

January 24, 2022

VIA EMAIL

Prince Edward Island Regulatory and Appeals Commission

5th Floor, Suite 501,
National Bank Tower
134 Kent Street
Charlottetown, PE

RE: Andrea Battison v City of Charlottetown, LA 21013, 'Will Say' statement

Dear Mr. Rafuse,

Please be informed that I will be presenting one witness, Mr. Harold Madi BURPI MArch MRAIC MCIP RPP, as previously confirmed to the Commission in the requested witness confirmation letter provided November 26, 2021. Mr. Madi's signed Acknowledgement of Expert's Duty statement and his curriculum vitae are attached.

The following is a brief will-say statement for Harold Madi:

- Background on the purpose and intent of the 500 Lot Area Development Standards & Design Guidelines study that is the basis for the current in-force regulatory framework and critical for informing what constitutes 'good planning' in this context.
- Overview of the current regulatory framework and recent developments to highlight case examples consistent with the spirit of the policies and 'good planning'
- Overview and assessment of the proposed development for 199 Grafton Street and the External Design Reviewer Comments with respect to conformance with the spirit and intent of the regulatory framework.
- Outline key amendments to the proposed development to bring it into conformance with the regulatory context.

Please let me know if there is anything amiss with these documents or if anything further is required at this time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Battison".

Andrea Battison

CC: Mr. David Hooley, Counsel for the City
Ms. Melanie McKenna, Counsel for the City
Mr. Tim Banks, Developer

Encl: Curriculum Vitae, Mr. Harold Madi
Signed Expert Witness Statement, Mr. Harold Madi

BEFORE THE ISLAND REGULATORY AND APPEALS COMMISSION

IN THE MATTER OF an appeal by Andrea Battison with respect to the approval of a Bylaw Amendment to allow a six (6) storey, 84-unit apartment building at PID #342790 located at 199 Grafton Street, Charlottetown, Prince Edward Island, Canada

ACKNOWLEDGEMENT OF EXPERT'S DUTY

1. My name is Harold Madi, and I live in Toronto, Ontario, Canada.

2. I am the Principal of Urbanism by Design and will be providing evidence in relation to the above-noted appeal before the Island Regulatory and Appeals Commission.

3. Per Section 58 'Expert Reports' in the Rules of Practice and Procedure, Prince Edward Island Regulatory & Appeals Commission, I acknowledge that it is my duty to:
 - (a) Advise the Commission impartially on matters within my area of expertise; and
 - (b) The duty referred to in subsection (a) prevails over any obligation which I may owe to any party that has called me as an expert.

DATED: January 24, 2022



Harold Madi BURPI MArch MRAIC MCIP RPP

HAROLD MADI BURPI MArch MRAIC MCIP RPP

Harold is an **award-winning thought leader on urbanism** with an insightful, 'big picture' perspective on all aspects of evolving urban contexts, from sustainable growth strategies for an urban region to the detailed streetscape design for a complete street transformation. He has over **25-years** of experience gained in the **private** and **public** sectors, working on an array of projects of varying scopes, in both **urban** and **suburban** contexts, across Canada, as well as abroad.

Harold has a respected expertise for leading and navigating **complex urban regeneration initiatives** that invariably entail the need for **integrated, multi-disciplinary processes; creative and innovative multipronged solutions; meaningful stakeholder and/or public engagement; and clear and compelling graphic and visual communications**. Whether it's a comprehensive master plan to guide the long-term growth of a downtown or college campus; a TOD retrofit and redevelopment concept for a suburban transit station; a place-making strategy for reviving a historic main street; or guidelines for residential infill in established neighbourhoods, Harold consistently delivers award-winning, achievable plans in the most challenging and often politically charged contexts.



Harold is the founding **Principal of Urbanism by Design (UxD)** – a consultancy providing an array of planning and urban design services, as well as strategic advising on matters of development, city-building and placemaking. Prior to launching UxD, Harold held a number of prominent positions in the public and private sectors where he led numerous award-winning, leading-edge and visionary projects, including serving as **Director of Urban Design** for the **City of Toronto**; **Senior Principal** and **Urban Places Canada Lead** for **Stantec**; **Partner** at **The Planning Partnership**; founding **Partner** of **Office for Urbanism**; and **Senior Associate** at **Brook McIlroy/PACE Architects**. For over a decade, Harold was also part-time faculty member at the **School of Urban and Regional Planning** at **Ryerson University**.

Harold contributed a chapter to the recently published **Suburban Remix: Creating the Next Generation of Urban Places** and his articles have been published in the **Planning Journal (OPPI)** and **Urban Design Group Journal (UK)**. His influence on advancing best practices in planning and urban design includes: over 45 key note and/or panel speaking invitations for conferences, universities and other professional events; an early and ongoing supporter of the **Council on Canadian Urbanism** and a signature of its **Charter**; juror for **Urban Design Awards** for the cities of **Mississauga, Vaughan and Edmonton**; and, contributing to the **Design Review Panels** for the cities of **Vaughan, Toronto, and Mississauga**, as well as **Waterfront Toronto** and the **Toronto Community Housing Corporation**. As an expert witness, Harold has been **qualified as both a planner and urban designer** before the **Ontario Municipal Board**.

Urbanism by Design

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EDUCATION

Master of Architecture

University of British Columbia, Vancouver, 1999

Bachelor of Urban and Regional Planning

Ryerson University, Toronto, 1993

PROFESSIONAL EMPLOYMENT

2018-Present	Founding Principal Urbanism by Design
2016-2018	Senior Principal & Inaugural Urban Places Canada Lead Urban Places Stantec
2014-2016	Director of Urban Design City Planning, City of Toronto
2009-2014	Partner – Senior Planner & Urban Designer The Planning Partnership
2004-2009	Founding Partner – Senior Planner & Urban Designer Office for Urbanism
2001-2004	Associate – Planner & Urban Designer Brook McIlroy & PACE Architects
1996-2000	Planner Walker Nott Dragicevic
1994-1995	Junior Planner Bousfield Dale-Harris Cuttler & Smith

KEY PROFESSIONAL ACTIVITIES

- Panel Member, **Mississauga Urban Design Advisory Panel**, 2017-Present
- Lead, **Design Excellence Symposiums**, City of Toronto/Urban Land Institute, 2016
- Lead Contributor on Urban Design, **OPPI Planning Journal**, 2016-2018
- Panel Member, **Waterfront Toronto Design Review Panel**, 2014-2016
- Panel Member, **Toronto Community Housing Corporation Design Review Panel**, 2012-2014
- Member, **Precinct Advisory Committee**, Friends of Fort York, 2013-2014
- Panel Member, **Inaugural City of Vaughan Design Review Panel**, 2011-2014

PROJECT EXPERIENCE: PUBLIC SECTOR

Key Projects as Director of Urban Design, City of Toronto 2014-2016

Policies & Guidelines

- City of Toronto Official Plan Review
- Mid-Rise Performance Standards Review
- Townhouse & Low-Rise Apartment Design Guidelines
- Manual & Template for Neighbourhood Design Guidelines
- Development Application Sign Redesign
- Planning for Children in New Vertical Communities

ACCREDITATION & MEMBERSHIPS

Member, **Royal Architectural Institute of Canada**
Registered Professional Planner, **Ontario Professional Planners Institute**
Member, **Canadian Institute of Planners**
Charter Member, **Council for Canadian Urbanism**
Member, **Urban Land Institute**
Member, **Toronto Society of Architects**

AWARDS

2019 Canadian Society of Landscape Architects **National Award of Excellence**, TOcore: Downtown Parks & Public Realm Plan
2018 Royal Architectural Institute of Canada **National Urban Design Awards**, TOcore: Downtown Parks & Public Realm Plan
2016 Canadian Institute of Planners **Awards of Merit**, Fredericton City Centre Plan
2015 Atlantic Planners Institute, **Awards for Planning Excellence**, Fredericton City Centre Plan
2013 Toronto Urban Design Awards, John Street: Toronto's Red Carpet
2013 Canadian Society of Landscape Architects **National Merit Awards**, Yellowknife Harbour Plan
2013 Canadian Society of Landscape Architects **Regional Merit Awards**, Goderich Rebuild
2011 Toronto Business Improvement Area **Awards**, John Street Cultural Corridor
2011 Toronto Business Improvement Area **Awards**, Bloorcourt Village Capital Improvement Plan
2010 Canadian Society of Landscape Architects **National Merit Awards**, Brantford Waterfront Master Plan
2010 Royal Architectural Institute of Canada **National Urban Design Awards**, HRMbyDESIGN: The Downtown Halifax Plan
2010 Canadian Institute of Planners **Award for Planning Excellence**, HRMbyDESIGN: The Downtown Halifax Plan

- Privately Owned Publicly Accessible Spaces (POPs) Design Guidelines
- Green Infrastructure Unit, Standards & Initiatives

Community & Area Plans

- TOcore: Planning the Downtown
- Midtown in Focus Public Realm Plan
- Yonge-Eglinton Secondary Plan Review
- Port Lands Acceleration EAs, Studies & Plans
- Eglinton Connects
- Lower Yonge Precinct Plan
- Bathurst Quay Neighbourhood Plan
- Six Points Interchange Reconfiguration & Plan
- McCowan Precinct Plan
- Consumer Next
- Sherway Area Study
- Humbertown Area Study
- Scarborough Centre Transportation Plan
- Scarborough Centre Public Space & Streetscape Master Plan
- Steeles-Redlea Regeneration Area Study
- North Downtown Yonge Planning Framework
- King-Spadina Secondary Plan
- Bathurst-Bloor Four Corners
- Don Mills Crossing

Public Realm & Capital Improvements

- Annual City-Wide Civic Improvement Program
- Bi-Annual Toronto Urban Design Awards
- Downtown Parks & Public Realm Plan
- Rail Deck Park Feasibility & Policies
- The Bentway – Under the Gardiner Initiative
- Fort York Bridge Competition
- John Street Detailed Design
- Complete Streets Guidelines
- Street Tree Planting Details

Transit & Infrastructure

- Relief Line Assessment Study
- Green Infrastructure Unit Initiation
- Gardiner Expressway East EA
- King Street Pilot
- Scarborough Subway
- Metrolinx – Eglinton Crosstown Detailed Designs
- Metrolinx – Davenport Triangle Overpass
- Smarttrax

Heritage Conservation Districts

- Historic Yonge Street
- St Lawrence Neighbourhood
- King Spadina
- Garden District

2008 Design Exchange Award of Excellence in Urban Design, Downtown Lethbridge Heart of Our City Master Plan

2008 Alberta Association of Planners Award of Excellence, Downtown Lethbridge Heart of Our City Master Plan

2007 Canadian Institute of Planners Award for Planning Excellence, Downtown Belleville Master Plan

2005 Canadian Institute of Planners Award for Planning Excellence, Fort Erie International Gateway Urban Design Strategy & Community Improvement Plan

2004 International Environmental Design Research Association, Iqaluit Core Area and Capital District Plan

2002 The Waterfront Centre Excellence on the Waterfront Award, Making Waves: Principles for Building Toronto's Waterfront, Central Waterfront Part II Plan

2002 Canadian Institute of Planners Award for Planning Excellence, Making Waves: Principles for Building Toronto's Waterfront, Central Waterfront Part II Plan

2002 Ontario Professional Planners Institute Award for Planning Excellence, Making Waves: Principles for Building Toronto's Waterfront, Central Waterfront Part II Plan

2001 The Waterfront Centre Excellence on the Waterfront Award, Windsor Central Riverfront

2001 Canadian Society of Landscape Architects National Merit Award, Windsor Central Riverfront

2001 Canadian Institute of Planners Award for Planning Excellence, Windsor Central Riverfront

2001 Ontario Professional Planners Institute Award for Planning Excellence, Windsor Central Riverfront

1999 Top Thesis Award, School of Architecture, University of British Columbia

1998 Superior Academic Performance, Architectural Institute of British Columbia

1992 Superior Professional Practice Award of Merit, IBI Group for the School of Urban and Regional Planning, Ryerson University

1990 Award of Merit for Superior Performance in Urban Design, School of Urban and Regional Planning, Ryerson University

Major Development Proposals

- East Harbour
- The Well
- The One
- 1 Yonge Street
- Mirvish-Gehry – 266-322 King St West
- CIBC Square - 81 & 141 Bay Street
- 33 Gerrard Street
- 1 Eglinton East
- Honest Eds & Mirvish Village Redevelopment
- Alexandra Park
- Lawrence-Allen Revitalization Project
- Regent Park Final Phases
- New Toronto Provincial Courthouse
- Waterfront Innovation Centre
- King Toronto – 485-539 King St West
- Ryerson University Centre for Urban Innovation

PROJECT EXPERIENCE: PRIVATE PRACTICE

City & Regions

- HRM Planning Trends & Best Practices Review for Regional Plan, 2018, Halifax, Canada
- Comprehensive Official Plan & Zoning Review, 2013, Charlottetown, PEI, Canada
- HRMbyDesign: Halifax Regional Centre Urban Design Study, 2008, Halifax, Canada
- Port Colborne New Official Plan, 2002, Port Colborne, Canada

Downtowns & Main Streets

- Uptown Public Realm Strategy & Master Plan, 2018, Waterloo, Canada
- City Centre Plan & Urban Design Strategy, 2014, Fredericton, Canada
- Bloor-Yorkville BIA Planning Framework, 2013, Toronto, Canada
- Dartmouth Cove Comprehensive Plan, 2012, Halifax, Canada
- Goderich Downtown Core Rebuild, 2012, Goderich, Canada
- 500 Lot Area Development Framework, 2011, Charlottetown, PEI, Canada
- Downtown Community Improvement Plan, 2010, Huntsville, Canada
- Bloorcourt Urban Design Framework, 2010, Toronto, Canada
- West Queen West BIA Development Framework, 2009, Toronto, Canada
- Downtown Aurora Plan, 2009, Aurora, Canada
- Downtown Pelham Master Plan, 2009, Pelham, Canada
- Downtown Richmond Hill Plan, 2008, Richmond Hill, Canada
- Downtown Halifax Master Plan, 2008, Halifax, Canada
- Downtown Lethbridge Master Plan, 2007, Lethbridge, Canada
- Downtown Moncton Master Plan, 2006, Moncton, Canada
- Downtown Belleville Master Plan, 2006, Toronto, Canada
- Iqaluit Core Area Plan, 2004, Iqaluit, Canada
- Hanover Downtown Vision, 2002, Hanover, USA

PROFESSIONAL ACTIVITIES

Panels & Juries

Panelist, *Human Scale with Harold Madi*, Our Future City Film Festival, Mississauga, 2019

Panelist/Moderator, *Neighbourhood Mythology: The Evolution of King West*, Exploring King Talks & Exhibit, Toronto, 2019

Juror, *City of Vaughan Urban Design Awards*, 2017

Juror, *City of Edmonton Urban Design Awards*, 2017

Juror, *Front(x)ways Ideas Competition*, Daniels School of Architecture, Landscape & Design, University of Toronto, 2016-2017

Juror, Margolese National Design for Living Prize, Vancouver, 2016

Panelist, *Catalyst Projects: City-Building at Scale*, City Age – Build the Future, Toronto, 2016

Moderator, Planning School Directors Panel, OPPI Symposium, Hamilton, 2016

Panelist, *Passages: Transitional Spaces for the 21st Century*, IVM, Paris, 2016

Panelist, Greater Toronto: Livable by Design, Atlanta LINK Conference, Toronto, 2015

Panelist, *Mid-Rise Buildings: Growing Toronto's Neighbourhoods*, Chief Planner Roundtable, Toronto, 2015

Panelist, *The State of Real Estate in the GTA*, Real Estate Investors Forum, Toronto, 2015

Panelist, Urban Design Public Forum, Official Plan Review, Toronto, 2014

Panelist, *Design Competitions: Creative City-Building*, Waterfront Toronto, 2014

Juror, West Rail Corridor Design Competition, Metrolinx, 2014

Panelist, *Mobility and the Urban Form*, New Cities Summit, Dallas, 2014

Panelist, *Making & Managing Toronto's 21st Century Urban Landscape*, Inside the Planner's Studio, Toronto, 2014

Panelist, *The Future of Landscape Design*, Cultural Landscapes Foundation, Toronto, 2014

TOD Corridors & Centres

- Mississauga Lakeshore East Corridor Study, 2021, Canada
- Markham Road – Mount Joy Secondary Plan, 2020 Markham, Canada
- Trafalgar Mobility Hub & Transit Corridor, York Trafalgar, 2018, Milton, Canada
- Metrotown Redevelopment Plan, 2018, Burnaby, Canada
- Clareview TOD Master Plan, 2017, Edmonton, Canada
- South Keys Redevelopment Plan, 2017, Ottawa, Canada
- Bloor-Yorkville BIA Planning Framework, 2013, Toronto, Canada
- Dartmouth Cove Comprehensive Plan, 2012, Halifax, Canada
- Centre Street Corridor Land Use, Urban Design Plan, 2012, Vaughan, Canada
- Aurora Promenade Plan, 2009, Aurora, Canada
- Broadway 360 Development Plan, 2009, Saskatoon, Canada
- Bloor Street Corridor Visioning Study, 2008, Toronto, Canada
- St. Clair West Avenue Study, 2007, Toronto, Canada
- Bloor West Village Visioning Study & Guidelines, 2004, Toronto, Canada
- Fort Erie International Gateway, 2004, Fort Erie, Canada
- Scarborough Town Centre Plan, 2003, Toronto, Canada

Waterfronts & Brownfield

- River Crossing Vision & Framework Plan, 2018, Edmonton, Canada
- Booth Street Complex Master Plan, 2018, Ottawa, Canada
- Terrace Bay Waterfront Master Plan, 2013, Terrace Bay, Canada
- Midland Waterfront Master Plan, 2013, Midland Canada
- Dartmouth Cove Comprehensive Plan, 2012, Halifax, Canada
- Nipigon Waterfront Master Plan, 2012, Nipigon, Canada
- Yellowknife Harbour Plan, 2011, Yellowknife, NWT, Canada
- Brantford Waterfront Plan, 2010, Brantford, Canada
- Niagara-on-the-Lake Waterfront Plan, 2003, Niagara-on-the-Lake, Canada
- Toronto Central Waterfront Plan, 2002, Toronto, Canada
- Windsor Central Riverfront, 2001, Windsor, Canada
- West Don Lands Development Framework, 2001, Toronto, Canada
- Great Ancoats, 1999, Manchester, UK

Neighborhoods & Communities

- North Village Secondary Plan, 2021 Newcastle, Clarington, Canada
- Markham Road – Mount Joy Secondary Plan, 2020 Markham, Canada
- Trafalgar Corridor Secondary Plan, Town of Milton & York Trafalgar, 2018, Milton, Canada
- Church-Wellesley Neighbourhood Plan, 2013, Toronto, Canada
- Klienburg-Nashville Secondary Plan Review, 2009, Vaughan, Canada
- Panlong New City, 2004, China
- University of New Brunswick Woodlot Plan, 2003, Fredericton, Canada
- Bram West Secondary Plan, 2001, Brampton, Canada

Panelist, Our Urban Fabric: Designing & Creating Public Space, Chief Planner Roundtable, Toronto, 2013

Juror, City of Mississauga Urban Design Awards, 2008

Speaking Invitations & Presentations

The Future of Urban Design: 21st Century Urbanism, Daniel's School of Architecture, Landscape Architecture & Design, University of Toronto, 2019

Tactical Urbanism101: Short Term Interventions Inspiring Long Term Change, Regina Downtown BIA, 2018

Balancing Growth in YXE, Presentation & Panel Discussion, City of Saskatoon, 2018

Putting the Urban in Suburban: Creating Compact Urban Places in Our Suburban Communities, CANURB Chief Planner Event, Toronto, 2017

What Inspires Us?, Opening Plenary IDA Conference, Winnipeg, 2017

Mississauga in Transition: Far from Built, Construct Canada Conference, Toronto, 2017

Image (of the City) is the Memory: Urban Design as a Collective and a Process, Edmonton Urban Design Awards Launch, 2017

Trends in 21st Century Urbanism, ENERCOM 2017 Conference & Trade Exhibition, Toronto, 2017

The Rise of the Public Realm in 21st Century Urbanism, Keynote Presentation, Love Yonge Design Competition Closing Gala, Ryerson University, 2017

From Bitter to Bright: The Primacy of 'Micro' Considerations in Winter Cities Urban Design, Winter Cities Conference, Edmonton, 2017

Harnessing the Urban Momentum: Lessons from the Frontlines of 21st Century Urbanism, City of Edmonton, 2016

Harnessing the Urban Momentum: Lessons from the Frontlines of 21st Century Urbanism, Waterloo Region, 2016

Urban Design: Health Cities for Social Health, Canadian Urban Environment Research Consortium, Toronto, 2016

21st Century Urbanism: Urban Design for an Urban Century, Keynote, NXT City Summit – The Intersection of Public and Space, Toronto, 2016

Academic & Institutional Campuses

- York University Master Plan Update, 2014, Toronto, Canada
- Trent University Endowment Lands Plan Update & Detailed Plans, 2013, Peterborough, Canada
- Trent University Endowment Lands Master Plan, 2006, Peterborough, Canada
- University of New Brunswick at Saint John Campus Expansion Strategy, 2005, Saint John, Canada
- University of New Brunswick Development Review, 2005, Fredericton, Canada
- University of New Brunswick Implementation Plan, 2004, Fredericton, Canada
- University of New Brunswick at Fredericton Campus Master Plan, 2003, Fredericton, Canada
- University of New Brunswick Land Management Plan, 2002, Fredericton, Canada
- Science Park at Yale University Campus Master Plan, 2002, New Haven, USA
- University of Lethbridge Campus Master Plan, 2001, Lethbridge, Canada
- University of Saskatchewan Campus Master Plan, 2001, Saskatoon, Canada

Heritage, Special Identity or Use Districts

- Lethbridge Civic Precinct Master Plan, 2018, Lethbridge, Canada
- Nexus 40/13 Placemaking Initiative, 2017, Montreal, Canada
- Liberty Village Land Use Plan, 2013, Toronto, Canada
- Liberty Village BIA Master Plan, 2013, Toronto, Canada
- Toronto Entertainment District Master Plan, 2009, Toronto, Canada
- West Queen West BIA Development Framework, 2009, Toronto, Canada
- Queen Street West Heritage Conservation District, 2007, Toronto, Canada
- Humber Gate Opportunities Study, 2006, Toronto, Canada
- Toronto Island Airport Charrette, 2006, Toronto, Canada
- Markham Rouge Valley Technology Park, 2000, Markham, Canada
- Revere Corporate Gateway, 2002, Revere, USA

Large-Scale Mixed-Use Development Approvals

- 260 Adelaide Street West Development Concepts, 2021, Vitale, CreateTO, Toronto, Canada
- YSL Tower Strategic Advisor, Cresford, 2018, Toronto, Canada
- 229 Richmond Street West Development Concepts, 2018, Sky 6 Developments, Toronto, Canada
- 268 Adelaide Street West Development Concepts, Vitale, 2017, Toronto, Canada
- 64-86 Bathurst Street Planning Study & Strategic Advisor, Hines, 2017, Toronto, Canada
- Moss Park Infill Development Concepts, Toronto Community Housing, 2013, Toronto, Canada
- 140 Adanac Drive Development Concepts, Toronto Community Housing, 2013, Toronto, Canada
- 484 Spadina Avenue Rezoning, Wynn Group, 2013, Toronto

Leading with the Public Realm: Advancing 21c Urbanism, Keynote, American Institute of Architects International Region Conference, Toronto, 2016

Conversation with Urban Design Expert Harold Madi, OPPI Symposium, Hamilton, 2016

Design Guidance for Urban Infill & Regeneration, Keynote, Vivre En Ville, Montreal, 2016

State of Urban Design in Toronto, Keynote, Lambda Alpha International – Simcoe Chapter, 2016

Toronto on the Rise: Livable, Smart & Sustainable City Transformation, 2015 Construct Canada, 2015

The Don River Basin: Restoration, Revitalization & Renaissance, Keynote Speaker, Cabbagetown Preservation Association AGM, 2015

Transit & Placemaking, Keynote, Transport Action Ontario, 2015

Building a Legacy: Toronto's Waterfront, 2014 Construct International, 2014

Why the Public Realm Matters, City Planning Toronto Annual General Meeting, 2014

Toronto's Inner Suburbs, CanU 06 National Summit, 2014

Creative Cities: Creative Spacing, Keynote Speaker, Entuitive City Vision, 2014

Breathing New Life into Older Neighbourhoods: Guidelines for Shaping Healthy Urban Growth, Great Places Speaker Series, Saskatoon, 2011

PUBLICATIONS & BROADCASTS

Hopes for 2021: City-makers, thinkers and doers describe their hopes for urban life this year, Monocle 24 Radio: The Urbanist, Episode 488, 18 February 2021

City of Edmonton to sell land bordering Gateway Boulevard, Breanna Kartens-Smith, Global News, July 3, 2019

Suburban Remix: Creating the Next Generation of Urban Places, Ch. 10: North York Centre, Island Press, 2018

POPS for Towns and Mid-sized Cities, Ontario Planning Journal, VOL 33 NO 5, September/October 2018

- **Development Concepts for City Downtown Properties**, 2012, Burlington, Canada
- **Slessor Square - 17645 Yonge Street OPA & Rezoning**, Forrest Group, 2012, Newmarket, Canada
- **800-840 Eglinton Avenue Development & Massing Study**, Toronto Community Housing, 2013, Toronto, Canada
- **Sheppard Plaza Development Concepts**, Sud Group, 2012, Toronto, Canada
- **431-441 Spadina Development Strategic Advisor**, 2012, Toronto, Canada
- **2500 Bloor Street West Rezoning & Avenue Segment Study**, Tridel, 2009, Toronto, Canada
- **Montgomery & Duplex Development Strategy**, 2007, Toronto, Canada
- **Capitol Furniture Block Concept Plan**, 2007, Lethbridge, Canada
- **Keswick Market Place Development Concept**, 2005, Georgina, Canada

Civic Buildings & Infrastructure

- **Sheppard Light Rail Transit EA**, 2008, Toronto, Canada
- **Union Station Peer Review and Master Plan**, 2005, Toronto, Canada
- **Bloor-Yorkville Business Improvement Area Development Review**, 2005, Toronto, Canada
- **Gardiner Expressway Transformation Project**, 2004, Toronto, Canada
- **Gardiner Rehabilitation Study**, 2002, Toronto, Canada
- **Guelph Eaton Centre Revitalization Study**, 2000, Guelph, Canada
- **Urbis**, 1999, Manchester, UK

Streetscapes & Open Spaces

- **Uptown Public Realm Strategy & Master Plan**, 2018, Waterloo, Canada
- **Queen Street Placemaking Plan**, 2017, Kitchener, Canada
- **Church Street Parklets**, 2013, Toronto, Canada
- **John Street Pilot Project**, 2013, Toronto, Canada
- **Canboro Streetscape Plan**, 2013, Pelham, Canada
- **Centre Street Streetscape Plan**, 2012, Vaughan, Canada
- **Barrie Waterfront Open Space Master Plan**, 2012, Barrie, Canada
- **King Street Capital Improvement Plan**, 2012, Toronto, Canada
- **John Street Arts & Culture Promenade EA**, 2010, Toronto, Canada
- **Union Station Front Street Plaza EA**, 2010, Toronto, Canada
- **John Street Square Design Ideas Competition**, 2010, Toronto, Canada
- **Bloorcourt Streetscape Master Plan**, 2010, Toronto, Canada
- **John Street Arts & Culture Promenade Master Plan**, 2009, Toronto, Canada
- **Duffie Drive Streetscape Strategy**, 2005, Fredericton, Canada
- **Iqaluit Square**, 2004, Iqaluit, Canada
- **Roncesvalles Village Streetscape Strategy**, 2003, Toronto, Canada
- **Downsview National Park Competition**, 2002, Toronto, Canada
- **Windsor Central Riverfront**, 2001, Windsor, Canada

Advancing Walkable Urbanism in Winter Cities, Ontario Planning Journal, VOL 33 NO 3, May/June 2018

Middle Housing: The Missing Link Urban Design Group Journal, Issue 145, Winter 2018

Enriching Suburbia, Ontario Planning Journal, VOL 33 NO 1, Jan/Feb 2018

Transforming Streetscapes, Ontario Planning Journal, VOL 32 NO 6, Nov/Dec 2017

The Next Big Disruption is Here, Ontario Planning Journal, VOL 32 NO 4, July/August 2017

The Missing Link, Ontario Planning Journal, VOL 32 NO 2, March/April 2017

Tory promises to fight high patio fees, Toronto Star, February 2, 2017

Agenda for an Urban Century, Ontario Planning Journal, VOL 32 NO 1, Jan/Feb 2017

The Millennial Dream (Credited Cast Member in Documentary Film), IMDb, March 2016

The Next Hotspot to Invest in Toronto, Canadian Real Estate Wealth, April 21, 2015

Transit Now Make or Break for Suburban Investment Spots, Canadian Real Estate Wealth, April 7, 2015

How Design Competitions Change the Way We Think About Urban Design (Credited Cast Member in Promotional Video), Waterfront Toronto, 2015

Transit Now Make or Break for Suburban Investment Spots, Canadian Real Estate Wealth, April 2015

SALA Alumnus Becomes Toronto's New Urban Design Director, UBC News, September 18, 2014

Urban Affairs Forum: A Conversation with Harold Madi, Toronto Society of Architects, May 13, 2014

John Street Cultural Corridor Starts to Take Shape, blogTO, May 11, 2014

John Street, Metro Morning Interview, CBC Radio, May 8, 2014

Can Transport & Urban Design "Speak with Each other"?, Future Capetown, April 2014

Policies, Standards & Guidelines

- **Sandy Beach Employment Land Conversion**, 2020, Pickering, Canada
- **Trafalgar Secondary Plan**, York Trafalgar, 2018, Milton, Canada
- **Development Review**, Toronto Entertainment District BIA, 2009-2014, Toronto, Canada
- **Development Review**, Town of Pelham, 2012-2014, Toronto, Canada
- **Burlington Commercial Policy Review**, 2013, Burlington, Canada
- **500 Lot Area Development Standards & Design Guidelines**, 2011, Charlottetown, PEI, Canada
- **Crystal Beach Development Permit System**, 2009, Fort Erie, Canada
- **HRMbyDesign Urban Design Guidelines**, 2008, Halifax, Canada
- **Transit Oriented Development Guidelines**, 2008, Ontario Ministry of Transportation, Canada
- **Downtown-Yonge Signage Guidelines**, 2006, Toronto, Canada
- **St. Lawrence Market Focus Area Design Guidelines**, 2005, Toronto, Canada
- **Bloor-Yorkville Urban Design Guidelines**, 2004, Toronto, Canada
- **New Tecumseth Urban Design Guidelines**, 2002, New Tecumseth, Canada
- **Community of Stouffville Urban Design Guidelines**, 2001, Witchurch-Stouffville, Canada

Due Diligence, Conflict Resolution & Expert Testimony

- **Centre Street Area Specific Policy Appeal** – Chief Planning & Urban Design Expert Testimony, City of Vaughan, 2021, Vaughan, Canada
- **1130-1136 Davenport Road**, Pre-Due Diligence, 2021, Toronto, Canada
- **54-74 Dundas Road East**, Pre-Due Diligence, 2021, Toronto, Canada
- **4201 – 4217 Highway 7**, Pre-Due Diligence, 2021, Markham, Canada
- **23 Bedford Road**, Pre-Due Diligence, 2020, Toronto, Canada
- **168 Old Kennedy Road**, Pre-Due Diligence, 2020, Markham, Canada
- **Montgomery & Duplex** – OPA, Rezoning & Expert Testimony, Conservatory Group, 2008, Toronto, Canada
- **Minto/Victoria College** Expert Testimony, 2006, Toronto, Canada
- **77 Charles Street West** Expert Testimony, 2006, Toronto, Canada
- **Four Seasons Yorkville** Planning Justification, 2006, Toronto, Canada
- **45 Eastern Avenue** Development Concepts, 2005, Toronto, Canada
- **100 Yorkville Avenue** Expert Testimony, 2004, Toronto, Canada
- **116 - 134 Yorkville Avenue** Expert Testimony, 2002, Toronto, Canada
- **76 & 100 Davenport** Expert Testimony, 2001, Toronto, Canada

Design Nod, NRU Publishing, February 14, 2014

Keeping the Village Gay: Church Street Takes Steps to Maintain LGBT Identity, CityNews, June 2013

Summer Shorts 018: Transforming John Street, Spacing Radio Interview, August 11, 2010