

PAUL J. STAGL, M.C.I.P.

POSITION:

Director - IBI Group
Partner - BIA Associates

PROFESSIONAL ASSOCIATION ACTIVITIES:

Canadian Institute of Planners, National Director (1984-1985)
Canadian Institute of Planners, C.O.C., Chairman (1982-1984)
Canadian Institute of Planners, C.O.C., Director (1980-1982)
Canadian Institute of Planners, C.O.C., Membership Chairman (1980-1982)
Ontario Association of Planners, Treasurer (1982-1984)
Ontario Association of Planners, Vice-President (1978-1980)(1984-1985)
Association Consulting Planners, Intergovernment Committee (1981-1984)
Urban Development Institute, York Region Chapter, Treasurer (1983-1985)

EDUCATION:

Bachelor of Applied Arts (Urban Planning) Ryerson Polytechnical Institute
1974

EXPERIENCE:

1984 to Present

IBI Group - Responsible for the planning, design and implementation of a wide range of projects encompassing policy formulation, Official Plans, bylaws, local and regional policy analysis, appeal board submissions as well as development proposals for municipal and private clients. Responsible for overall professional and technical management of Toronto planning practice.

1979-1984

Marshall Macklin Monaghan Limited, Chief Municipal Planner then Chief Planner - As Head of the Municipal and Land Use Planning Department, responsible for the preparation of planning documents, including Secondary Plans, Official Community Plans, Settlement Plans, Area Structure Plans, Official Plans, amendments bylaws, local and regional policy analysis, appeal board submissions as well as preparation, processing and implementation of development proposals for municipal and private clients.

1974-1979

City of North York, Department of Planning and Development, Planner then the Development Control Senior Planner - Supervised a staff of 17 in the processing of all development applications and in the preparation of related and special reports. Responsible for the presentation of reports to Planning Board, Committees and to Council, testify at Ontario Municipal

Board Hearings and Appeals of Submissions as well as negotiations with the public and other levels of government. Municipal representative on various Intergovernmental Committees.

1972-1974

Consulting assignments related to consumer, retail market and land use studies, zoning amendment and subdivision applications for Kates Peat Markwick and Company, Canadian Real Estate Research Corporation, E.G. Faludi and Associates and the City of Stuttgart Planning Department.

1974-1985

Ryerson Polytechnical Institute, Toronto - Part-time and guest lecturer.

Computer Graphics, Planning Theory, Planning Implementation.

PROJECT EXPERIENCE:

City of Oshawa Central Business District Concept Plan and Development Strategy - Project Manager for preparation of Official Plan, zoning, design guideline, concept plan, development strategy and implementation program on behalf of the City of Oshawa (1986-present).

Southeast Oakville/Winston-Churchill Secondary Plan - Project Manager for preparation of industrial/residential/commercial Secondary Plan on behalf of Town of Oakville (1985-1987).

Oakville Uptown Core - Project Manager for Uptown Core in Oakville. Responsible for approvals, design, zoning and development negotiations for approximately 2,500,000 square feet of residential and commercial development (1984-present).

Ontario Ministry of Agriculture and Food - Project Manager responsible for coordination of all investigations and evidence on behalf of the Ministry related to the Town of Markham Official Plan Amendment No.34 and its Official Plan Review (1986-Present).

Ontario Ministry of Agriculture and Food - Project Manager, responsible for coordination of all planning investigations and evidence on behalf of the Ministry related to the Town of Caledon Official Plan amendment referrals to the Ontario Municipal Board (1984-85).

Ontario Ministry of Agriculture and Food - Project Manager, responsible for coordination of all planning investigations and evidence on behalf of the Ministry related to the Town of Brampton Official Plan referrals to the Ontario Municipal Board (1984-85).

York University Campus Concept Plan and Development Strategy - Project Manager responsible for planning, zoning and approvals of York University's 600 acre campus (1986-present).

Ontario Hydro - Project Manager for various development feasibility assessments, reviews and planning/approval coordinations of the Head Office facilities at College and University as well as the Central Facilities at Yonge and Finch in North York's Uptown Centre (1986-present).

GO-ALRT Etobicoke Segment - Project Manager for GO-ALRT - Etobicoke Land Use and Social Environment Planning assignment (Phase III-IV) for M.T.C. North Metro Rapid Transit Link Project (1984-85).

GO-ALRT Scarborough West Segment - Project Manager for GO-ALRT - Scarborough West Land Use and Social Environment Planning assignment (Phase I-II) for M.T.C. North Metro Rapid Transit Link Project (1983-84).

GO-ALRT Northern Section - Project Advisor for GO-ALRT - North Metro Rapid Transit Link Project for M.T.C. Project Team on Land Use and Social Environment/Urban Design Planning Overview and Study Design (1983).

Town of Vaughan - Project Manager for the Town of Vaughan Comprehensive Zoning by-law Review (1982-84).

Town of Vaughan - Project Manager for the preparations of the Town of Vaughan Parkway Belt Zoning by-law in conformity with the Parkway Belt West Plan (1983-84).

Town of Richmond Hill Zoning By-law Review - Project Advisor to the Town of Richmond Hill in the preparation of the Town's Zoning by-law Review (1985).

Mack Canada Inc. - Project Manager for Mack Canada Inc. for amendment to Parkway Belt regulations for 60,000 square foot plant expansion in Oakville. Responsible for approvals coordination and zoning interpretation (1982).

Vaughan-Thornhill Town Centre - Project Manager for 1,600,000 square foot Town Centre Commercial/Residential project for Metrontario Investments Inc. in Vaughan-Thornhill Town Centre (1982-present).

Niagara Falls Commercial Study - Project Advisor for preparation of commercial Official Plan and zoning policy recommendations (1986-present).

Seneca College - Project Manager for campus location study as well as City of North York "Institutional Policy" (review (1986-present)).

Metro Separate School Board - Project Manager on behalf of Metropolitan Toronto Separate School Board involving review and input on the City of North York "Institutional Policy" (1986-1987).

Seneca College-Sheppard Campus - Project Manager to Seneca College Sheppard Campus in City of North York "Yonge Street Centre Area" and in coordinating its 400,000 sq.ft. office development potential (1985-present).

CN Rail Lands - Project Manager - Planning, responsible for coordination of all planning, implementation strategy, zoning, design, environment and approvals on behalf of CN Real Estate related to the development of approximately 10,000,000 square feet of residential, office and retail uses on the City of Toronto Railway Lands (1984-present).

CN Dome Stadium - Project Manager for all planning, implementation strategy, zoning, environment and approvals of Dome Stadium relative to Toronto Railway Lands development on behalf of CN Real Estate and the Ontario Dome Corporation (1984-present).

Massey Ferguson Properties - Project Manager for all planning, implementation strategy, zoning design, environment and approvals on behalf of Massey-Ferguson related to the redevelopment of industrial lands for approximately 5,300,000 square feet of industrial and high technology uses for lands located in the City of Toronto (1984-present).

Massey Ferguson Properties - Project Manager for feasibility studies on behalf of MF Properties in Toronto and Brantford (1985-present).

Federal Cold Storage Property, City of Toronto - Project Manager on behalf of Masae Limited related to the development of approximately 1,200,000 sq.ft. of office, industrial and retail uses as well as coordination relative to the Front Street extension (1986-present).

Campeau, Yonge/Queen - City of Toronto - Project Manager for all planning approvals relative to redevelopment of the northeast quadrant of Yonge and Queen for approximately 500,000 sq.ft. of office and retail space (1986-present).

Bay-Adelaide Redevelopment - Project Manager of planning, zoning and approvals for 3,000,000 mixed use Simpsons block redevelopment in City of Toronto (1987-present).

Scotia Plaza - Project Advisor on planning and approvals of 2,200,000 square foot redevelopment office project in the City of Toronto on behalf of Campeau Corporation (1984) - Project Manager on planning referrals to Ontario Municipal Board (1984).

Scarborough City Centre - Project Manager for 1,900,000 square feet mixed use redevelopment project on behalf of Transmetro Properties in City Centre (1986-present).

Magna International Inc., Vaughan - Project Manager for O.M.B. referral of Industrial Secondary Plan Official Plan amendment (1985).

Magna International Inc. - Project Manager for planning, economic and market feasibility studies for industrial lands in Markham and Waterloo (1984-present).

Bramalea - 31 Bloor Street East - Project Manager responsible for coordination of all approvals for 350,000 sq.ft. office building at Yonge and Bloor in the City of Toronto (1986-present).

Sault Ste. Marie Industrial Study - Project Manager responsible for Official Plan and zoning policy recommendations of industrial study (1986-present).

Gibson Square - Downtown North, North York - Project Manager for 700,000 sq.ft. office/retail redevelopment located immediately adjacent the City of North York Civic Centre on the new Parkhome Subway Station (1984-present).

Loblaws Properties/Bayshire Investments, Vaughan - Project Manager for 100,000 square foot rezoning in Town of Vaughan (1985-present).

Loblaws Properties, Etobicoke - Project Manager for O.M.B. referral of 80,000 square foot store rezoning in City of Etobicoke (1985).

Crosby Avenue Redevelopment - Richmond Hill - Project Manager responsible for coordination of all planning, implementation strategy, zoning, design and approvals for 240 unit apartment redevelopment project located immediately adjacent to the Richmond Hill CBD (1986-present).

Silverpine Subdivision, Richmond Hill - Project Manager for design and approval of 143 acre residential draft plan of subdivision in the Town of Richmond Hill (1984-85).

Holita Investments, Richmond Hill - Project Manager for design, zoning, approvals and implementation of 90,000 square foot office building in Richmond Hill (1984-present).

T.N. Carter Estate and R.J. Pitts Construction Co. Ltd., Richmond Hill - Project Manager for 20 acre and 10 acre estates in Town involving review, assessment and negotiations of Town's Official Plan, adjacent development, zoning and development options (1982-present).

Bramalea - Harwood Mall, Ajax - Project Manager for 140,000 sq.ft. rezoning referral in Town of Ajax on behalf of Bramalea and Harwood Mall (1985-1986).

South Lake Simcoe Residents Association - Project Manager for O.M.B. referral of 2,200 person retirement community subdivision in Georgina Township (1986).

Region of Durham - Project Manager for the Region of Durham Lot Levy and Development Cost Study prepared on behalf of Durham Developers Association (1980).

City of Buffalo Main Street Transit Corridor Master Plan - Project Manager responsible for coordination of interdisciplinary team in preparation of land use studies, market analysis, community participation, urban design analysis, implementing policies and bylaws, development packages and the establishment of an implementation/management structure for eight L.R.T. stations along the Main Street corridors Phases I & II (1982-1984).

Leitchcroft Farms - Project Manager for Leitchcroft Farms for amendment to Parkway Belt regulations for a 100,000 square foot equestrian centre in the Town of Markham (1981-82).

Airport Corporate Centre - Project Manager for 4 100 acre Commercial-Industrial Airport Corporate Centre for Tenbury Investments and Victoria Wood Development Corporation (1982-83) in City of Mississauga.

Yorkdale Shopping Centre - Project Manager for coordination of expansion of a 1,500,000 square foot transit-oriented shopping centre in the City of North York for Trizec Equities Limited involving aspects of approvals zoning interpretation and development negotiations (1981).

City of North York - Expert witness on behalf of City of North York on appeal of office building in Yonge/York Mills Office Centre area (1982).

Parks Canada - Project Manager (Planning) for "Preservation of National Heritage Resources through Land Use Planning Controls" for Parks Canada (1983).

Mixed-Use "Consilium" Redevelopment Project - Project Manager for coordination of a 4,500,000 square foot mixed-use redevelopment project on the Scarborough LRT line for Equity Development Group and Prudential Insurance Company of America.

Mixed-Use "Pavilion" Redevelopment Project - Project Manager for a 1,000,000 square foot mixed-use redevelopment project in the Yonge Street Redevelopment area adjacent to the Sheppard Subway Station in the City of North York, for Kenneth-Sheppard Redevelopment Limited (1980-81).

City of Thunder Bay - Project Manager for expansion approvals of a 300,000 square foot shopping centre in the City of Thunder Bay for NuWest Development Corporation (1979-84).

Campground Feasibility and Development Study - Project Manager involving the preparation of Official Plan policies, zoning requirements, licensing requirements and development review procedures for campground developments (1982).

Northwestern General Hospital - Project Manager for rezoning and site plan approval for a 100 bed nursing home in the City of York (1981).

Canada Wire and Cable - Project Manager for rezoning and site plan approval for a \$15 million industrial complex revitalization program in Borough of East York (1981).

Regional District of Nanaimo Shaw Hill - Project Manager for Official Settlement Plan. Prepared a comprehensive planning document for a municipality of 5,000 of rural and recreational land (1980-82).

Regional District of Nanaimo Nanoose Bay - Project Manager for Official Settlement Plan, which involved the preparation of a comprehensive planning document for a municipality of 10,000 (1980-81).

Ottawa-Carleton Residential Inventory - Project Manager responsible for the preparation of a residential land development inventory in the Region of Ottawa-Carleton on behalf of a local builder-developer (1984-1985).

City of North York Zoning By-Law Review - Project Manager and Project Coordinator, City of North York Zoning by-law Review involving updating, amending, metrication, parking standards, area requirements, special text modifications relating to Office development, public participation coordination, special interest negotiations, agency coordination, reports to Planning Board and Council, and coordination and support of implementation amendments (1976-79).

North York Yonge Street Centre Study - Project Manager and Project Coordinator, Yonge Street Centre Study, City of North York. prepared land use studies, coordinated interdisciplinary team studies, all community participation, and presentations to public landowners and Council. Prepared implementing policies and bylaws, reviewed all development applications, and coordinated interdisciplinary team studies, all community participation, and presentations to public landowners and Council for the downtown area of North York projected for 75,000 person growth (50,000 resident, 25,000 worker) around three subway station nodes (1975-77).

Residential Draft Plans - Responsible for residential draft plans of subdivision and feasibility studies in Markham, Vaughan, Richmond Hill, Scarborough, Cambridge, Waterloo, Oakville, North York, Peterborough, Brampton, Newmarket, Mississauga, Oshawa, Whitby and Elliot Lake (1979-present).

Estate Residential Draft Plans - Responsible for estate residential draft plans of subdivision and feasibility studies in Richmond Hill, King Township, North Dumfries Township, Cambridge, Stittsville, Georgina Township, and North Shore Township (1979-present).

Residential Draft Plans - Responsible for residential draft plans of subdivision and feasibility studies in Markham, Vaughan, Richmond Hill, Scarborough, Cambridge, Waterloo, Oakville, North York, Peterborough, Brampton, Newmarket, Mississauga, Oshawa, Whitby and Elliot Lake (1979-present).

Estate Residential Draft Plans - Responsible for estate residential draft plans of subdivision and feasibility studies in Richmond Hill, King Township, North Dumfries Township, Cambridge, Stittsville, Georgina Township, and North Shore Township (1979-present).

Industrial Draft Plans of Subdivision - Responsible for various industrial draft plans of subdivision and feasibility studies in Markham, Vaughan, Scarborough, Cambridge, Waterloo, Oakville, Richmond Hill and Brampton (1979-present).

North York Official Plan Reviews - Project Manager and Project Coordinator, Official Plan Reviews for the City of North York (District 11-1975, District 3/4 - 1976, District 12-1974, District 10-1976) as well as Official Plan Special Study Areas (District 4/5-1976, District 10-1977, District 3/4-1977, District 11-1977) involving policy analysis, public participation coordination and support of implementing amendments.

North York Official Plan Policy Studies - Project Manager and Project Coordinator for Official Plan Policy Studies for the City of North York, which included Housing Policy, Employment Policy, Industrial Development Policy, Office Development Policy, Civic Centre Master Plan, Residential Land Inventory, Development Review, Planning Act Review, Metroplan Review, and Yonge Street Redevelopment Area (1974-78).

Municipal Representative - Municipal representative on various Intergovernmental Committees, including Metro Toronto Economic Development Study (1979); Metro Toronto Assisted Housing Policy (1977-1978); Metro Toronto Housing Policy (1975-1978); Metro Toronto Research Committee (1975-1977); and Downsview Airbase Development Committee (1975).

Development Applications - Responsible for the management of over 900 development applications including plans of subdivision, official plan amendments, zoning by-law amendments, variances, severances and condominium applications from Planning Board and Council through to final Regional, Provincial and Ontario Municipal Board approval (1974-present).

Ontario Municipal Board - Prepared for and appeared as expert witness on behalf of both the public and private sector in numerous Ontario Municipal Board Hearings and before the Supreme Court of Ontario (1974-present).