Curtner Urban Leadership Program

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CLASS OF 2026/ 2027

FROM CHALLENGE TO OPPORTUNITY:

Embracing Urban Leadership for a Future Toronto Region

ULI 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

2026 Curtner Urban Leadership Program

Mission

The program's mission is to cultivate the next generation of industry leaders by immersing emerging and mid-career professionals in the challenges and opportunities shaping the future of the Greater Golden Horseshoe, while fostering thought leadership, collaboration, and innovation across the real estate and land use sectors.

Program Overview

This year's program theme is "From Challenge to Opportunity: Embracing Urban Leadership for a Future Toronto Region". Centering the program on rebooting and building up your leadership potential, through engagement and content, we will focus on who you are as an emerging leader and equipping you to see the challenges of the next ten years facing the Toronto region as opportunities for personal and professional growth.

The Curtner Urban Leadership Program Features:

- *Eight full-day sessions delivered monthly from October 2026 to May 2027*
- *Leadership development curriculum featuring DISC Assessment, coaching, and two workshops with Vanessa Judelman*
- *Access to senior leaders from the public, private, and non-profit sectors*
- *Industry-led educational sessions and exclusive site tours*
- *Cross-sector networking and peer learning with a diverse cohort of city-building professionals*
- *Collaborative team project addressing a real-world city-building challenge*
- *Final public presentation of cohort recommendations and insights*

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

Liz McHardy

Partner

LURA Consulting

Liz McHardy is an award-winning Partner at LURA Consulting, a community engagement and collaborative planning firm in Canada, with particular expertise in helping communities of all sizes engage residents in shaping a diverse range of planning initiatives. Over the past two decades, she has specialized in collaborative planning, facilitation, and strategy, working with people to discover solutions together. Liz holds an MBA in Leadership from Royal Roads University and, as a lifelong learner and systems thinker, has completed executive development programs and gone on to teach and train within them. Guided by the belief that people support what they help to create, Liz is passionate about leadership and city-building and believes deeply in the collective power of communities to shape their own future, a conviction she brings to mentoring the next generation of leaders in the Greater Toronto Hamilton Area.



Usman Arshad
Project Manager
MTE Consultants

Usman Arshad is a Project Manager with MTE Consultants and has more than nine years of consulting experience in soil and groundwater engineering and development-related infrastructure projects. He is a Professional Engineer and Project Management Professional with experience in project management, groundwater assessment, environmental approvals, client coordination, and multidisciplinary project support across the Greater Toronto Area.

His professional interests include urban development, infrastructure planning, groundwater and environmental considerations in development, multidisciplinary collaboration, and the challenges shaping growth across the Toronto region



Catherine Buckerfield
Senior Planner
Town of Oakville

Catherine Buckerfield, RPP, MCIP, is a Senior Planner with the Town of Oakville and has more than 12 years of experience spanning both the private and public sectors. She reviews and manages complex development applications, provides recommendations to Council, and contributes to policy reviews. Prior to joining the Town of Oakville, Catherine worked as an in-house Land Use Planner at Stikeman Elliott LLP.

Catherine holds an Honours Bachelor of Arts from Laurentian University, a Bachelor of Education from Wilfrid Laurier University, and a Master of Planning from Toronto Metropolitan University. She is passionate about responsible city-building, mentoring emerging planners, and helping communities navigate growth and change. Her diverse experience allows her to bring a balanced perspective to planning challenges and collaborative problem-solving across the Greater Toronto Area.



Simon Bunieski
GTA Branch Manager
Menard Canada Inc.

Simon Bunieski is the GTA Branch Manager at Menard Canada, a global leader in ground improvement solutions. Since joining Menard more than a decade ago, he has held a variety of technical and leadership roles across Operations, Design, and Research & Development, contributing to projects and initiatives in several countries.

Simon holds a Master of Science in Geotechnical Engineering from École Centrale des Arts et Manufactures in Paris, France. A strong advocate for sustainability, he currently serves on the Deep Foundations Institute Carbon Calculator Working Group, helping advance industry tools and best practices for measuring and reducing embodied carbon.



Phil Caldwell
Manager, Commercial Districts and Small Business
City of Hamilton

Phil Caldwell, RPP, MCIP, is the Manager of Commercial Districts and Small Business with the City of Hamilton, where he leads initiatives supporting downtown revitalization, strategic commercial districts, small business development, and community economic growth.

With nearly 20 years of experience in municipal planning, economic development, and urban revitalization, Phil has held leadership roles with the City of Hamilton, City of Burlington, Region of Waterloo, and City of Calgary. He has contributed to major initiatives involving downtown revitalization, major transit area planning, brownfield redevelopment, planning policy, and strategic growth management. Phil holds an Honours Bachelor of Environmental Studies in Planning from the University of Waterloo and is a Registered Professional Planner and Member of the Canadian Institute of Planners. He is passionate about city-building, supporting local businesses, and creating places where people can live, work, play, and invest.



Nadia Dowhaniuk
Planner
City of Mississauga

Nadia Dowhaniuk, MCIP, RPP, is a Planner with the City of Mississauga's Growth Management & Planning Data team, where she leads the formalization of the City's growth management function. Her work includes monitoring and reporting on growth trends, coordinating with service providers to ensure the efficient delivery of infrastructure, and collaborating with data experts to support informed growth planning.

Over the past six years, Nadia has worked across municipal government, private consulting, and non-profit sectors. She has contributed to community improvement plans, green development standards, growth management frameworks, and official plans. She is also an active mentor and volunteer, supporting emerging professionals through Toronto Metropolitan University's School of Urban and Regional Planning Alumni Network Mentorship Program and Urban Minds.



Morgan Dundas
Associate
Sajecki Planning Inc.

Morgan Dundas is an Associate with Sajecki Planning and holds a Bachelor of Urban and Regional Planning from Toronto Metropolitan University. He is a Provisional Member of both the Canadian Institute of Planners and the Ontario Professional Planners Institute, with expertise in policy and land use planning, development planning, and public and stakeholder consultation.

Morgan has managed and supported projects for a wide range of private-sector clients. His experience includes development feasibility studies, stakeholder engagement, development approvals, mediation, Committee of Adjustment hearings, Ontario Land Tribunal evidence preparation, affidavits, and document books. He is passionate about navigating the municipal approvals process while advancing projects and developing creative solutions to emerging planning challenges.



Jeremy Greenberg
Development Coordinator
Streamliner Properties

Jeremy Greenberg is a Development Coordinator with Streamliner Properties. He holds a Bachelor of Commerce (Honours) from Toronto Metropolitan University, specializing in Entrepreneurship.

In his role, Jeremy supports acquisitions, due diligence, project management, development approvals, and asset management activities. His responsibilities include evaluating new development opportunities, preparing risk mitigation analyses, developing budgets and pro formas, coordinating consultant teams, managing planning applications, and overseeing asset performance. With experience spanning multiple aspects of the development process, he brings a practical and analytical approach to real estate projects.

Jeremy is passionate about expanding his industry knowledge and connecting with peers across the development community. Outside of real estate, he has a strong background in the music industry, having founded and operated an entertainment company that provided artist management services, organized international tours, and hosted live events in Toronto.



Haniya Abi Khuzam
Senior Designer, Associate
DIALOG

Haniya Abi Khuzam is an Associate and Senior Landscape Designer at DIALOG with more than 15 years of experience in landscape architecture and urban design across Canada, the Middle East, and Africa. Her work spans master planning, public realm projects, parks, mixed-use developments, infrastructure, and complex multidisciplinary projects from early visioning through implementation.

Haniya is passionate about creating meaningful connections between people, architecture, and nature. Her work is guided by a belief in the power of landscape architecture to shape connected, resilient, and inclusive communities while balancing design excellence, functionality, sustainability, and project delivery objectives.



Gloria Lee
Solicitor
City of Toronto

Gloria Lee is a real estate lawyer with the City of Toronto, where she has worked since 2018. She advises on a broad range of real estate matters, including affordable housing and strategic development projects.

Her work involves collaborating with stakeholders across the public and private sectors on initiatives that contribute to Toronto's growth and development. Gloria is passionate about leadership, mentorship, and building meaningful connections across Toronto's real estate community.



Ning Lin
Associate Urban Designer
Urban Strategies

Ning Lin is an Associate Urban Designer at Urban Strategies Inc. in Toronto, where she has been working since 2018. Her work spans urban design, master planning, and community development, with a particular interest in how design, planning, and different perspectives can come together to create better places. Ning enjoys working on projects that involve a mix of big-picture thinking and hands-on design, and she is always curious about how ideas move from a plan on paper into real places and communities.

She is looking forward to using the Curtner program to broaden her perspective, learn from people across the urban development industry, and continue developing her leadership skills. Outside of work, Ning enjoys exploring Toronto, travelling, and spending time with her family. She is also always happy to talk about cities, design, or where to find good food in Toronto.



Ryan Lo
Co-Executive Director
Urban Minds Planning and Design Studio

As Co-Executive Director of Urban Minds, Ryan Lo brings a youth-centered and community-focused perspective to urban planning and mobility conversations. Over the past decade, he has worked with thousands of people of all ages to help shape public spaces, policies, and systems that affect their daily lives.
Ryan specializes in designing creative and inclusive engagement strategies that translate community voices into actionable outcomes. He brings extensive experience in building trust, fostering cross-sector partnerships, and advancing intergenerational engagement to support meaningful community change.



Stephanie Mah
Principal Planner
City of Edmonton

Stephanie Mah, RPP, MCIP, is a registered professional planner with experience in land use planning, open space planning, and park development. Throughout her career, she has led multidisciplinary teams through organizational and process changes, collaborated with developers and community partners, managed land acquisitions, and advised Council on open space and land development policies.

Stephanie has focused on balancing municipal growth with ecological preservation, community resilience, and the public interest. She holds a Master of Planning in Urban Development from Toronto Metropolitan University and a dual Bachelor of Arts from the University of Alberta. Through the Curtner Urban Leadership Program, she hopes to deepen her understanding of GTA development trends, expand her professional network, and contribute to sustainable city-building initiatives.



Caleigh McInnes
Planner, Housing Development and Incentives
City of Mississauga

Caleigh McInnes is a professional planner with approximately 10 years of experience in development planning across municipal, regional, and provincial levels in the Greater Toronto Area. She currently works on the Housing Development and Incentives team at the City of Mississauga.

Caleigh serves as the program lead for the City's Multi-Residential Rental Affordable Housing Community Improvement Plan, overseeing a portfolio of projects that includes 545 affordable rental units and more than 3,500 residential units supported through a $70 million incentive program. Her breadth of experience provides a strong foundation in housing policy, development planning, and incentive-based approaches to housing delivery.



Ian McVey
Director, Environment and Climate Division, Regional Municipality of Durham

Ian McVey is Director of Environment and Climate for the Regional Municipality of Durham, where he leads initiatives focused on climate action, energy transition, sustainability, and community resilience across one of Canada's fastest-growing regions.

With more than a decade of experience in municipal sustainability, strategic planning, and stakeholder engagement, Ian works at the intersection of growth planning, infrastructure, housing, energy systems, and climate policy. He leads initiatives including building decarbonization projects, district energy planning, climate adaptation efforts, and Durham's corporate climate action programs. Passionate about collaborative city-building, Ian works closely with municipalities, utilities, industry leaders, community organizations, and governments to address complex growth and sustainability challenges.



Camille Mitchell

Architect, Sessional Lecturer
Toronto Metropolitan University

Camille Mitchell, OAA, FRAIC, is a Toronto-based architect, educator, and community leader with more than 20 years of professional experience. Throughout her career with mcCallumSather, SvN, Gensler, and KPMB Architects, she has contributed to complex healthcare, institutional, commercial, residential, and infrastructure projects across Canada and internationally.

Camille is a Sessional Lecturer and Program Advisory Council member at Toronto Metropolitan University's School of Interior Design. She is also actively involved with ULI Toronto through its Technical Assistance Panel and Women's Leadership Initiative. Her contributions to the profession have been recognized through numerous honours, including Fellowship in the Royal Architectural Institute of Canada and the OAA G. Randy Roberts Service Award.



Catherine Parsons
Real Estate Consultant
City of Hamilton

Catherine Parsons is a Registered Professional Planner with more than 11 years of experience in the municipal sector. Her expertise spans housing policy, land use planning, real estate, negotiation, and public engagement.

Currently serving as a Real Estate Consultant with the City of Hamilton's Corporate Real Estate Office, Catherine works to leverage municipally owned land to support affordable housing partnerships. Previously, she led several key housing initiatives at the City of Mississauga, including Inclusionary Zoning and affordable rental housing programs. Catherine holds degrees from McMaster University and Simon Fraser University and is also a member of the Canadian Armed Forces, having deployed to the Canadian Arctic in 2025.

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Nastassja Pearson
Director, Development
Podium Developments

Nastassja Pearson is a real estate professional with nearly two decades of restoration, construction, and development experience in the Greater Toronto Area. She holds a Master of Civil Engineering from the University of Toronto and brings a strong technical understanding of design and construction to her work.

For the past 11 years, Nastassja has been a leader at Podium Developments, a vertically integrated development, construction, and asset management firm. As Director, Development, she oversees complex mixed-use infill projects with a focus on multi-family and student housing. Known for her collaborative approach and commitment to mentorship, she is passionate about advancing innovative city-building solutions through cross-sector learning and leadership.



Yasser Raees
Senior Project Lead
BDP Quadrangle

Yasser Raees is a Senior Project Lead at BDP Quadrangle with more than 14 years of international experience in architecture, design, and project delivery. His work spans residential, civic, institutional, and community projects with an emphasis on sustainable design, multidisciplinary coordination, and innovative construction approaches.

Yasser has developed a strong interest in addressing housing affordability and sustainability through Modern Methods of Construction (MMC). He is currently leading research into MMC adoption in Ontario, collaborating with industry stakeholders, contractors, developers, and academic partners. Through the Curtner Urban Leadership Program, he hopes to broaden his impact beyond individual projects and contribute to regional city-building conversations.



Jennifer Roth
Senior Business Development Consultant
City of Hamilton

Jennifer Roth has built her career across both the public and private sectors, holding progressive roles within the City of Hamilton's Planning, Housing Services, and Economic Development divisions. Her work supports city-building initiatives that strengthen communities and encourage sustainable growth.

Jennifer holds an Honours Bachelor of Arts in Geography and Environmental Studies from McMaster University and a Master of Planning in Urban Development from Toronto Metropolitan University. A Registered Professional Planner and active volunteer with the Ontario Professional Planners Institute, she is recognized for her relationship-building skills, technical expertise, and collaborative leadership approach.



Fatima Saya
Investments and Acquisitions Manager
New Market Funds

Fatima Saya is an Investments and Acquisitions Manager at New Market Funds, where she works with non-profit partners to finance the development and preservation of affordable rental housing. Her work focuses on bringing together capital and community partners to advance housing projects.

Before joining New Market Funds, Fatima spent seven years at The Daniels Corporation, including on its Social Impact team, where she led initiatives in affordable housing, social infrastructure, and local economic development. She holds an MBA from the Rotman School of Management and a Master of Global Affairs from the Munk School and currently serves on the board of Community in Public.



Margot Shafran
Design Project Manager
Waterfront Toronto

Margot Shafran is a Design Project Manager at Waterfront Toronto, where she leads the planning, design, and delivery of complex public realm, park, and infrastructure projects along Toronto's waterfront.

With a multidisciplinary background in landscape architecture, architecture, and urban design, Margot brings expertise in project delivery, stakeholder engagement, and city-building. Prior to joining Waterfront Toronto, she spent more than five years at PLANT Architect. Margot holds master's degrees in Architecture and Landscape Architecture from Washington University in St. Louis and is passionate about creating memorable public spaces that balance environmental, social, and economic objectives.



Gaurav Shukla
Assistant Building Operator
CBRE Limited

Gaurav Shukla is an Assistant Building Operator with CBRE at Bay Adelaide Centre in downtown Toronto. His professional experience includes building operations, preventive maintenance, contractor coordination, compliance, inspections, and tenant services for major commercial properties.

Currently completing an MBA in Sustainable Commerce at the University of Guelph, Gaurav has also pursued training in real estate financial modelling and asset management through Project Destined. He is particularly interested in the intersection of building operations, asset management, sustainability, and real estate investment.



Amber Shukla
Senior Project Coordinator
EllisDon Corporation

Amber Shukla is a Senior Project Coordinator with EllisDon and is a LEED AP BD+C and Fitwel Ambassador. Through her experience coordinating complex construction projects, she has developed a strong interest in how collaboration, sustainability, planning, and project delivery come together to create stronger communities.

Her work focuses on supporting successful project execution while advancing sustainable building practices and integrated approaches to city-building.



Kailey Sutton
Partner/Lawyer
McMillan

Kailey is a Partner at McMillan LLP practices in the areas of law critical for land development, with a focus on construction, municipal, land use planning, real estate, expropriation and infrastructure law. Kailey represents and advises the full range of development stakeholders, including owners, developers, ratepayers, municipalities, contractors and consultants. Kailey is experienced in obtaining front-end development approvals and permitting, and drafting and negotiating complex municipal, construction and development agreements including custom-drafted and standard form construction contracts; master supply and service agreements; operation and maintenance agreements; teaming agreements; servicing agreements; and subdivision and site plan agreements.

Kailey frequently advises clients on project delivery models, expropriation proceedings, Development Charges Act, Ontario Heritage Act and Building Code matters, as well as by-law and regulatory compliance issues, and appears before municipal councils, committees of adjustment, tribunals and the Ontario Courts. Kailey has been ranked by Chambers and recognized by Best Lawyers in Canada in the areas of Municipal Law and Real Estate Law, is a member of the Urban Land Institute's Program Committee, has taught as an instructor with Osgoode Professional Development's Certificate in Construction Law and as an Adjunct Professor at George Brown College's ADZ School of Construction Management, and is a frequent author and panelist on development-law-related matters.



Karla Tamayo
Senior Planner
Bousfields Inc.

Karla Tamayo is a Senior Planner with Bousfields and has spent the majority of her career in private practice. Passionate about land use planning, she enjoys the opportunity to work closely with colleagues, communities, and project teams to help shape the built environment.

Outside of work, Karla enjoys spending time outdoors, particularly kayaking, hiking, and camping. She also enjoys life with her dog, Georgia, and cat, Jeffrey.



Michelle Tiger
Associate
Goldberg Group

Michelle Tiger is an Associate with Goldberg Group and a Registered Professional Planner with extensive experience managing land use planning and development applications across the Greater Toronto Area.

Her work includes preparing planning reports and studies in support of Official Plan Amendments, Zoning By-law Amendments, Site Plan Applications, Rental Housing Demolition and Replacement applications, and Minor Variance approvals. Michelle also assists with Ontario Land Tribunal and Toronto Local Appeal Body proceedings and plays an active role in mentoring junior staff. Her experience has provided her with a strong understanding of planning policy, municipal processes, development approvals, and community interests.

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Dan Watchorn
Senior Planner
Bousfields Inc.

Dan Watchorn is a Senior Planner at Bousfields with more than five years of experience across both the public and private sectors. He holds a Bachelor of Environmental Studies in Honours Planning from the University of Waterloo and a Master of Architecture, Urbanism and Building Sciences from Delft University of Technology.

Dan has worked on a broad range of development and policy projects, from individual residential developments to large-scale neighbourhood transformations and mall redevelopments in rural, suburban, and urban environments. A Registered Professional Planner and Full Member of the Canadian Institute of Planners, he is passionate about using urbanism to improve people's lives and create stronger communities.

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.



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.



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.



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 Committe



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.



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.



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 Torontonian, Peter has an unstoppable wanderlust to travel the world and experience the magic of cities in all of their unique dimensions.



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.



Eman Sabour
Partner
BDP Quadrangle

Eman Abdelsabour is a Sustainability Lead and Senior Architect (OAA) at BDP Quadrangle in Toronto. She leads projects that integrate design excellence with measurable, sustainable, and social outcomes, specializing in embodied carbon and certification systems such as WELL and LEED. Her portfolio includes city-scale research and policy work, such as the City of Toronto's Embodied Carbon Study, the FIFA World Cup 2026 Workforce Plan for BMO Field, and The WELL Platinum–certified BDP Quadrangle Studio at The Well. Eman also co-leads the development of the BDP Carbon Tool, an internal platform that automates carbon assessment and supports design teams in achieving net-zero targets. She is actively involved in equity and leadership initiatives, including the Women's Leadership Initiative (RESET/IMPACT) and mentorship programs that connect young professionals with sustainable design careers. Eman holds a Bachelor of Architecture and a Master of Urban Design, with doctoral research focused on neighbourhood wellbeing and inclusive urban environments. Her work bridges technical expertise and social purpose, aiming to advance designs that are equitable, resilient, and low-carbon.



Jan Schotte
Senior Associate, Senior Architect
BDP Quadrangle

Jan's focus is on understanding a project's design intent and ensuring it is brought to realization.

At BDP Quadrangle, Jan is greatly involved in construction administration as well as design and development, specifically for commercial and residential projects, where his expert knowledge of working drawings and building regulations is a major asset. His portfolio includes award-winning projects such as Oakvillage, 80 Atlantic, 619 Queen Street West, 100 Broadview, and DUKE Condos. Jan is also interested in building science and materials research and takes a lead role in organizing our Studio's popular Site Visit Series, which gives intern architects valuable experience on construction sites. An enthusiastic Torontonian, he loves exploring the city in his spare time and leading tours for others on Jane's Walks.



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.



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 fisted leadership skills and traits that promote innovation that ultimately helps to build communities that improve the quality of life for generations to come.



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.

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 previous 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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