



Curtner
Urban Leadership Program



Curtner Urban Leadership Program

Class of 2025

Innovation Leadership



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

2024 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.

2024/2025 Program Features

This year's Curtner Urban Leadership Program focuses on fostering a culture of innovation in real estate, aiming to redefine practices for better buildings, spaces, and places. The program will explore how to shift from traditional methods to innovative approaches in real estate policy and practice. Key areas include housing and affordability innovations, adaptive reuse of structures, brownfield revitalization, and creating complete communities.



PROGRAM DIRECTORY





Program Dean

Gregg Lintern

Former Chief Planner and Executive Director
City of Toronto

Gregg Lintern, a pivotal figure in Toronto's municipal landscape for decades and has spearheaded transformative initiatives across the city. His tenure as Chief Planner and Executive Director of City Planning from 2017 to 2023 marked a commitment to enhancing Toronto's livability and inclusivity. Gregg prioritized addressing the housing affordability crisis, expanding the citywide transit network, and planning complete communities to support growth while integrating climate adaptation strategies. His leadership emphasized values such as empathy, humility, and resilience, guiding his teams through complex urban challenges and legislative changes.



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.



Munira Al-Amudy

Associate Development Manager
Toronto Community Housing Corporation

Supported by a background in Urban Planning, Munira Al-Amudy dedicated most of her professional career to advancing affordable housing initiatives for communities in need across the Greater Toronto and Hamilton Area. With experience in community development, financial planning and housing policy, her efforts are inspired by the commitment to create equitable cities. Munira has collaborated with local governments, community organizations, and developers to identify and engage in necessary efforts to incite change.



Tejas Bhatt
Senior Development Manager
CAPREIT

I am a Senior Development Manager with over 10 years of experience in architecture, urban planning, and real estate development. With a background in both architecture and planning, I bring a well-rounded perspective to complex urban development projects. I currently work for a leading REIT in Toronto, focusing on land development and zoning initiatives, while building expertise in high-rise projects. My work involves collaborating with municipal staff, consultants, and internal teams to drive forward-thinking projects that balance community needs with sustainable growth. I am also a Registered Professional Planner (RPP) and hold a deep passion for innovative solutions in housing and urban regeneration. Throughout my career, I've led significant projects, from rezoning sites to managing construction planning, and I strive to make a positive impact on the built environment. I am driven by a commitment to improving how we live and work in cities, with a focus on efficiency, design, and long-term resilience. Outside of work, I enjoy staying active with strength training, cooking quick and flavorful meals, and finding creative ways to contribute to the evolving real estate landscape. My goal is to continue growing as a leader in the field, championing projects that enhance both community life and economic opportunity.



Liana Carnevale
Senior Advisor
Infrastructure Ontario

Liana Carnevale is a city builder committed to enhancing community well-being by creating a more equitable society. Currently a Senior Advisor at Infrastructure Ontario, she advances projects by providing guidance to the government and establishing parameters for the revitalization of public land. Working with Options for Homes, she successfully coordinated the delivery of attainable housing projects with diverse expertise in project management and customer service. Liana holds a Bachelor of Urban and Regional Planning and is actively pursuing a PMP designation. Her contributions to impactful projects in school and at work underscore her dedication to making a meaningful difference in communities.



Prasanth Charakunnel Varughese
Senior Planner- Urban Design
City of Toronto

Prasanth C. Varughese is a registered professional urban planner and designer with over 12 years of experience across North America, the Middle East, and India in enabling complete sustainable communities. He holds advanced degrees in Architecture, Urban Design, Planning, and Real Estate from leading institutions in UK and India and is a member of several prominent professional organizations, including the Canadian Institute of Planners, Ontario Professional Planners Institute and American Planning Association. He is also certified as LEED AP, WELL AP, ENV SP, and CNU-a. Currently serving as a Senior Planner-Urban Design with City Planning at the City of Toronto, Prasanth oversees the development of urban design policies, reviews complex projects, and collaborates with both internal and external stakeholders to create vibrant public spaces and built environment. His prior roles include Senior Planner with the City of Markham and Urban Designer at the City of London, Ontario, where he led and contributed to sustainable community development through the development of “Sustainability Metrics” at City of Markham and Design Guidelines and London Psychiatric Hospital Secondary Plan update at City of London. Prasanth has led and coordinated large- scale urban design and complete sustainable community national housing projects in Abu Dhabi and comprehensive planning studies in India, achieving notable sustainability targets. He is also pursuing a Public Leadership Credential from Harvard Kennedy School to further enhance his leadership in public service and management. His recent interest includes learning and exploring the possibilities and intersections of artificial intelligence in planning and building industry.



Michelle Corcoran
Senior Manager, Development
Diamond Corp

Michelle is a Registered Professional Planner with 14 years of progressive planning and development experience in both public and private sectors, leading a variety of developments through the land entitlement process. She began her career as a community planner with the City of Toronto, where she gained a breadth of experience with interesting and complex Toronto projects including the Celestica redevelopment, Housing Now applications, and studies such as Expanding Housing Options in Neighbourhoods. Accordingly, she has extensive understanding of provincial and local planning policy, experience collaborating with municipal staff and Councillors, and has successfully achieved balanced outcomes that meet the objectives of all parties. After eleven years with the City of Toronto, Michelle made a shift to the private sector, joining the Diamond Corp team. In her current role, she strategically applies her municipal planning experience to streamline the approval process, while diving deeper into the detailed design and financial analysis of projects, continuing to broaden her real estate development skill set.



Alanna Damp

Associate

Kilmer Infrastructure Developments
Inc.

Alanna Damp is an Associate with Kilmer Infrastructure Developments Inc. with over five years of experience working on mixed-use development and transit infrastructure projects in the Greater Toronto Area (GTA). Alanna plays a key role on project pursuits, acquisition due diligence, project design and pre-construction planning. Prior to joining Kilmer in 2022, Alanna conducted transit feasibility studies and business case analyses as a Transportation Planner with IBI Group and held various engineering and planning internships in the private and public sector. Alanna holds a Master of Planning from the School of Urban and Regional Planning at Queen's University and Bachelor of Applied Science in Civil Engineering from Queen's University. She is a Registered Professional Planner and a member of the Canadian Institute of Planners.



Nathania Dixon

**Director, RioCan Living Operations
RioCan REIT**

Nathania is an experienced residential management and operations professional with 13 years of property management experience. I have managed several condominiums in Toronto with complex shared facilities and mixed-use components, including The Residences at The Ritz-Carlton Toronto and The St. Regis Toronto. I have been with RioCan REIT for the last 5 years of my career. I started as an Asset Manager and progressed into my current role of Director of Operations for RioCan Living where I oversee the operations of our residential portfolio, currently comprised of 3,400 units across 15 multi-purpose rental assets. I am also involved in the construction and development process for our robust residential development pipeline.



Nathaniel Francolla
Manager of Community Development
& Integration
FirstService Residential

Nathaniel, a graduate of Western University with a business degree, is currently a Development Consultant at FirstService Residential. He specializes in real estate and condominium developer consulting, overseeing project startups, client integration, and community transitions. Nathaniel works closely with Ontario's leading condominium developers and internal teams to ensure the seamless execution of new developments, bringing projects to market with exceptional management operations. Passionate about elevating the standards of property management, he believes that well-managed communities offer a higher quality of condominium living for residents and owners in the Toronto area.



Philippa French
Public Art Curator
City of Mississauga

Philippa (Pip) French is a public art curator and project manager working in municipal public art. Philippa leads innovative city-building initiatives, works to diversify municipal public art collections, and partners with local arts, community, and educational organizations to help build a strong artist ecosystem in Mississauga. In her current role as a Public Art Curator with the City of Mississauga, she animates public spaces by commissioning large-scale sculptures, murals, temporary artworks, and works based in digital media that are site specific and impactful for local residents and visitors alike. Philippa also leads various policy and procedural updates for Mississauga's Public Art Program. Philippa is a graduate of Queen's University's M.A. Public Administration Program and the University of Toronto's Urban Studies B.A. Program. She is a member of Sheridan College's Architecture and Urban Design Professional Advisory Council and a member of ArtReach's Resource Advisory Committee. In her free time, Philippa volunteers with the Textile Museum and is an avid sewer and crafter.



Kate (Ketevan) Gonashvili
Senior Designer
Giannone Petricone Associates

Kate Gonashvili holds a Bachelor of Architectural Science from Toronto Metropolitan University and a Master of Architecture from the University of Toronto. Her work focuses on residential typologies, and relishes in the power of multi-unit residential design to not only tackle the challenges of standardized housing but also to redefine the fabric of the city. Impacting people's daily lives, she is passionate about work that has tangible end results. Her interest in architecture is supplemented by her exploration in analog methods of making through varying mediums like film photography, sketching and drawing, ceramics, and pottery. Kate is an indispensable member of the GPA team who has demonstrated a commitment to excellence in project design and execution. She joined GPA 2017 as a Junior Designer and became a Senior Designer in 2023. In addition to her studio commitments, Kate is also an ambassador of GPA at Toronto Metropolitan University where she mentors and supports students in the Architecture undergraduate program.



Sara Gregory
Senior Planner
Bousfields Inc.

Sara is a Senior Planner at Bousfields and joined the Planning team in 2023. Having worked in both the public and private sectors, Sara has experience processing development applications through the approvals process as a planning consultant, land use planner at a municipal law firm, and as a municipal planner. Sara has worked on a wide range of land use planning and development projects throughout Toronto and the Greater Toronto Area. Through these experiences, Sara has developed a deep understanding of planning policy, processes, and the appeal process. She is skilled in shepherding development applications through the approvals process by utilizing her strong project management and relationship-building skills, as well as her ability to coordinate with a variety of technical consultants and stakeholders to achieve results. Key projects in Sara's roster include Bayview Village (Toronto), Dolime Quarry (Guelph) and 851 Lawrence Road (Hamilton).



Nyasha Harper-Michon
Director of Programs
CP Planning

Nyasha Harper-Michon is a passionate advocate for resilient cities, and a self-proclaimed 'Archivist'—a term she coined for architects and built environment professionals and enthusiasts driving economic, environmental and social reform to foster positive changes in society and within the land use industry. She currently serves as the Director of Programs at CP Planning, a Toronto-based community planning non-profit committed to advancing affordable housing and inclusive economies for marginalized communities. Wearing many hats, her expertise spans sustainable communities, strategic direction, relationship building, and thought leadership namely as a LinkedIn Top Voice Green. She has advised as a founding board member of WomenMakeTheCity, a nonprofit working to foster equitable and sustainable cities through an intersectional feminist approach, on DEI for the City of Amsterdam built environment team as well as worked at international architecture firms such as UNStudio. She has also taught at the Technical University of Delft and Amsterdam Academy of Architecture. Nyasha's influence extends to speaking at renowned urban development events including World Congress of Architects UIA Copenhagen 2023 and the Smart City Expo World Congress Barcelona 2024, to come this November. She is currently collaborating with the UNESCO Green Citizens as an Influencer, and insights on and passion for sustainable urban development and social equity have been highlighted in the UNESCO Courier, UN-Habitat and on the UN Forest Podcast.



Liban Hassan
Trustee and Board of Director,
Toronto Lands Corporation
Toronto District School Board

Liban Hassan is a dedicated public servant committed to creating inclusive and transformative city-building initiatives. As a Trustee at the Toronto District School Board (TDSB), he has worked extensively with the Toronto Lands Corporation (TLC), overseeing responsible land use for educational purposes and community development. His role in the TLC has emphasized the importance of leveraging public assets to foster community engagement, affordable housing, and social infrastructure in Toronto. In addition to his work at the TDSB, Liban has played a pivotal role in shaping housing policies as part of the Canada Mortgage and Housing Corporation's (CMHC) Indigenous Housing Policy Development initiative. His work has focused on addressing the housing needs of Indigenous communities, ensuring that solutions are not only sustainable but also culturally responsive and inclusive. This has been a key aspect of his mission to bridge gaps in housing accessibility and affordability for marginalized populations. Liban's passion for city-building extends to his involvement with the Ontario Ministry of Infrastructure, where he contributes to long-term planning and development strategies aimed at creating vibrant, resilient urban spaces. His focus on innovation and sustainability in infrastructure ensures that community needs are met in ways that prioritize environmental stewardship and social equity. Throughout his career, Liban has been a tireless advocate for engaging with communities at the grassroots level, working to create policies and projects that reflect the diverse needs of Toronto's residents. His inclusive approach to leadership continues to drive meaningful change in the city's development.



Matthew Heather

Associate Principal - Manager, Planning
Arcadis

Matt is an Associate Principal and Manager of Planning at Arcadis. As a registered professional planner and professional land economist, Matt has over 12 years of city building experience, focusing on providing innovative solutions in growth management, municipal finance and market analysis for both the public and private sectors. As part of the Real Estate, Economics and Planning team at Arcadis, Matt has been involved in a wide array of projects, ranging from due diligence and market feasibility studies for Transit Oriented Communities, to evaluating and identifying municipal financing solutions for downtown improvement plans and new community development. Through this experience, Matt has developed a growing passion for creating complete communities which are planned and designed using both qualitative and quantitative assessment, rooting the decision-making process in market assessment, design excellence and policy driven concepts. Matt is a graduate from the Honours Planning program at the University of Waterloo and is an active member of ULI, BILD and the University of Waterloo Planning Alumni Committee.



Katie Henley
Senior Urban Designer
City of Markham

With a passion for creating vibrant, sustainable urban spaces, Katie is a Senior Urban Designer currently working at the City of Markham with experience in shaping environments that enhance community well-being and connectivity in both the private and public sectors. Katie's expertise lies in integrating innovative design principles with practical solutions, ensuring that every project reflects the unique character and needs of the community it serves. Katie comes to the urban design field with a background in landscape architecture, bringing forth a sustainable and practically innovative approach to her work. Presently, Katie continues her success in urban design and planning through progressive contributions to her current portfolio, including diverse projects such as the City of Markham Civic Square Vision, the Yonge Corridor Secondary Plan, and various high-profile, complex, mixed-use development applications. Katie looks forward to continuing to contribute to fostering sustainable and inclusive urban environments for future generations.



Brady Heslip
Associate, Development
Oxford Properties Group

Brady Heslip is an associate on Oxford's Development team responsible for the execution of residential, mixed-use, office, life sciences, and retail development projects across Canada. Prior to Oxford, Brady gained experience in credit investments working at CMCC and Atrium MIC. Brady completed his Bachelor's degree at Baylor University in Waco, Texas and obtained his MBA from the Smith School of Business at Queen's University. Brady previously served as a member of the Canadian Men's National Basketball team for 10 years.



William Hu
Development Manager
York University Development Corporation

Land Use Planning & Development professional skilled in real estate development, land use planning approvals, policy, and development management. Experienced in real estate development and project management with a Master of Business Administration (MBA) from the Rotman School of Management, University of Toronto. Have extensive experience as a land use planning consultant, as well as experience and knowledge working in the private development industry. Currently with York University Development Corporation, working to advance the real estate development goals of York University.



Dorsa Jalalian

Associate, Senior Urban Designer
DIALOG

Dorsa brings over ten years of expertise in shaping vibrant and equitable urban spaces. With a background in architecture and urban design, her career spans across North America, focusing on master plans, city-wide planning studies, urban design guidelines and public realm improvements. Passionate about placemaking, Dorsa has been dedicated to creating public spaces that are lively, bustling, and welcoming to all. Dorsa's approach is deeply rooted in community-centric values, applying a Gender-Based Analysis Plus (GBA+) lens to ensure her designs cater to diverse demographic needs. Dorsa actively participates in the design community, often speaking at key planning and design conferences, including OAA and OPPI events. Her recognition as a Champion by the Urban Lands Institute's Women's Leadership Initiative (WLI) is a testament to her influence in the field. Her deep commitment to community engagement is reflected in her co-chair role for the IAP2 Canada Diversity Equity and Inclusion Community of Practice, promoting equitable engagement strategies. Additionally, Dorsa contributes to the ULI America Young Leaders Group Steering Committee and holds a jury role in the DesignTO Festival. Recent projects include leading City of Toronto Thermal Comfort Guidelines, Tecumseh Hamlet Secondary Plan, and a few visioning studies for healthcare facilities across the region. Dorsa has a Bachelor of Architecture from the University of Tehran and a Master of Urban Design from the University of Toronto.



Himanshu Katyal
Senior Planner
Bousfields Inc.

Himanshu is a Senior Planner at Bousfields, having joined the firm in January 2022. Prior to joining Bousfields, he worked in the public sector as a Development Planner with the City of Brampton and previously with the Township of Cramahe. Himanshu manages the preparation of applications for Official Plan and Zoning By-law Amendments, Site Plan Approvals, Minor Variance and Consent Applications, and he is experienced in the planning and policy framework of former Metropolitan Toronto and the amalgamated City of Toronto. Himanshu's education includes a Master of Planning degree from Queen's University and a Bachelor of Technology degree from Amity University. He is a Registered Professional Planner and Full Member of the Canadian Institute of Planners.



Rida Khan
Senior Urban Designer
Hatch

Rida Khan is a Registered Professional Planner and Senior Urban Designer passionate about weaving better urban fabrics for better living experiences. She has designed across the scale of individual sites to districts, advancing both public and private sector projects focused on transit-oriented developments in the vicinity of regional and intercity commuter or light rail and bus rapid transit. She has proven leadership and exceptional design abilities, recognized by the John H. Faculty of Architecture, Landscape, and Design via their Faculty Design Award.



Justine Kicek
Development Manager
Fitzrovia Real Estate

Justine Kicek has over 15 years experience working in Project Management with over 8 years of real estate industry experience. Beginning her career in exhibitions at many notable organizations including the Aga Khan Museum, the Art Gallery of Ontario and Heritage Toronto, she brings a passion for user-centered design into the real estate sector. She started her career at Oxford Properties and continued to grow by contributing to other organizations such as Freed Developments, Marlin Spring Developments and is currently leading a small team at Fitzrovia Real Estate. In her current role at Fitzrovia Real Estate, the focus is on bringing purpose built rental communities with resident focused design and programming. In her spare time, she enjoys hiking, wine, and spending time with her dog Minnie!



Jeremy Kloet
Development Manager
Toronto Lands Corporation

I hold a diploma in Urban and Rural Planning from Langara College, a degree in Urban Planning from Concordia University and a Master of Urban Planning from Toronto Metropolitan University. I have over 10 years of public sector experience in the real estate and land use industry, beginning as an Urban Fellow with the City of Toronto and, most recently, as a Development Manager with the Toronto Lands Corporation (a subsidiary of the Toronto District School Board). Recent work-related highlights include leading a multidisciplinary team to advance the City of Toronto's first modular affordable housing projects and working in the City of Toronto's City Manager's Office testing and implementing improvements to help streamline the city's development review process. As a Development Manager with the Toronto Lands Corporation, I am currently exploring innovated strategies to leverage the considerable economic and social value of the Toronto District School Board's property assets into new schools and other community building opportunities. I'm committed to continued personal and professional growth. In both leadership and supportive roles, I find a lot of purpose implementing positive change and testing innovative solutions to help solve urban development challenges. On personal note, I was born and raised in the suburbs of southern Ontario. But now call downtown Toronto home where my wife and I raise our two young kids.



Nicole Lechter

Senior Analyst - Real Estate, Senior
Manager - Real Estate Audit
RSM Canada LLP

Nicole Lechter is an Assurance Senior Manager and Real Estate Senior Analyst at RSM Canada's Toronto office. She delivers assurance and advisory services to both public and private real estate companies. As part of RSM's Industry Eminence Program, Nicole collaborates with the firm's chief economist and fellow senior analysts to analyze, forecast, and communicate key economic, business, and technology trends impacting middle-market businesses.



Kit Leung
Senior Manager,
Real Estate & Insurance
Community Living Toronto

I am a Senior Manager of Real Estate at Community Living Toronto. With over a decade of experience in real estate development and planning, I specialize in creating accessible, inclusive communities that enable individuals with intellectual disabilities to thrive. My experience includes supporting significant development projects, such as the Lawson Redevelopment, which is a landmark initiative aimed at creating an inclusive, mixed-use community in partnership with Tridel. This project aims to create an inclusive community, advancing our mission to foster vibrant and accessible communities for all. In my current role, I manage a diverse portfolio of properties, lead real estate strategy, and collaborate with stakeholders to bring innovative housing solutions to life. I am committed to driving development projects that not only serve the needs of vulnerable populations but also create lasting value for the wider community. Eager to expand my expertise, I seek participation in the Curtner Urban Leadership Program to deepen my knowledge of urban development, leadership, and strategic partnerships. Through this program, I aim to further enhance my ability to lead impactful projects that foster inclusive communities and promote sustainable growth.



Edwin Li

**Project Lead, Comprehensive Zoning
By-law Review / Senior Planner
City of Brampton**

Edwin is a Senior Planner at the City of Brampton. Currently as the Project Lead of the City's Comprehensive Zoning By-law Review, he works with many passionate and dedicated inter-departmental staff and consultants to update and modernize development standards while ensuring the new zoning information are accessible and easy to understand by all users. As a former City of Toronto Urban Fellow with land use policy and development experience in both the public and private sectors, Edwin is committed to his holistic approach in creative problem-solving and is passionate about collaboration & empowerment for positive change. In his spare time, he enjoys playing water polo, finding the best coffee in town, and exploring all the interesting places Toronto and the region has to offer.



Emily Li

**Project Lead, Architect
BDP Quadrangle**

Graduated from University of Waterloo with Master of Architecture degree, I was fortunate enough to work in New York and Den Haag during my internship days. It's been 7 years since I've settled in BDP Quadrangle and as a project lead architect, I focus on managing multi-unit high-rise residential projects in the GTA area, from the early schematic design stages to the later construction phases. In addition to maintaining quality precision work with all my projects regardless of the scale, I'm also part of the internal design review panel and the student-hiring team. It's always exciting to see innovative ideas from student portfolios and how they apply their fresh thought-processes to our designs. Coming from a visual-arts background with a keen interest in fashion, my current personal projects include linocut printmaking.



Han Liu

Principal Urban Designer/Supervisor
City of Brampton

Han Liu is an experienced urban designer, planner, and landscape architect with a diverse background spanning public and private sectors in both Canadian and international contexts. Currently serving as Supervisor and Principal Urban Designer for the City of Brampton, Han oversees the development of city-wide Urban Design Guidelines and leads the urban design review for multiple high-impact development applications. With a Master of Planning from the University of Guelph and a Master of Landscape Architecture from the University of Toronto, Han brings a multidisciplinary approach to city-building. Throughout her career, she has led transformative projects focused on urban sustainability, infrastructure, and community-centered design. Han's work is characterized by a strong commitment to mentorship, collaboration, and the integration of innovative strategies, all aimed at creating inclusive and resilient spaces that address the evolving needs of diverse communities.



Czeryll Longalong
Specialist, Strategic Policy and
Research
Regional Municipality of Peel

I joined the Region of Peel nine years ago and worked with many departments including Public Health and Harm Reduction and the Community Investment Program under Human Services. Currently, I am part of the Housing Development team and currently responsible for our Affordable Rental Incentives Program. I hold an undergraduate degree in Human Resources and Finance from St. Mary's University in Nova Scotia and a Global Professional Master in Law from the University of Toronto.

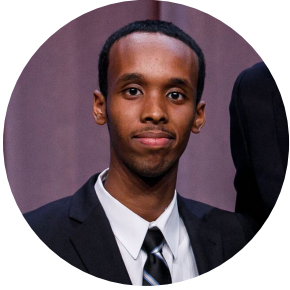


Hailey McWilliam

Senior Planner

Bousfields inc.

Hailey is involved in a variety of land use planning and development projects throughout the Greater Toronto Area. She assists in the management of various development applications and prepares planning rationale reports and associated studies and reports for Official Plan and Zoning By-law Amendments, as well as supporting materials for minor variance and site plan approval applications. She works collaboratively with municipal staff and multi-disciplinary consultant teams to deliver positive solutions to complex land use issues. In her role, she also has deputed before the Committee of Adjustment, Council, and has presented at community meetings. Hailey is a member of the Canadian Institute of Planners and is a Registered Professional Planner in the Province of Ontario.



Hassan Mohamud

Community Benefits Coordinator

Toronto Community Benefits Network

My name is Hassan Mohamud and I am currently working as a Community Benefits Coordinator for the Toronto Community Benefits Network. Growing up as a young Somali boy in the Lawrence West/Lawrence Heights area of Northwest Toronto, I was exposed a diverse community who hailed from a range of different backgrounds and cultures. I also learned early on about resources/programming and the lack thereof for many low-income communities throughout the city of Toronto. This started me down a lifelong path of community development and a desire to understand the inner workings of my city on an infrastructure level. After graduating from U of T Scarborough with a bachelors in Journalism and Political Science and bouncing around from a number of unpaid internships, I worked as a freelance photographer and content creator before ending up as a Constituency Liaison Officer for Member of Parliament Marco Mendicino. On top of administrative duties, my responsibilities included dealing in immigration and CRA related casework as well as operating a free annual tax clinic. I would move on to the non-profit sector and work for an organization called the Loyan Foundation, which centered around youth gun violence prevention and helping newcomers overcome systemic barriers. These two particular stints would help me gain the necessary skill set for my current role at the Toronto Community Benefits Network where I work to negotiate and educate local stakeholders, grassroots organizations, developers and city staff on Community Benefits Agreements (CBAs).



Geoffrey Mosher
Project Manager
LURA Consulting

Geoffrey is a project manager at LURA who collaborates with clients to strengthen connections between their organizations and the communities they serve. He has over ten years of experience in various industries, including education, entertainment, and community organizing. He graduated from Trent University's Political Studies program, Centennial College's Journalism program, and OCADU's Digital Media program. With LURA, Geoffrey provides community outreach and communications services as part of several large infrastructure construction projects. He is passionate about cities and looks for opportunities to make them more livable and engaging for everyone.



Meaghan Palynchuk

Real Estate Consultant, Affordable
Housing
City of Hamilton

Meaghan Palynchuk is passionate about creating change in utilizing big data and GIS to provide solutions for anything from telecommunications to affordable housing. She has worked in various aspects of the planning and asset management industries, including, residential, retail and telecommunications. After being in the private sector, she has made the switch to public service, where she is now in the affordable housing sector for the City of Hamilton.



Diana Pitfield
Senior Manager,
Corporate Sustainability
Allied Properties REIT

With over ten years of global experience as a sustainability strategist, Diana has dedicated her career to developing and executing impactful initiatives in the real estate sector. Currently, Diana serves as the Senior Manager of Corporate Sustainability at Allied Properties REIT, where she focuses on fostering interdepartmental collaboration to advance Allied's sustainability goals. In this role, Diana works to integrate sustainability initiatives with business strategies and meeting the needs of constituents. Prior to joining Allied, Diana worked in sustainability consulting in London, England at Jones Lang LaSalle, gaining valuable insights by collaborating with leaders in the real estate sector to advance environmental and social stewardship. This work helped shape Diana's perspective on effective change management and the development of robust sustainability processes and programs.



Josh Reiniger
Associate, Urban Designer
Urban Strategies

Josh is an Associate Urban Designer with multi-faceted educational and professional experience with a background in urban design, planning, architecture, sustainability, and engagement. He is interested in the intersection of culture, design, policy, mobility, ecology, and community, which informs deep investigations of place to understand context and build capacity for community growth. Josh was born and raised in Edmonton before moving to Toronto, then Scotland and back to Toronto again. He has personal interest in gardening, drawing, and getting out of the city to experience life in rural and natural places. He holds an M.Sc in Urban Design (Strathclyde University), BA in Urban and Regional Planning (University of Alberta), Certificate in Urban Horticulture (Guelph), and a Certificate in Public Engagement (IAP2)



Michael Salenieks

Vice President, Broker

Lennard Commercial Realty, Brokerage

Michael Salenieks is a pragmatic and conscientious professional who enjoys tackling challenging and complex projects. Community involvement is a central element of Michael's practice. Over the years he has sat on the Board of the Centre for Addiction and Mental Health Engage, been a member of the Urban Land Institute, a Developing Leader with the National Association of Industrial and Office Parks, as well as served on his local Chamber of Commerce's Municipal and Provincial Advisory Committees. Outside of work, Michael enjoys being a husband and father, cycling through the city, creating visual art, and escaping into the wild every now and then!



Bindu Shah

Strategic Lead, Planning
Town of Caledon

A Registered Professional Planner, with a Master of Urban Planning (Housing) and a Bachelor of Architecture. Currently the Strategic Lead for Planning at the Town of Caledon, leading key strategic initiatives and organizational responses to changing legislation. Extensive experience in design, innovative housing programs, frameworks for creation of complete communities and growth financing.



Sagal Shuriye
Capital Planner
Government of Ontario

As a board member of the Somali Centre for Culture and Recreation and a Capital Planner at Solgen, Sagal has developed a strong passion for community-driven development and the strategic planning of capital projects. With an MBA, she brings a unique blend of leadership, and a deep understanding of how to create meaningful, lasting impacts in the communities.



Justin Smith
Architect
BDP Quadrangle

Born and raised in Toronto, I am passionate about transforming how we build to better serve the citizens of cities and address their long-term needs. With over seven years of experience as an architect, I specialize in mixed-use and multi-residential projects, using emerging computational technologies to challenge conventional approaches. I aim to tackle Toronto's housing affordability crisis by disrupting traditional workflows and integrating innovative solutions, though I recognize this transformation is still in its infant phase. Outside of my professional work, I collaborate with local community organizations on housing initiatives, which help keep me grounded. I hope to help build more inclusive, future-ready communities that reflect the diverse needs of Toronto and other cities in the near future.



Kyla Tan
Manager, Development
Fitzrovia Real Estate

Kyla is a Development Manager at Fitzrovia, Canada's largest developer of purpose-built rentals. In her four years in this role, she has led the design and development of two multi-tower projects which, combined, will bring nearly 2,000 purpose-built rental units to the market by the end of 2026. Her masterplan project at Bloor and Dufferin is Canada's second largest residential development currently under construction. Prior to joining Fitzrovia, she completed a Bachelor's in Applied Sciences in Civil Engineering at the University of Waterloo and a Master's in Applied Sciences in Structural Engineering at the University of Toronto. During her master's degree, she invented a device that dissipates seismic energy that was patented and acquired for commercialization. Following this, she worked as a structural engineer at RJC for over six years where her most notable projects were the Eglinton Crosstown LRT's Mount Pleasant Station and the office towers at CIBC Square.



Juneeja Varghese

Senior Manager, Community Initiatives
United Way Greater Toronto

Juneeja Varghese is the Senior Manager, Community Initiatives at United Way Greater Toronto supporting place-based strategies and empowerment of local communities to collectively lead and build strong neighbourhoods. Bringing over a decade of experience in the non-profit and philanthropic sector, Juneeja has been driving United Way's neighbourhoods strategy in revitalizing neighbourhoods across Toronto, York and Peel regions. She is also involved in supporting the development of community hub spaces in key areas of the region that are underserved. The complex and dynamic nature of this work has required increasing collaboration service organizations, community planners, developers, government and other cross-sector professionals. Her passion to also has led her to volunteer on the Toronto Public Space Initiative and on the board of Sprout that connects landscape architects to non-profit space projects. Taking her own experience as a South Asian immigrant, she also serves on the Board of Thorncliffe Park Women's Committee, a grassroots group aiming to bridge the connection of racialized immigrant women to local parks and public spaces.



Rachel Vesz
Senior Urban Designer
Arcadis

Rachel is a Registered Planning Professional and Senior Urban Designer at Arcadis with over seven years of experience. Rachel has a passion for designing communities rooted in strong visioning, planning best practices and innovative urban design. In her role with Arcadis, Rachel has experience working in leadership roles on a diverse range of local and international projects, with project involvement related to community master planning, transit-oriented development, public realm and streetscape design, block and site planning, campus master planning, public consultation and the generation of high-quality reports and presentation materials. Rachel is driven by a desire to lead the creation of foundational visions that accurately capture the 'big picture' of each unique project she dedicates herself to. Through her diverse project experience, she brings the comprehensive knowledge and skillset to create successful urban design and planning solutions in various contexts.



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
Team Lead
Municipal Affairs and Housing

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. Astrid has also 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.



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.



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..



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.



Emily Rossini

Director of Planning, Real Estate
Development
Habitat for Humanity GTA

Emily has a Planning degree from the University of Waterloo. I spent 15 years as a planner at the City of Toronto where I got to work on many interesting projects. I am now at Habitat for Humanity GTA where I get to work on creating affordable housing for families.



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, the City of Richmond Hill, and now the Town of Oakville, Sybelle has worked on numerous projects to identify community planning needs and facilitate development that responds to those needs. Sybelle is excited about the opportunity to work with a multi-disciplinary team to foster leadership skills and traits that promote innovation that ultimately helps to build communities that improve the quality of life for generations to come.



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!



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.



Juhi Dawoodia
Events Associate
ULI Toronto

Juhi joined ULI Toronto in March 2024, allowing her to continue her journey in fostering sustainable community development and event management. With a Bachelor's degree in Environmental Studies, specializing in Environmental Management, Policy, Resources, and Conservation from York University, Juhi brings a fervent dedication to addressing environmental challenges and striving for a sustainable future.

Before ULI, Juhi served as a Student Services and Activities Coordinator at Kaplan International, orchestrating engaging activities to enhance student experiences and emphasizing community engagement. Furthermore, her tenure as a Field Research Assistant at York University afforded her the opportunity to delve into environmental fieldwork and research, particularly focusing on colonial water birds in Lake Ontario.

Outside of her professional pursuits, Juhi finds joy in painting, exploring new places and uncovering hidden gems within the city.

Juhi is excited to join the ULI team and looks forward to making meaningful contributions to support ULI's mission of shaping the future and enhancing communities. Juhi is dedicated to advancing this noble cause.



Toronto

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