budgets. She also worked closely with the various stakeholders, from both the public and private sector. Joyce aims to come up with solutions that positively impact the way cities interact with the people who populate them. She is passionate about city building with a focus on equity, social inclusivity, and innovation. Joyce seeks to leverage her background in planning and development to resolve complex multi-disciplinary challenges. Through a collaborative approach, she continually seeks new opportunities to learn and share knowledge. Joyce holds a bachelor's degree in Urban and Regional Planning from Toronto Metropolitan University. Joyce is eager for the opportunity to meet and work alongside likeminded industry peers and apply her learned experiences through the Curtner Leadership Program.





**Ryan Love**  
Senior Associate  
ERA Architects

Ryan Love is a registered architect and Senior Associate at ERA Architects. He received his Master of Architecture from the University of Toronto after completing an undergraduate degree in architectural studies. He has been with the firm since 2010 and specializes in building and material conservation, adaptive reuse and new design.



## **Robert McKaye**

Senior Manager, Planning and Design  
The Bentway Conservancy

Robert McKaye is an interdisciplinary designer, educator and maker with a background in interactive art and architecture. As Senior Manager, Planning and Design at The Bentway, he is responsible for the development and realization of ambitious and innovative public art and expansion strategies. He is interested in harnessing the power of environmental and human capital to create unique and accessible experiences.



## **Gagan Nijjar**

Community Benefits Researcher

Toronto Community Benefits Network

Gagan is a policy and research specialist with a focus on anti-racism, sports, sociology and urban planning. Gagan has completed a Master's Degree in Communications focusing on anti-racism policy within the National Hockey League (NHL). Currently, Gagan works at Toronto Community Benefits Network (TCBN) as a Community Benefits Researcher, assisting with research and policy around TCBN's various CBA campaigns including Downsview, Regent Park and South Etobicoke. Previously Gagan has worked on a variety of political campaigns across Municipal, Provincial and Federal levels while focusing on community advocacy, anti-racism, equity, inclusion and education.



## **Nadine Oliver**

**Project & Programs Coordinator,  
Stakeholder Relations  
& Strategic Projects  
Toronto Global**

Nadine Oliver is an urban geographer and economic development specialist, with over six years professional experience in foreign affairs, international trade, and local economic development. She recently joined the Stakeholder Relations & Strategic Projects team at Toronto Global, where she helps broker strategic partnerships with local and international collaborators to promote the Toronto region on the global stage and support foreign direct investment. After graduating from the Masters of Science in Planning from the University of Toronto with a Specialization in Economic Policy in 2016, Nadine joined the Asia Pacific Foundation of Canada, a federal think tank and research institute on Canada-Asia relations, where she led research and trade facilitation projects funded by the Government of Ontario, Government of Saskatchewan, and Global Affairs Canada, including Canada's first all-women trade mission series to Asia. Nadine graduated summa cum laude with honours from Texas State University, with a Bachelors of Science in Geography (GIS). While in the U.S., she held GIS roles at the City of Austin, the U.S. National Park Service, and Comal County Engineering Office. Nadine is a dual British-Canadian who enjoys developing recipes for craft beer homebrewing, finding a site to launch her inflatable kayak, and can be found trying to finish this week's edition of The Economist.



**Evan Perlman**  
Development Manager  
Tenblock

Evan is a Development Manager and Registered Professional Planner with Tenblock since late 2020. Prior to joining Tenblock, he worked as an urban planning consultant for over 7 years on residential, commercial and industrial projects of all types throughout the GTA. Tenblock is a long-standing housing developer in the City of Toronto, and Evan is responsible for leading the planning approvals and management of several major high-rise housing proposals (representing over 2,700 proposed housing units). The majority of his work scope in his previous roles as a consultant involved the preparation and management of development approvals including applications for Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision, Site Plan Approvals, Minor Variances and Consents. He was also accepted and acted as an expert witness at the former Local Planning Appeal Tribunal (LPAT). Evan is a graduate of the Master of Planning in Urban Development program at Toronto Metropolitan University (formerly Ryerson) and is a Registered Professional Planner (RPP) with the Ontario Professional Planners Institute and a full member (MCIP) of the Canadian Institute of Planners. Originally from Montreal, he also keeps busy learning 1970's songs on bass guitar and reading WW2 history.



## **Russell Pollard**

**Principal / Independent Consultant  
Framework Leadership**

Russell is an independent consultant (Framework Leadership) who works to improve how employees experience the construction industry. His focus is on workplace culture, leadership and inclusion. As a volunteer, sponsor and public speaker he supports diversity and diversity initiatives. He hails from Nova Scotia though has been in Toronto for 8 years. His education includes a Master of Business Administration, Bachelor of Interdisciplinary Leadership, and certificates in leadership, inclusion and anti-racism. He is personable and always happy to contribute to meaningful activities.



**Kayly Robbins**  
Senior Planner  
Weston Consulting

Kayly graduated from McMaster University in 2016, where she completed an Honours degree in Geography and went on to work for the City of Hamilton as a Legislative Planning Secretary for one year. Kayly then studied at Toronto Metropolitan University (formerly Ryerson University) graduating in 2019 with a Master of Planning in Urban Development degree. Upon graduating in 2019, she worked as a Planner at the Jones Consulting Group Ltd in Barrie with a focus on land use planning. After two years at the Jones Consulting Group Ltd, she then went to Weston Consulting, where she now holds the position of Senior Planner. As a Senior Planner at Weston Consulting her expertise is focused on Official Plan and Zoning By-law Amendment applications as well as Site Plan Control, land division applications and minor variances. Kayly also works on expropriation highest and best use assessments and has assisted with various cases at the Ontario Land Tribunal. Kayly is a Registered Professional Planner with the Ontario Professional Planners Institute and a Full Member of the Canadian Institute of Planners.



**Adam Santos**  
Senior Planner  
Weston Consulting

Adam Santos is a Senior Planner at Weston Consulting, one of Canada's largest Urban Planning and Design Firms. He is responsible for overseeing development planning applications for a varying portfolio of Client's across the Greater Toronto Area, as well he provides daily mentorship and guidance to colleagues. Adam holds a Bachelor of Urban and Regional Planning from Ryerson University. He brings a wide range of work experience garnered from his time working at the province in transportation systems and environmental engineering consulting. He is a Registered Professional Planner with the Ontario Professional Planners Institute and a full member of the Canadian Institute of Planners. Adam has been involved in a variety of complex development projects across the GTA. His experience ranges from residential high-rise and low-rise, mixed use, commercial, and industrial uses. He leads multi-disciplinary teams through the planning approval process, participates in landowner groups and represents clients at Public Council and Committee meetings. In his free time Adam enjoys exploring the outdoors and new cities, while spending time with family and friends.





**Anna Sebert**  
Manager of Operations  
Yonge Dundas Square

Anna Sebert works in Operations Management, currently for Yonge Dundas Square; Toronto (and Canada's) busiest public square. Anna completed a Bachelor of Arts in Tourism and Environment, where her studies focused on tourism planning, management, placemaking, and sustainability. She began her career in Calgary, working her way up in the city's largest business improvement area (BIA), the Calgary Downtown Association, where she managed the iconic, pedestrian only street, Stephen Avenue. After leaving Calgary, Anna managed the Little Italy BIA, and later the Beach Village BIA, in Toronto. It was at the Beach Village where she accomplished several career highlights, including the expansion of the BIA boundaries, an extensive business recruitment strategy, an iconic gateway mural project, and the successful procurement of grant funding that would bring the first Winter Stations installation to Queen Street East. In addition to her BA, she completed a certificate program in Local Economic Development at Toronto Metropolitan University in 2018. Anna loves cities and biking through them, but she's not a fan of having to dock her BikeShare bike every 30 minutes.



**Brandon Umpherville**  
Planner  
Halifax Regional Municipality

I currently have the great opportunity to work as an Urban Planner for the Halifax Regional Municipality (HRM) in K'jipuktuk (Halifax, Nova Scotia), the ancestral and unceded land of the Mi'kmaq people. On the Social Policy team, my amazing colleagues and I work on affordable housing issues and programs at both the community and regional level. We tackle land use planning barriers to affordable housing, updating outdated planning policies and regulations related to traditional and emerging housing forms, especially those that aim to improve deep affordability and "missing middle" housing forms. I began my career with HRM working on Centre Plan. This project modernized land use planning in the Regional Centre of HRM, one of the fastest growing parts of the country and the largest urban centre in Atlantic Canada. I studied Urban and Regional Planning and Toronto Metropolitan University. During my time in Toronto, I am especially grateful to have learned about land use planning and roots in colonization and contribution to Indigenous issues in Canada and around the world. I grew up in rural Saskatchewan, which instilled in me a strong sense of community and civic duty. After high school I participated in an exchange to Cuba, which opened my eyes to alternative community models and values. My goal is to contribute throughout my career to improving land use planning and its intersections with social justice issues. My partner and I, with our dog Oliver, love to explore our corner of the world every chance we get.



**Daniel Woolfson**  
Manager, Development  
CreateTO

Daniel has over 12 years of professional planning and land development experience, working as a community planner for two municipalities (the City of Vaughan and Toronto) in the GTA. Daniel now works as a public sector land developer in the role of Manager, Development for CreateTO. Daniel obtained his MES degree from York University. Daniel has spent his career working to advance positive change in City life, devoting his time and efforts on delivering city-building programs and projects, and advancing good planning ideals on various projects. Daniel is currently advancing various housing development programs (such as Housing Now and the Mass Timber Affordable Housing Pilot Program) trying to leverage underutilized City real estate to positively impact the City of Toronto and its various stakeholders.



**Lawrence Yip**  
Supervisor, Urban Design  
City of Markham

Lawrence is an Urban Designer/ Planner with 12 years of experience in delivering projects related to mixed-used residential developments, land use planning, and transit-oriented development. Prior to joining the City of Markham, Lawrence worked as an Urban Designer at Urban Strategies and Bousfields in Toronto, and Ove Arup & Partners in Hong Kong. Some of his notable work at the City of Markham includes spearheading the Parkland Acquisition Strategy study and Parkland By-law update. As the Supervisor of Development Review, Lawrence is responsible for overseeing all development application reviews and approval processes. As a consultant, he has worked on the award-winning Port Credit West Village Master Plan in Mississauga, Metrolinx's Oakville Go Station Functional Site plan, City of Toronto's Eglinton East LRT Design Study. In Asia, Lawrence worked on a number of New Town Developments for the Planning Department of Hong Kong, and Waterfront Community Design for the Government of Macau. Lawrence holds a Master's Degree in Urban Design from The University of Hong Kong where he also served as the President of the student governing body, and a Bachelor of Urban and Regional Planning from Ryerson University in Toronto. He is a LEED AP ND, and an Emerging Green Builder member of the Canadian Green Building Council Greater Toronto Chapter. He is also currently a Candidate Member of the Ontario Professional Planning Institute (OPPI) and the Canadian Institute of Planner working towards full membership.



**Lingping (Lyndsy) You**  
Project Manager  
Metrolinx

I am an internationally educated planner with approximate 11-year professional experiences in planning and engineering fields. These practical experiences have been obtained in public and private sectors. I enjoy continuous learning to improve myself as a planner and to keep my knowledge of planning and engineering up to date. Also, I am open minded as it is very interesting to hear opinions expressed and implemented by professionals from other disciplines. My current role is Project Manager within Third Party Project Review Team of Metrolinx following my previous experiences with local municipalities in planning departments. As Project Manager, I lead and manage multidisciplinary review of developments adjacent to Priority Transit Projects within the province. My daily job focusses on listening to various disciplines and applicants, identifying issues and collaborating with different stakeholders to resolve problems.



Toronto

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