



Curtner Urban Leadership Program

CLASS OF 2025/ 2026

**MEETING THE MOMENT:
Leading on Opportunity**





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



2025 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.

2025/2026 Program Features – Meeting the Moment: Leading on Opportunity

Real estate represents 27% of Canada's GDP – and housing is only one part of this broader industry. In today's climate of economic uncertainty, shifting trade patterns, and rising expectations around environmental and social responsibility, real estate decisions are more consequential than ever. They form the foundation of economic growth and community resilience.

The 2025/26 program will explore how to focus on opportunities to amplify real estate as a core contributor to economic growth. Participants will examine why we need new economic drivers, what 21st-century economic growth looks like and how we can achieve it. The program will challenge participants to lead boldly—embracing this moment as an opportunity to align financial feasibility with values of inclusion, sustainability, and place. Key areas of focus in communities across the GTA will include opportunities to reset the housing market, how “nation building” can be transformative “region building” and how communities can continue to be shaped by values of place, environment and inclusion. Through eight full-day sessions, mid-career professionals will enhance their leadership capacity, explore new ideas and challenge themselves, together with others, to lead, emboldening everyone to contribute meaningfully going forward.





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 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.



Mona Al-Sharari
Senior Planner
Bousfields Inc.

Mona Al-Sharari is a Senior Planner at Bousfields Inc. and is a Registered Professional Planner and a Member of the Canadian Institute of Planners. Mona holds a Bachelor of Community Design and Planning (Honours Urban Design and Planning) from Dalhousie University and a Master of Science in Infrastructure Planning, Appraisal and Development from the Bartlett School of Planning at University College London (UCL).

At Bousfields, Mona works on a wide variety of projects including high-rise residential/mixed-use developments, transit-oriented developments, low-rise residential infill projects, commercial and industrial projects. Mona has also international development experience, having worked as a Planner at a consulting firm in Amman, Jordan, where she assisted with developing planning strategies for communities in Jordan and the Democratic Republic of Congo.

She has previously also completed an internship at the United Nations Human Settlements Programme (UN-Habitat) in Nairobi, Kenya. In addition to Mona's planning experience, she has also been a guest lecturer at UCL and has taught on various topics such as promoting participatory practices in planning and delivering infrastructure projects.



Sasitha Athukorala
Senior Project Coordinator
Treasure Hill Home Corporation

Sasitha Athukorala is a Civil Engineer and Senior Project Coordinator based in the Greater Toronto Area. He currently oversees the planning and execution of multiple residential development projects at Treasure Hill. With a strong foundation in real estate development and asset management, he specializes in managing complex land development projects—from acquisition and entitlements to site servicing—ensuring delivery on time, within budget, and to quality standards.

Previously, Sasitha served as a Project Coordinator at MetCap Living Management, where he led capital improvement initiatives and supported asset management efforts across a portfolio of high-rise multifamily properties in Toronto.

Sasitha has been an active member of ULI since 2024 and is currently apart of the Connect Committee. Prior to that, he participated in the Mentorship Program as a mentee. He is keen to deepen his involvement in the industry and expand his professional network.

Outside of work, Sasitha enjoys staying active and spending time outdoors—whether it's hiking, biking, or exploring new parks and trails around the GTA. He's also passionate about personal development and lifelong learning, often spending time reading about urban planning trends, real estate markets, and leadership. He hopes to contribute meaningfully to the communities that he helps build.



Hannah Brown
Development Analyst
Fengate Asset Management

Hannah Brown is a Development Analyst at Fengate Asset Management, responsible for leading financial analysis and supporting project delivery on a wide range of development projects across various asset classes, with a focus on purpose-built rental housing.

Prior to joining Fengate, Hannah worked in debt investments at QuadReal Property Group, gaining insight into how capital structures shape development outcomes.

Hannah is an active member of the Toronto chapter of the Urban Land Institute, particularly with the Women's Leadership Initiative, and holds a master's degree in international real estate and planning from the Bartlett Faculty of the Built Environment at University College London.



Tina Dadgostar
Senior Urban Designer
Bousfields Inc.

I am a senior urban designer with a background in architecture from the Art University of Tehran and a master's degree in urban planning from the University of Calgary. During my studies, I received the Alberta Professional Planners Institute Student Award and the Andrei Nicolai Award, which recognizes excellence in sustainable urban design.

I began my career working as an architect, an experience that broadened my perspective and helped me realize my true passion for urban design. Pursuing further studies in planning allowed me to better understand the bigger picture, and today my combined background in architecture and planning shapes the way I approach design, balancing attention to detail with a holistic vision of city-building.

I am deeply committed to creating places that are ecologically sustainable, culturally meaningful, socially equitable, and vibrantly designed. I aspire to play a leading role in advancing urban environments that inspire and serve communities for generations to come.



James Di Paolo

Senior Associate, Urban Planner
Urban Strategies Inc.

James is an Urban Planner with a strong understanding of physical planning and planning policy, and is a key member of Urban Strategies' downtown, main street, and neighbourhood planning practice. Most recently, James worked on the City of Orillia's Downtown Tomorrow Plan Update, which sets out a long-range vision for growth and development in the downtown, supported by a range of strategic initiatives for the City and its partners to advance. James also worked as the Planner and Project Manager for the Central Peninsula Neighbourhood Plan for the City of Saint John, NB. Through urban design and public realm guidelines and place-making concepts for surplus public lands, the Neighbourhood Plan demonstrates how targeted municipal improvements can encourage private reinvestment in the core of a historic city. James also works with the New York Department of State to administer the Downtown Revitalization Initiative, a key economic development program. Working with a different community in the Finger Lakes Region each year, this involves working with State and municipal officials and a local planning committee to identify, evaluate, and select the best slate of projects for grant funding to support downtown revitalization. In Toronto, James has managed the master planning and approvals for a variety of complex development projects, including 30 Bay Street, Dufferin Mall, the Golden Mile Shopping Centre redevelopment, 1 Front Street West, and 18 Elm Street.



Natasha D'Souza

Principal Planner/Supervisor,
Policy Planning
City of Brampton

Natasha D'Souza is an urban planner with the City of Brampton and brings over a decade of municipal experience in policy planning, growth management, and land use. She is completing a PhD in Rural Studies at the University of Guelph, where her research examines governance and regional development. Natasha is passionate about inclusive, sustainable city-building and is committed to advancing innovative planning solutions that strengthen communities across the Greater Golden Horseshoe.



Anna Edwards

Associate Development Manager
Toronto Community Housing

A real estate and planning professional with 10 years of experience in land use development in the private and public sectors, in Canada and internationally, with experience in mixed use development, public-private partnership, commercial real estate, and affordable rental housing.



Jake Golvin

Associate Development Manager
Toronto Community Housing
Corporation

Jake has an extensive background in the real estate development industry and currently works as an Associate Development Manager with Toronto Community Housing. His work is concentrated within the Alexandra Park Revitalization located in downtown Toronto directly south of Kensington Market and west of Chinatown. The opportunity to be part of such an extensive revitalization allows Jake to have a front row seat view into the detailed operations of both public and private sector real estate development practices across the City of Toronto.



Jackie Gu
Strategy and Government
Relations Coordinator
City of Richmond Hill

With over a decade of experience in municipal government, Jackie Gu has worked across the Greater Toronto Area to advance housing, land-use planning, and climate action initiatives. Her career includes eight years with the City of Toronto, where she contributed to the City's development review process transformation, developed municipal growth funding tools, and created strategies to navigate planning legislative changes. She also played a key role in Toronto's ambitious climate action plan, the TransformTO Strategy, focusing on green development standards and advancing net-zero building policy.

Most recently, Jackie brought her experience to the City of Richmond Hill, where she manages the municipality's Housing Accelerator Fund program, driving housing delivery and aligning local priorities with provincial and federal objectives. In this role, she continues to provide development expertise and builds partnerships across government and industry. Beyond housing, Jackie supports corporate strategic planning and intergovernmental and Indigenous relations, representing the municipality in discussions with other levels of government to advocate for local priorities and build consensus on shared goals.

Jackie is currently pursuing her MBA, building on her academic background in environment and business. She is a certified Project Management Professional (PMP) and Lean Six Sigma Green Belt. Jackie actively volunteers as a mentor for new graduates and newcomers to Canada. Outside of work, she is an avid paddleboarder, a transit and cycling advocate, and enjoys discovering urban green spaces.



Mehedi Khan

**Associate Development Manager
Toronto Community Housing
Corporation**

Mehedi Khan is an Associate Development Manager with Toronto Community Housing Corporation (TCHC), where he is directly involved in major revitalization initiatives including Regent Park Phases 4 and 5 and the Swansea Mews redevelopment. His work focuses on master planning, subdivision approvals, consultant coordination, and advancing key public realm elements, while also leading engagement processes and community benefits agreements that connect physical development to broader social outcomes.

He brings more than five years of private sector experience, having previously worked as a Development Manager at Dunpar Homes, where he successfully managed multiple Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval applications across the Greater Toronto Area. This combination of public and private sector work has equipped him with both technical expertise and a nuanced understanding of how development decisions shape communities.

Beyond his professional responsibilities, Mehedi co-founded Muslims in Public Space (MiPs), a nonprofit that activates public spaces through art and design to challenge Islamophobia and foster inclusivity. He also serves on the board of plazaPOPs, which transforms underutilized lots into temporary community hubs.

Rooted in his lived experience growing up in Regent Park, Mehedi is committed to a vision of development that integrates housing, public space, and equity into the fabric of city-building.



Walied Khogali Ali

Co-chair

Regent Park Neighbourhood
Association

Walied Khogali Ali is a Toronto-based community and organizational leader with 15+ years advancing equitable city-building across the Greater Golden Horseshoe. He serves as General Manager of the Toronto Metropolitan Graduate Students' Union and Co-Chair of both the Regent Park Neighbourhood Association and the Regent Park Social Development Plan, where he convenes residents, developers, agencies, and city staff to deliver community benefits—income-based affordable housing, workforce development, and vibrant community spaces.

Walied leads the Empowering Tenants initiative (Department of Justice-funded), expanding legal education and organizing for renters at risk of eviction. He has coordinated large-scale engagement and cultural programming, including Sunday in the Park and other neighborhood festivals, and contributes to citywide coalitions on affordability, community safety, and anti-racism. Recognized as a collaborative bridge-builder, he translates complex planning and policy into accessible pathways for action.



Johnpaul Loiacono
Senior Project Manager
City of Hamilton

Johnpaul Loiacono is a registered professional planner with over a decade of experience in both the private and public sectors having worked as a planner at Biglieri Group, the Niagara Escarpment Commission, and the Regional Municipality of Niagara. Johnpaul is currently a Senior Project Manager in the Economic Development Division of the City of Hamilton, where he collaborates on urban renewal initiatives and projects including the City's Community Improvement Plans.



Alex Manojlovich
Real Estate Consultant
City of Hamilton

Alexander Manojlovich is a real estate professional with several years of experience at a local investment management firm overseeing \$350 million in assets under management. His background includes strategic portfolio analysis, asset optimization, and market research across a variety of asset classes. Currently, he serves on the housing team within the City of Hamilton's Corporate Real Estate Office (CREO), where he focuses on identifying and leveraging municipal real estate assets for opportunities to support both market and affordable housing initiatives.



Christopher McIntosh
Development Manager
Streamliner Properties Inc.

Since joining Minett Capital Inc., Chris has been instrumental in providing organizational support to operations under both the Minett corporate silo and the family office, primarily in his expertise as a paralegal and analyst. In his present role as Development Manager with Streamliner Properties Inc., Chris is a key member of the team, supporting all aspects of the development process from due diligence to application management and securing entitlements and approvals.

Previously, Chris worked at the Royal Bank of Canada in a variety of roles over the course of 5 years with the strategic sourcing team, the credit advisory group and the business services centre divisions. He holds a paralegal license with the Law Society of Ontario, an undergraduate degree from Dalhousie University and a certificate in alternative dispute resolution from York University.



Ruchir Mehrotra
Project Manager
Colliers Project Leaders

Ruchir is an experienced development management professional with diverse experience spanning investments, business strategy, and project delivery. An alumnus of India's top-ranked universities in engineering and management, Ruchir has spent 10 years in land acquisition, construction and development management with comprehensive understanding across key verticals.

In his previous role as Project Director with India's largest developers, Ruchir acquired and managed entire lifecycle for multiple mixed-use high-rise projects within the Mumbai Metropolitan Region (MMR). Ruchir's portfolio comprised of project with a revenue potential of CAD 1 billion, area under development of ~8 million square feet with more than 5,200 residential apartments under construction or planning stages.

In his current role, Ruchir manages a portfolio of expansion, new development and capital repair projects on behalf of Infrastructure Ontario. In his spare time, Ruchir likes to spend time with his 7 year old son, playing soccer, and reading books.



Lara Muldoon

**Assistant Director, Strategic
Partnerships & Initiatives
School of Cities, University of
Toronto**

Lara Muldoon is Assistant Director, Strategic Partnerships & Initiatives at the University of Toronto's School of Cities where she helps to connect urban scholars, practitioners, and communities across geographies, disciplines, and sectors. She leads the public programming portfolio, as well as special projects convening stakeholders to address opportunities and challenges for city regions around the world, paying special attention to strategic choices for the institution. Prior to joining the university, Lara directed the sponsorship portfolio at the Toronto Region Board of Trade, and has worked in educational publishing, financial services, and the public sector. She enjoys cycling, traveling the world, and throwing parties of all shapes and sizes.



Jack Neal
Urban Planner
Arcadis

Jack is a Planner at Arcadis with nine years' expertise in planning mixed-use, residential, and cultural redevelopments across Canada and Europe, with a focus on growth management, stakeholder engagement, and financially-sustainable cultural infrastructure.

Jack is a member of the Arcadis REEP (Real Estate, Economics, & Planning) Team, working on growth management, highest-and-best-use analyses, financial and market assessments, and policy work, working with a combination of public and private sector clients.

Prior to joining Arcadis, Jack worked on a range of cultural projects with Savira + Capital Projects – such as the CAMH Research & Discovery Centre (Toronto, ON), Awitgati Longhouse & Cultural Centre (Fredericton, NB), and Symphony Nova Scotia Performing Arts Centre (Halifax, NS). Prior to Savira, Jack spent four years at a planning firm based in Oakville working on a range of development applications.

Jack possesses an in-depth knowledge of Provincial, Regional, and Local Planning policies, and managed a variety of projects, from Minor Variances to OPA's, Plans of Subdivision, and Provincial-level policy recommendations. Jack has prepared a wide range planning reports, including Highest-and-Best-Use Analyses, PJR's, Urban Design Briefs, Housing Needs Assessments, Financial Impact Assessments, Expropriation analyses, and Employment Land Conversion justifications.

Jack holds a B.A. from McGill University in Urban Systems. He is a Full Member of the Planning Institute of Australia, Professional Land Economist (PLE), Candidate Member of OPPI, and a LEED® Green Associate. He is currently working towards full membership with the CIP and Royal Town & Planning Institute (RTPI).



Peter Pantalone
Senior Associate
Urban Strategies Inc.

Peter Pantalone is a Registered Professional Planner and Senior Associate at Urban Strategies Inc. where he oversees and manages a wide range of private and public sector planning projects such as development applications, master plans, feasibility assessments, secondary planning, and appeals to the OLT and TLAB. He also currently serves as a Member of the City of Toronto Preservation Board and is a Planning Researcher for Novae Res Urbis where he contributes weekly summaries of recent planning tribunal decisions and authors the publication's annual GTHA and Toronto Planning & Development Law Reviews. Although he considers himself a lifelong and proud Torontonionian, Peter has an unstoppable wanderlust to travel the world and experience the magic of cities in all of their unique dimensions.



Dani Saad
Vice President
Woodgreen Community Services

Dani Saad is a public policy and strategy executive with experience shaping social and economic policy agendas at all three levels of government. Most recently, he served as Senior Policy Advisor to the Prime Minister of Canada, leading work on housing and infrastructure, health care, and social development, including building a Canada-wide early learning and child care system.

Dani is currently VP, Policy and New Development with Woodgreen Community Services and will also serve as Executive Director of Woodgreen's forthcoming Institute for Social Housing and Health Care Excellence.



Julie Scott
Manager, Land Development
C.F. Crozier & Associates Inc.

I am the Manager of Land Development at Crozier's Toronto office, where I lead the Toronto team and collaborate closely with development firms and government agencies to deliver a wide range of urban projects. My role combines technical oversight, project management, and relationship-building - ensuring that each development is not only feasible but also aligned with broader community and planning goals.

I have my Professional Engineer designation and have been in the engineering consulting industry for over a decade. In this time, I've gained extensive experience across diverse project types, including affordable housing, First Nations initiatives, high-rise mixed-use buildings, commercial developments, and large industrial subdivisions. My academic background in Environmental Engineering from the University of Guelph has equipped me with a strong foundation in sustainable design and infrastructure planning.



Faraz Shapourzadeh
Associate
DIALOG

I am an Associate and Designer at DIALOG, specializing in high-density urban developments and complex mixed-use projects across the GTA. As part of the Mixed-Use Living core team, my work advances the firm's mission of humanized urbanism, applying community wellbeing frameworks to create sustainable, livable environments that balance design excellence, economic feasibility, and social impact.

I have led the design of high-rise and mid-rise mixed-use projects, including 7079 Yonge St, 6125 Yonge St, 2323 Yonge St, 5320 Yonge St, 36 Avondale Ave, 7-17 Nipigon Ave, and 114 Queen St W in Brampton, as well as master-planning initiatives for mixed-use communities. These projects involve close collaboration with developers, investors, consultants, urban planners, city officials, and other land use sectors to ensure integrated, context-sensitive outcomes.

Beyond project delivery, I actively contribute to leadership, mentorship, and multidisciplinary culture-building at DIALOG, while cultivating strong relationships with clients and stakeholders. I am passionate about the intersection of design, economics, society, and policy, leveraging design not only as an aesthetic tool but also as a driver of economic growth, social inclusion, and resilient communities.



Prianka Smita
Senior Architect
BDP Quadrangle

Prianka was drawn to architecture for its creative potential — the ability to transform abstract ideas into physical form. What continues to inspire her is the discipline’s complexity and its lasting impact on how people experience space, community and identity.

With over 12 years of experience, Prianka has led projects across high-rise, multi-unit residential, mixed-use, institutional and educational sectors. As a Senior Architect at BDP Quadrangle, she oversees residential developments of varying scales, managing budgets, schedules, regulatory approvals and internal teams. She plays a key role in setting the conceptual direction of each project, ensuring alignment with client goals and translating complex design ideas into practical, buildable solutions. In multidisciplinary environments, Prianka assumes a key role in bridging diverse disciplines, ensuring that architectural intent is thoughtfully and seamlessly integrated with engineering, planning and other consultant inputs.

Notable projects at BDP Quadrangle include: 5131 Sheppard Avenue East, which features three mid-rise, wood-frame apartment buildings and four townhouse rows with designated affordable housing; The Branch, a boutique mixed-use residential development known for its innovative design features; and 9000 Bathurst Street, a culturally responsive project developed in partnership with a non-profit organization. Beyond project work, Prianka is actively involved in shaping studio culture. She contributes as a mentor and supports new hires as part of BDP Quadrangle’s orientation team, sharing her leadership and commitment to collaboration.



Graham Spittal
Director of Development
Starlight Investments

Graham Spittal is a seasoned real estate development leader with nearly 20 years of global experience and a rare combination of architectural expertise and strategic development insight. Licensed Architect in Ontario (OAA) and holding a master's degree in architecture from Lawrence Technological University, he began his career as an architect with HKS Architects in Shanghai and WATG Architects in Irvine, California, delivering large-scale master plans, mixed-use communities, and luxury hospitality projects around the world.

For the past decade, Graham has focused on shaping the Greater Toronto Area's built environment through real estate development. He currently serves as Director of Development at Starlight Investments, where he leads the entitlement and design process for purpose-built rental communities across Ontario. Previously, he held senior roles at SmartCentres, overseeing multifamily projects within the Vaughan Metropolitan Centre, and at Dunpar Homes, where he expanded the company's commercial and rental portfolio.

Passionate about urban transformation, Graham brings both vision and pragmatism to every project. He is committed to creating housing and communities that are resilient, inclusive, and impactful — advancing projects that not only meet market needs but also reimagine the future of city living.



Arshia Torkashvand
Associate, Real Estate
Development
Forum Asset Management

Troy Torkashvand is currently an associate at Forum Asset Management working within the real estate development group. Troy brings nearly 5 years of experience working across the entire development lifecycle, from site acquisition to project close out. Troy holds a bachelor of arts from the University of Toronto and is currently pursuing a Masters of Science in Finance from the Indiana University Kelley School of Business.



Carla Tsang
Senior Planner
City of Toronto, City Planning
Division, Zoning Section

Carla Tsang is a Senior Planner in the Zoning Section at the City of Toronto and has practiced in Toronto's City Planning Division since 2013. Carla has extensive experience with complex development approvals and policy initiatives to modernize Toronto's city-wide harmonized zoning by-law. She has led and contributed to many strategic initiatives within Toronto's Housing Action Plan and Housing Accelerator Fund Commitment, including the development of zoning standards for the City-wide Parking Review, which removed parking minimums across Toronto, Midtown Zoning for the Yonge-Eglinton Secondary Plan, and the Apartment Infill Study, which simplifies zoning permissions and approvals for infill housing on post-war Tower in the Park apartment sites. She is currently a co-lead of the zoning implementation initiative for Toronto's 120 approved Major Transit Station Areas and Protected Major Transit Station Areas. Carla holds a Master of Science in Planning from the University of Toronto.



Victoria Webster
Consultant & Project Manager
Hatch Ltd.

Victoria is a licensed Professional Engineer and an Urban Planner with a strong background in transportation and mobility planning. She brings a unique blend of expertise in urban design, economics, engineering, and project management, and has led multi-disciplinary teams to deliver strategic infrastructure planning projects across Canada. Victoria is a collaborative, people-focused leader who is passionate about customer-centric planning and dedicated to delivering innovative, multi-modal transit solutions that can significantly shift car-centric travel behavior.

In her current role as Project Manager and Consultant with Hatch's Environment, People, and Place group, she manages teams of designers, planners, engineers, and community engagement specialists to support both private and public sector clients. Victoria has delivered a variety of Canadian masterplans and station access plans with the goal of advancing sustainable transportation network coverage.



Shannon Woods
Associate, Development
Oxford Properties Group

Shannon Woods is an Associate on the Development team at Oxford Properties Group in Toronto. She has a Master of Arts (Architecture) from the University of Edinburgh and an MBA from The Rotman School of Management. At Oxford, Shannon is focused is on underwriting and advancing large-scale Residential, Commercial and Mixed-use development projects across the company's Canadian portfolio. Prior to joining Oxford, Shannon spent six years working as an architectural designer at B+H Architects in both Toronto and Singapore. Armed with a global perspective and a passion for community building, she is motivated to make an impact and contribute positively to Toronto's built environment over the course of her career.



STEERING COMMITTEE





Michael Conway
Associate Partner
Hariri Pontarini

Michael has over 20 years of experience with Hariri Pontarini Architects developing designs for large, urban mixed-use projects. With extensive knowledge of the architectural design process and project management, he is engaged in all phases of design and construction, leading client and consultant coordination, community meetings, and is involved throughout drawing preparation and tendering. He works closely with David Pontarini to develop and implement the strategic direction of the firm. Michael's recent projects stand as testament to his versatility, spanning The Well, a mixed-use development that weaves a new district into the fabric of downtown Toronto; the King Portland Centre, an innovative commercial and residential project; Artists' Alley, a major mixed-use development enhancing the public realm in Toronto's urban core; and FIVE: Condos at 5 St. Joseph, a 46-storey residential tower set above a restored heritage building. Responsible for oversight of the design and management of these and other major projects, Michael integrates his design skills and experience in the successful realization of many signature works at Hariri Pontarini.



Juliana Dutkay

**Senior Lead, Strategic Initiatives
United Way**

Juliana is currently leading the affordable housing, retrofits and construction workforce development work of the ILEO initiative at United Way Greater Toronto. An experienced in-house strategist and consultant, Juliana has a background in nonprofit management, program development, fundraising and communications. Her experience spans a wide range of social and environmental impact work with nonprofit organizations, unions and large corporations ranging from retail to food and beverage, energy, financial services and real estate in Canada, the US and Costa Rica.

Prior to her role with United Way, she led the Workforce 2030 Coalition at the Canada Green Building Council and managed complex cross-sector partnerships to advance nature conservation, sustainable commodities sourcing and urban innovation at WWF-Canada and Evergreen.

Juliana holds a Master's degree in Environmental Studies with a Business and Environment Diploma from York University, a Master's in Marketing Communication from Emerson College and a Bachelor Degree in Journalism from Bucharest University. When not negotiating complex partnerships, she can be found hiking, skiing, and exploring cities and nature with her family.



Astrid Greaves

**Associate, Manager Urban Design
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 Manager
Northcrest Developments

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.



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.



Oliver Hierlihy
Director Of Operations
Waterfront BIA

Oliver Hierlihy is the Director of Operations for the Waterfront Business Improvement Area (BIA) in Toronto, where he leads urban activation & placemaking, data, and policy initiatives along Queens Quay and the downtown waterfront. His work focuses on translating on-the-ground insights into strategic collaborations that shape more vibrant, resilient, and economically dynamic city districts.



Himanshu Katyal
Associate
Bousfields Inc.

Himanshu is an Associate at Bousfields, having joined the firm in January 2022. He has a broad range of experience in land use planning and development approvals. Prior to joining Bousfields, he worked in the public sector as a Development Planner where he managed development applications including Official Plan Amendments, Zoning By-law Amendments, Site Plan and Minor Variance applications. 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.



Eli Levin

**Senior Advisor, Development,
Transit-Oriented Communities
Infrastructure Ontario**

Eli has 11 years of experience spanning real estate development and investments/transactions. Eli currently works at Infrastructure Ontario, where he manages development feasibility assessment, rezoning & initial development design and stakeholder engagement for transit-oriented development sites situated atop or adjacent to new transit infrastructure. Eli's academic training and early career began in finance, doing investment underwriting/acquisitions at AIMCo, Alberta's largest pension fund, and he later transitioned into real estate development due to his interest in city-building and balancing neighbourhood revitalization with mitigations against resident displacement. Eli is a CFA charterholder and a '23/'24 Curtner fellow and is excited to meet this year's cohort and give back to the Curtner program through his participation in the Steering Committee!



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.



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.



Christine Raissis
Economic Development
Professional
Self Employed

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
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
Town of Oakville

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.



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.



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