



Curtner
Urban Leadership Program



Curtner Urban Leadership Program

Class of 2024

How to tackle the escalating
urban crisis of housing
affordability?



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

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 2023-24

The focus of this year's program is how to tackle the escalating urban crisis of housing affordability? Participants will engage with industry-peers across the private and public sector. They will discuss, contribute and develop knowledge and skills, learning from each other and known subject matter experts. As part of the broader suite of tactics to ease the cost of rental housing at the low end of the market newly elected Mayor Olivia Chow is seeking a return of government or not for profit housing. Together, they will develop a Technical Assistance Panel (TAP) to offer guidance on a question that impacts every city-building profession: What must be done to increase the availability of affordable housing in Toronto through not-for-profit ownership?

The program will also include two sessions with leadership expert, author, and executive coach, Vanessa Judelman. In her sessions, attendees will learn how to:

- Develop a strong leadership brand
- Coach and develop your team



PROGRAM DIRECTORY





Program Dean

Kevin Stolarick

Strategic Director, Design Industry
Advisory Committee
Consulting Researcher, Toronto
Workforce Innovation Group

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

Osemelu (Ossie) Airewele ARB is an accomplished British architect whose passion lies in socially responsible and inclusive design. With a deep commitment to equity in innovation, Ossie is a prominent thought leader at BDP Quadrangle, encouraging meaningful conversations about the future of inclusive design, leading key residential and mixed-use projects, and driving the North American expansion of the studio. His affiliations with the ULI Toronto's Curtner Urban Leadership Program and the Black Planners and Urbanists Association reflect his dedication to urban development, and his tenure at BDP Quadrangle showcases his excellence in conceptualization, design, and execution.



Zakaria Abdulle
Founding Chair
Somali Centre for Culture and
Recreation

Zakaria Abdulle is the Founding Chair of the Somali Cultural and Recreation Centre Project providing strategic advice and supports to a team of Impact-focused Somalis from Toronto who are passionate about building a social purpose cultural and recreational space in a city known for championing its culture. SCRC Project aims to preserve the rich heritage and contributions of People of African descent in helping Toronto's reputation as a city that believes diversity is its strength. Zakaria holds a Certificate in Social Work, and a Master's in Public Administration with a focus on local governance, policy analysis, advocacy, strategic planning, and stakeholder relations. His more than a decade of professional experience spans various orders of government, as well as the non-profit and private sectors. Zakaria has published community-based research papers on policy files related to education, housing, and policing. And has been recognized in the past as 1 of the 100 Top youth leaders in Canada in 2014, Action Canada's Emerging Public Policy Leader Fellow in 2018, and currently provides strategic advice to the United Way of Greater Toronto on its Community Impact Committee. Throughout his personal and professional life, Zakaria advocates for a more transparent and inclusive policy and political process to amplify the impact for those who society perpetually marginalizes. He actively works to engage more broadly in government relations, policy research, and projects that call for equity and not equality in order for our systems to change.



Paul Arkilander
Project Manager
CreateTO

Paul is a Project Manager at CreateTO with extensive experience in planning and development. His current role is focused on planning for the revitalization of Toronto's Port Lands. Paul comes from a varied professional background. Having obtained a BSc in Biology at Wilfrid Laurier University and a BEd at the University of Toronto, he worked as an international teacher and head of department for eight years before returning to Canada and obtaining his MPI in Urban Development at Toronto Metropolitan University. Paul's professional interests comprise a wide range of issues including affordable housing, park design, sustainable, and micromobility. Outside of the office, he might be found kayaking on a river in Northern Ontario or throwing a few rocks at the curling club.



Ajeev Bhatia
Board Chair
People Design Co-operative

Ajeev Bhatia is an Urban Planner whose work experience has focused on improving the social and economic conditions in marginalized communities across Ontario. Ajeev brings over a decade of experience from the non-profit and philanthropic sectors. He has worked as a consultant with some of the nation's largest public and private developers to build strategies that support the execution of community benefits in Toronto's neighbourhood improvement areas. In his former roles, he has worked with Tridel Builders Inc. in the Regent Park neighbourhood of Toronto to design a community engagement strategy to inform the rollout of \$26.8 million in community benefits. He has also worked with Northcrest Developments and Canada Lands Company to develop a Community Context Study to strategically align the priorities of the community, City and landowners in support of a 500-acre mixed-use development. At Urban Strategies, Ajeev is working on the 72-acre Brightwater Master Plan planning and approvals process in Mississauga's Port Credit, Sheridan College's student housing engagement process, and a number of zoning by-law amendments to increase density and build housing in the GTHA.



Amelia Briggs-Morris
Real Estate and Social/Affordable
Housing Lawyer
Robins Appleby LLP

Amelia is an associate lawyer in both the Real Estate Group and the Affordable and Social Housing Group at Robins Appleby LLP. She provides advice to non-profit organizations, municipalities and private developers who are developing and operating affordable and social housing in Ontario. She also provides advice on all primary areas of commercial real estate law, including acquisitions, dispositions, development and financing. She brings a unique perspective to housing as she acts for both public and private sector clients. Amelia firmly believes that housing is a fundamental human right and a cornerstone of a vibrant and inclusive city and accordingly is committed to tackling the housing crisis in Toronto. Amelia has four university degrees including a master's degree in Classics from the University of St. Andrews in Scotland. She was also a competitive gymnast, cheerleader and rower.



Zoie Browne
Associate
LURA Consulting

Zoie is an associate at LURA Consulting. She has extensive experience developing and delivering collaborative arts based community-engaged projects within diverse neighbourhoods in the Greater Toronto Hamilton Area. She believes art is a powerful engagement tool for initiating local dialogue on social planning and urban development projects. Her academic background in urban planning and public administration focused heavily on affordable housing and mixed income communities. She has managerial experience in outdoor arts- engaged programming and collaborative community development and specializes in community engagement, collaborative processes, project management, research, and reporting.



Nuri Chang
Housing Development Officer
City of Toronto

Nuri Chang is a Housing Development Officer at the City of Toronto. She supports rental housing projects at the Housing Secretariat. Before joining the public sector, she was a housing consultant in Vancouver and in Toronto. Nuri worked for many non-profit and cooperative housing clients, helping them navigate complex land development processes. In her spare time, she tends a community garden, explores the outdoors, and finds the best playgrounds in the City with her children.



Charline Chau
Associate, Investments
Marlin Spring

Charline ventured into the real estate industry since 2018. With a focus on investment and development, she has garnered experience working with condo developers such as the Daniels Corporation and Marlin Spring, managing portfolios exceeding 5.0 million square feet. Charline commits to contribute to development projects that drive positive change in communities while creating value for stakeholders. In her recent positions, Charline has overseen underwriting and investors' reports for condo developments totalling over \$4.5 billion across the Greater Toronto Area. She collaborated with various departments to evaluate development concepts, project density, sales programs, costs, schedules, financing options, and strategic partnerships. Her insights have identified avenues for profitability and risk mitigation. Charline holds a Master of Business Administration from the Schulich Business School and a Master of Real Estate from City University of London. Eager to expand her expertise, Charline seeks participation in the Curtner Urban Leadership Program. Her goals include deeper exploration of real estate development, affordable housing, community building, strategic partnerships, and investment structures. She aspires to create a transformative experience through the program, fostering both personal and professional growth.



Stephanie Cirnu
Development Manager
Kilmer Group

Stephanie Cirnu is a Development Manager at Kilmer Brownfield Management Limited, where she evaluates and implements brownfield redevelopment strategies pertaining to Kilmer's existing and potential projects. Her responsibilities include acquisition due diligence, stakeholder engagement, and project management of municipal approvals and implementation of development plans. Prior to joining Kilmer, Stephanie worked in property management, municipal policy and non-profit housing development. Stephanie holds a Master of Science in Planning from the University of Toronto and a Bachelor of Arts from McGill University.



Ciarán Connaire
Housing Consultant
Tim Welch Consulting

Ciarán started working for Tim Welch Consulting in 2021 with a focus on the financial side of projects. New to the housing world, Ciarán has a degree in economics with a background in engineering. He grew up in the west of Ireland but has been living in Canada for the past 6 years. He is passionate about the importance of affordable housing in Canada and Ireland.



Juliana Dutkay

Senior Lead, Strategic Initiatives
United Way Greater Toronto

Juliana is currently leading the affordable housing and retrofits work of the ILEO initiative at United Way Greater Toronto. An experienced strategist and driver of environmental and social impact initiatives across the corporate, non-profit and government sectors, Juliana has a background in nonprofit management, environmental studies and communications. Her 20-year international experience spans a wide range of industries from retail to food and beverage, energy, financial services and real estate while working in Canada, the US, Costa Rica and Romania. Prior to her role with United Way, she led the Workforce 2030 Coalition at the Canada Green Building Council and managed complex crosssector partnerships to advance nature conservation, sustainable commodities sourcing and urban innovation while with WWF Canada and Evergreen. Juliana holds a Master's degree in Environmental Studies from York University, a Master's in Marketing Communication from Emerson College and a Bachelor Degree in Journalism from Bucharest University. When not working on mobilizing organizations to solve for complicated issues, she can be found hiking, skiing, and exploring cities and nature with her family.



Jonella Evangelista

**Community Engagement and
Advocacy Advisor
Canadian Centre for Housing Rights**

Jonella is a community development professional with a passion for building equitable and inclusive cities with an interdisciplinary lens. She currently works with the Canadian Centre for Housing Rights and aims to focus her work with a rights-based approach to housing. She has extensive experience working in the non-profit sector, previously as a Community Planner at Social Planning Toronto and as a Community Partnership Coordinator for Yonge Street Mission. She has taken on roles that challenge social and economic inequalities and amplified voices of Toronto residents. Through her work, she aims to leverage community willpower and partnerships across neighbourhoods to implement city-level policy change with an asset-based community development approach. She holds a Masters of Urban and Regional Planning from Queen's University, with a specialization in Social Planning.



Ivy Farquhar-McDonnell
Tenant Engagement Coordinator
Circle Community LandTrust

I am a passionate community-builder and lover of cities, currently working in the affordable housing and community development spaces. In my role at Circle LandTrust, I lead communications for the organization, as well as tenant engagement projects aimed at increasing well-being and developing the tenant role in our governance. This role provides me with an exciting mix of day-to-day interaction with our tenants and other stakeholders, while also being a key voice in Circle's higher decision-making and strategic direction. I excel at bringing groups of people together around common goals, and designing communications and projects that are responsive to the needs and dreams of diverse stakeholders. I'm a believer in the value of mixed-income communities as a key factor in ensuring the longterm vibrancy and economic vitality of our cities.



Dalia Gebran
Intern Architect
Jacobs

About myself, I hold a master's in urban design from the University of Toronto and a bachelor's degree in architecture from the American University of Beirut. I am currently working for Jacobs as Intern Architect (OAA) on multiple infrastructural projects in multiple cities. Previously I worked on large scale international transit-oriented and mixed-use developments in multiple regions. I have a proven record in leading projects, collaborating with multi-disciplinary design teams, taking initiative, problem solving, engaging in, presenting & influencing quality designs for complex intricate developments. I deployed local and international design codes & guidelines such as the Ontario Building Code (OBC), International Building Code (IBC), National Fire Protection Association (NFPA) & LEED green building design standards. I have studied international housing projects at times of urgencies as part of my thesis Reflections: Cities of the mind. The explored ideas can influence solutions for today's challenges. I strongly believe in the potential our city has to offer the people. For more information on my work experience, please refer to my [LinkedIn profile](#) or reach out via email. My employer is willing to support me during the program to make myself available for workshops and meetings as needed. A letter will be provided upon acceptance.



Johanna Hashim
Senior Planner
City Planning, City of Toronto

Johanna is a Senior Planner with the City of Toronto's Strategic Initiatives, Policy and Analysis Section where she works on implementing the City's housing policies, including policies related to the development of new affordable rental housing and the preservation of existing rental housing. Prior to joining the City of Toronto, Johanna worked as a housing policy consultant with SHS Consulting, most recently as a manager of the firm's Housing Policy and Research section. In this capacity, Johanna worked on the development of comprehensive municipal housing strategies, housing and homelessness plans, program evaluations, and housing background studies as part of Official Plan Reviews for various municipalities across Canada. Johanna holds a Bachelor of Urban and Regional Planning degree from the Toronto Metropolitan University and a Bachelor of Science in Architecture from the University of Santo Tomas in the Philippines.



Corey Horowitz
Senior Urban Planner
DIALOG Design

Corey is an urban planner with diverse, cross-disciplinary experience across a range of public and private sector projects, with expertise in land use, policy analysis, housing, master planning, and stakeholder engagement. His work has focused on mixed-use projects of all shapes and sizes and policy planning at various scales throughout Ontario and beyond. This has included specialization in areas such as diversification of employment lands, built heritage integration, affordable housing, residential infill, and master planning for healthy communities. In recent work at DIALOG, Corey has taken on new areas of practice extending to institutional projects in the education and healthcare spheres. Corey maintains a keen interest in issues of affordable housing and spatial equity in Toronto. This passion informs his practice and pursuit of more equitable urban outcomes. In his spare time, Corey volunteers with the Oakwood Vaughan Community Organization helping to advance housing and social issues.



Marwan Kassay
Project Manager
Regional Municipality of Peel

Marwan Kassay is a skilled professional with vast experience in residential development, particularly in providing affordable housing solutions. With more than a decade of hands-on experience, Marwan has effectively managed the entire life cycle of residential development projects, from the initial land acquisition to meticulous regulatory compliance. One of his most significant accomplishments is the successful introduction of over 1000 affordable housing residential units into circulation in his role at the Region of Peel. Marwan skillfully led the approvals process through all levels of government, collaborated with internal and external stakeholders, and ensured strict compliance with regulations and permits. Marwan's expertise extends to project scheduling, budgeting, risk management, and cross-functional collaboration, resulting in a consistent record of delivering projects on time and within budget. His deep commitment to community building is evident not only in his professional achievements but also in his active participation in community engagement efforts, reflecting his genuine passion for building stronger and more inclusive communities.



Eli Levin

**Senior Advisor, Development
Infrastructure Ontario**

As a first generation immigrant, Eli experienced first-hand the benefits of having an affordable, purpose-built rental stock- upon arrival to Canada in 2004, his family settled into a three bedroom apartment in North York at a reasonable rent, providing tenure security and financial buffer for his parents to search for work and once finding work, being able to save towards a down-payment and purchasing an entry-level townhome a year later in a suburban neighbourhood, where Eli built his childhood friendships while his parents were able to accommodate a growing family of 5. Now with 9 years of experience spanning real estate, investments/transactions, affordable housing and more recently, land development, Eli is inspired to help provide those same opportunities for current newcomers to Canada. His professional skills include development feasibility assessment, pro- orma development & review, project management, acquisition underwriting/valuation, consultant procurement & management, affordable housing policy and fund development/capital raising. Eli currently works with Infrastructure Ontario's Development team and is a CFA charterholder and ULI member. In his personal life, Eli has a partner and a dog, and together they enjoy being outdoors and staying active. Eli is also a marathoner and an avid board gamer.



Lauren Marshall
Architect
KPMB Architects

Lauren is a Toronto-based architect currently employed at KPMB Architects. Her professional experience centres on creating quality residential architecture and sustainable design solutions in urban and suburban contexts. Lauren completed her Master of Architecture with high distinction at the University of Toronto where she skillfully balanced an academic career, teaching responsibilities, and service on academic committees. Lauren's numerous awards including the Howarth Wright Fellowship, Irving Grossman Prize, The Ontario Graduate Scholarship, and the Prix de Rome nomination illustrate her commitment to research projects exploring the intersection of architecture, urbanism, justice and art. Lauren is excited by under appreciated spaces of the mundane and everyday environments that shape everyone's experience of architecture. She looks forward to improving the environment through a variety of architecture, landscape, urbanism, and design projects.



Sebastian Martinez
Sr. Advisor
Metrolinx

Sebastian is a Sr. Advisor for the Metrolinx Development Team. During his tenure in this role, Sebastian has played an instrumental role in advancing Metrolinx's projects, particularly in the realm of GO Heavy Rail New Stations and LRT Transactions. His keen insights and meticulous coordination have proven invaluable in driving these initiatives forward. Before joining Metrolinx, Sebastian honed his skills as a private consultant at Design Plan Services Inc. There, he adeptly guided clients through the planning approval process, providing invaluable support and coordination for various development applications.

Sebastian's overarching goal at Metrolinx is to further enhance the organization's real estate portfolio. With his extensive knowledge of municipal land-use planning and the development process in Ontario, he is poised to make a significant impact in this capacity. His dedication to urban development and expertise in the field make him a valuable asset to the team and a key driver of Metrolinx's continued success.



Ellen McGowan
Development Manager
New Commons Development

Ellen works with non-profits and co-ops across the country to develop affordable rental housing. She currently manages development projects for New Commons Development, a non-profit real estate development company. Ellen is trained as an urban planner and sits on the board of the Ottawa Community Land Trust.



Jamilla Mohamud
Housing Policy Planner
City of Toronto

Jamilla is a Registered Professional Planner, researcher and writer with experience working on a range of issues including affordable housing, health equity and gendered rights to the city. Currently, Jamilla works as a Housing Policy Planner with the City of Toronto's Strategic Initiatives, Policy and Analysis section where she implements the City's housing policies to support development of new affordable rental housing and the preservation of existing rental housing. Previously at Urban Strategies Inc., Jamilla took on the role of planner and project manager on large-scale redevelopment projects, campus master plans and led the affordable housing practice area for the firm. Jamilla's passion for affordable housing is rooted in her lived experiences growing up in Toronto Community Housing and has shaped her career trajectory as an urban planner passionate about supporting resilient cities that make a substantial difference in people's lives. Over the years, Jamilla has volunteered on several committees with the aim of raising awareness of intersecting issues affecting historically disadvantaged populations. In 2022, she received the CIP President's Award for Young Planner recognizing her contributions to the planning profession. Jamilla is also a frequent lecturer, panelist, and media commentator.



Stefphon Nibbs
Development Associate
Mattamy Homes - Urban Division

Stefphon is a passionate City Builder and urbanist who is motivated by building strong and resilient communities. With a professional and educational background in urban planning and real estate development, Stefphon continues to explore the critical challenges facing our City and Region daily. When he's not busy keeping up with all things urban development, Stefphon likes to spend his time supporting other causes close to his heart including economic development through a non-profit called ElevateYouthTO and exploring the City he loves with his friends and family!



Narmadha Rajakumar
Partner
SHS Consulting

Narmadha has over a decade of experience in leading complex initiatives relating to housing and implementing strategic solution-based strategies. Much of her work has involved providing policy leadership and strategic advice on housing issues, along with leading and developing large-scale initiatives and priority policies that aim to ultimately improve and provide for a better range of housing. She has been the project manager or lead researcher in over 50 policy development studies, program evaluations, housing and market research analysis studies, and affordable housing developments for various levels of government and non-profit organizations. Prior to rejoining SHS as a Partner, Narmadha was a senior staff member for the City of Toronto's Planning and Housing Secretariat divisions. Her experience includes undertaking housing need and demand assessments; strategic policy development and analysis; program evaluation; multi-stakeholder engagement; financial viability analysis; planning application review and management; and development consulting advisory services.



Jahnavi Ramakrishnan
Senior Advisor,
Transit-Oriented Communities
Infrastructure Ontario

Jahnavi Ramakrishnan is a Senior Advisor to the Government of Ontario's Transit-Oriented Communities Program advancing the delivery of housing supply, including affordable housing, around major transit stations. Jahnavi has over 6 years of experience in the public sector through progressively responsible roles in policy planning, municipal finance, securing of community benefits, and government-led land development. Jahnavi has been recognized for excellence in cross-functional teamwork, project management, and strategic leadership. She is most excited about working across sectors to inspire and shape city-building for collective impact.



Brandon Ridell
Principal
People Design Co-op

Brandon is a social practice designer, strategist, and ceramicist focused on creating systems, spaces, and objects that inspire a deeper connection to place and remind us to consider the story of everything we interact with. He balances a love for design with a dedication to shifting power structures and advancing the spaces where he contributes towards more equitable and sustainable futures. A cross-disciplinary career informs his creative practice, work and leadership.



Emily Rossini

Tenant Engagement Coordinator
Circle Community LandTrust

I am a passionate community-builder and lover of cities, currently working in the affordable housing and community development spaces. In my role at Circle LandTrust, I lead communications for the organization, as well as tenant engagement projects aimed at increasing well-being and developing the tenant role in our governance. This role provides me with an exciting mix of day-to-day interaction with our tenants and other stakeholders, while also being a key voice in Circle's higher decision-making and strategic direction. I excel at bringing groups of people together around common goals, and designing communications and projects that are responsive to the needs and dreams of diverse stakeholders. I'm a believer in the value of mixed-income communities as a key factor in ensuring the longterm vibrancy and economic vitality of our cities.



Alex Smiciklas
Senior Project Manager
Bousfields Inc.

Alex is a Senior Project Manager at Bousfields and joined the Community Engagement team in 2020. Originally from Vancouver BC, he moved to Toronto to shift his career path and learn in a bigger urban playground. Prior to joining Bousfields, Alex worked at Third Party Public as an Engagement Specialist while completing his Master of Planning at Toronto Metropolitan University. Alex is experienced with creating and managing stakeholder engagement plans for public and private sector projects across the GTA. He is skilled in implementing a range of engagement tools, including online public meetings, Open Houses, stakeholder communications, and project websites. He has a focus on tenant consultation and communication strategies for infill and rental replacement projects in Toronto and Oakville and has supported the work on 25 St. Mary and 145 St. George. Other key projects include Waterfront Toronto's Quayside, Woodside Square Mall, and Tyndale University.



Danielle Stella
Personal Banking Associate
BMO Bank of Montreal

Danielle Stella graduated from the University of Toronto in 2020 with a Bachelor's of Arts in Political Science and Human Geography. She recently completed an Urban Design postgraduate certificate at Sheridan College this past summer with high honours. As a recent graduate specializing in urban design, she is passionate about creating livable, affordable, and sustainable communities. Danielle has learned that our lives are inadvertently shaped by our surrounding environment as it has the power to deeply influence our experiences, health, and emotions. The ultimate goal throughout all of her projects during this program has been to create positive spaces that can enhance the lives of many and spark joy in its community. She also worked in real estate as an Executive Assistant at Sotheby's Realty Canada for 5 years and the financial services field with BMO Financial Group as a Personal Banking Associate for the past 2 years. She loves helping her clients reach their financial goals, whether that is buying their first home or saving for retirement.



Amir Tabatabaei
Project Lead
BDP Quadrangle

As a dedicated architect specializing in project management at BDP Quadrangle, my career has been marked by a commitment to diverse and innovative design portfolios. My professional journey reflects a relentless pursuit of excellence, complemented by a profound love for nature and a dedication to maintaining a healthy work-life balance through regular exercise.



Victoria Tang
Accounting Manager
Camrost Felcorp

Victoria is a distinguished financial professional, boasting an impressive 13-year tenure in investment analysis and corporate finance. A proud alumna of the University of Alberta, she holds a Master's degree in Economics and carries the designations of CPA, CA in Ontario, and CPA in the US. Currently serving as the Accounting Manager at Camrost Felcorp, Victoria has played a pivotal role in orchestrating financial activities for some of the GTA's landmark mixed-use projects. Her portfolio features high-rise condos, mixed-use projects, and master-planned communities. Victoria's professional journey commenced at Deloitte. Subsequently, she transitioned to roles in premier investment banks in China, with a particular focus on IPOs and M&As. Now a resident of Toronto, Victoria is ardently dedicated to addressing the city's housing challenges. She believes that her extensive financial expertise will be instrumental in tackling issues, ranging from risk analysis and market trend prediction to assessing the fiscal feasibility of various projects and proposals. Outside her professional sphere, Victoria is passionate about hiking and global exploration. Her intrigue also spans the technological sector, where she actively engages in venture capital endeavors.



Sybelle von Kursell
Registered Professional Planner

Sybelle is a Registered Professional Planner with over 20 years of experience in community planning. Sybelle is passionate about building communities that are socially, economically and environmentally sustainable. Through her work at the Ministry of Municipal Affairs and Housing and the City of Richmond Hill, Sybelle has been working on projects to identify housing need and facilitate the development of affordable housing in Ontario. Sybelle is excited about the opportunity to work with a multi-disciplinary team to recommend viable options to address the growing lack of affordable housing.



Archana Vyas
Manager,
Development Systems and Services
Region of Peel

Having spent most of my time in metropolitan cities in India and Canada, I have had an opportunity to learn from, observe, and live among a society that values and respects differences and recognizes unique contributions and abilities of all people. I am an engineer and an urban planner by education with nearly two decades of experience in the municipal sector developing strategies and solutions to address housing affordability challenges. I have spent most of my career focusing on work that includes research and data analysis, telling stories through data visualization, engaging stakeholders in a meaningful way, and developing strategies that bring results. I am passionate about every aspect of affordable housing development with close attention to the policy landscape, the financing and economics of housing projects, and the role all players can play to come together and be part of the solution. On personal note, spending time with my family, cooking and baking together, and going on short trips and making memories is what I cherish the most!



STEERING COMMITTEE





Gelare Danaie
Founder, President
dexd

Who I Am: I grew up in a house full of books, music, and culture. I decided to become an architect at a young age. I believe every place has a story to tell, and my passion is to create meaningful and memorable experiences of space. I love listening to client's stories, observing their daily lives, and learning from them. I have lived and worked in four cities across four continents and this has helped me reframe my perspective of life; I am always learning. When I am not working, you can find me skiing with my family, paddle-boarding, running with my dog, sketching in my notebooks, or playing the piano.

What I Do: I have been in architectural business for more than two decades designing different types of buildings. My approach to architectural design has evolved over the years - I have moved from creating forms and structural compositions to designing human experience. I am an entrepreneur and enjoy running businesses. Understanding the clients' needs and serving with authenticity and integrity while concentrating on progression and continuity are my new venture's goals. I enjoy the process of creative design and co-creating experiences with our team.



Tahereh GranpayehVaghei
Senior Consultant
Strategy Corp

Tahereh GranpayehVaghei, a senior consultant at StrategyCorp, brings a diverse background in urban planning, public policy, and cross disciplinary research within collaborative working environments. Her role at StrategyCorp reflects her commitment to contributing to innovative and sustainable growth and development by leveraging her knowledge and expertise. Tahereh's dedication to urban planning and public policy is evident in her work, where she aims to positively impact the communities she engages with. Tahereh's career has encompassed various roles in government, municipalities, non-profit organizations, research centers, and private consulting firms across multiple countries. Tahereh holds a PhD 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).



Astrid Greaves
Associate Urban Designer
Arcadis

Astrid is an Associate Urban Designer at Arcadis with expertise in strategic and master planning including city-wide and waterfront strategies, transit-oriented communities, transportation networks, and mixed-use developments. Since its inauguration in 2020, Astrid has played a key role in implementing the CaféTO patio program throughout the City of Toronto. Astrid has contributed articles to Ground Magazine and undertaken experience-based art installations working with 1:1 Collaborative. With a background studying sociology and landscape architecture, Astrid brings an understanding of the intersection of design and social systems to her work. She is focused on fostering socially and ecologically resilient places that are inclusive, functional, and hold a strong sense of place.



Arleigh Hack
Development Associate
Northcrest

Arleigh is a Registered Professional Planner and holds a Masters in Urban Development from Toronto Metropolitan University 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, as a planning consultant she worked to advance a full range of complex commercial, industrial/employment, residential and master planned mixed-use projects across the GTHA.



Lori Martin
Founder
LXM Consulting

Trained as an urban planner, Lori's passion is city building, working collaboratively with others who are committed to increasing creativity in the places where we live and work.

In 2021, she launched LXM Consulting after a successful career working for the City of Toronto. Lori's focus is municipal cultural planning with a particular lens on arts & culture, social purpose real estate as well as a green agenda.



Liz McHardy
Partner
Lura Consulting

Liz McHardy is a Partner at LURA Consulting, a community engagement and collaborative planning firm in Ontario; with particular expertise in helping all size of communities to engage residents in developing a diversity of planning initiatives. Over the past two decades, her speciality has been in collaborative planning, facilitation, problem solving and strategy with and for people involved in the discovery of solutions.

Liz holds an MBA in Leadership from Royal Roads University. As a lifelong learner and systems thinker, she has completed several executive development programs. In 2019 she was a recipient of the Clean 50 Award which honours Canada's top 50 contributors to sustainable development and clean capitalism.



Dapo Olajide
Senior Advisor, Development
Infrastructure Ontario

Dapo is an accomplished development professional and transaction advisor with over eight years of experience leading and managing large-scale capital projects in both real estate and infrastructure. He leverages his financial acumen and strategic mindset to unlock substantial development value and create climate and community benefits. He is currently a Senior Advisor at Infrastructure Ontario (IO) where he supports the Province with the realization of transit-oriented communities and other complex land developments.



Russell Pollard
Founder
Framework Leadership

Russell is a business consultant for professions that serve the built environment, including architecture, engineering, and urban planning. He is founder of Framework Leadership, a consultancy for workplace culture, leadership development, and inclusion, and of Pride Talks, a program for Queer inclusion in the construction industry. Russell's supports leaders in their responsibilities to both business and people. He is a Past-President of the Society for Marketing Professional Services Ontario and a continuous contributor to organizations and initiatives that support equity, diversity and inclusion.



Christine Raissis
UrbanPlan, ULI Consultant

Christine brings 20+ years of leadership experience in the field of economic development in her past capacity as Director of Economic Development and Culture for the City of Toronto focusing on issues related to strategic planning, investment attraction, sector development, public policy re: tax reform and land use, labour force development, strategic infrastructure and intergovernmental relations. Christine has a BSc Hon. (University of Guelph), Professional Teaching Certificate (University of British Columbia) and a Diploma in Public Administration (Western University).

Christine provides support to Toronto District's Urban Plan initiatives, including outreach, engagement and communication with industry volunteers, public officials and the education sector and serves on the Steering Committee of the Curtner Leadership program which was established to honour her late husband's legacy of city-building..



ULI STAFF





Richard Joy
Executive Director
ULI Toronto

Richard Joy is the Executive Director of the Urban Land Institute (ULI) Toronto. Since his arrival as the first full-time Executive Director in 2014, the organization has more than tripled its membership – now the largest chapter in the global network. ULI Toronto’s multidisciplinary professional network extends across the private and public sectors to advance the global ULI mission to “shape the future of the built environment for transformative impact in communities worldwide.” Prior to joining ULI, Richard served as the Vice President Policy and Government Relations at the Toronto Region Board of Trade (2008-2014) following a tenure as Director of Municipal and Provincial (Ontario) at Global Public Affairs, a leading Canadian Government Relations firm. Richard’s extensive public policy knowledge and experience comes from over a decade of service at Toronto City Hall and Queen’s Park, where he was the Senior Policy Advisor to the Minister of Municipal Affairs and Housing responsible for the public policy development for the City of Toronto Act (2006).

Richard currently sits on the The Task Force for Housing & Climate as well as the Advisory Committee at the Toronto Metropolitan University Centre for Urban Research and Land Development. He has previously served on the Premier of Ontario’s Community Hubs Advisory Panel, the City of Toronto, TOCore Advisory Committee, and the Greenbelt Foundation, Places to Grow Advisory Board.



Alexandra Rybak
Senior Director
ULI Toronto

Alexandra Rybak joined ULI Toronto in 2005 as its founding staff member, working with senior real estate leaders in the Toronto region to expand the ULI into Canada. Alexandra oversaw the creation and operations of all of ULI Toronto's committees, and executed marketing and events to increase the organization's profile to Toronto's real estate development community. Today she continues to build relationships with members and key stakeholders to deliver valuable industry programming.

In her current role, Alexandra manages several initiatives and committees that serve ULI Toronto's members with a focus on community outreach. She oversees Technical Assistance Panels (TAPs) which provide multidisciplinary advice to local governments, public agencies, and nonprofits facing complex land use issues. Alexandra also supports the Curtner Leadership Program and drives the UrbanPlan program in Toronto.

Alexandra graduated from Carleton University with a Bachelor of Arts in Art History/Architecture and holds a Certificate in Communications from the University of Toronto.



Marissa Irene Uli
Associate
ULI Toronto

Marissa joined ULI Toronto in January 2023, allowing her to continue exploring her interest in grassroots leadership, storytelling for urban planning, real estate and land use. Marissa's first experience with ULI was at the Toronto Student Committee in 2019-2020.

Before joining ULI, Marissa worked as a Teaching Assistant at the University of Toronto. Marissa is a graduate of the University of Toronto Mississauga and Sheridan College where she received her Bachelor of Arts in Human Geography and Communications with a certificate in Digital Communication at Sheridan College. She also completed her Masters of Science in Planning (MScPI) program at the University of Toronto. Prior to her studies, Marissa was a youth leader in her community in Indonesia, where she collaborated with numerous people/organizations on projects dedicated to inclusivity, education, social justice, and long-term capacity building.

Marissa has previously interned for Lura Consulting and Centre for Connected Communities and completed a Capstone Project with Shared Path Consultation Initiative.

Marissa spends her spare time pursuing her creative passion in film-making and storytelling. Marissa is excited to join the ULI team and looks forward to make inclusively changes in our community



Toronto

30 St Patrick Street, 5th Floor
Toronto, ON M5T 3A3
toronto.uli.org