

ADRIAN R. LITAVSKI, MCIP, RPP

EDUCATION

- 1995 **Honours Bachelor of Environmental Studies, Co-op (Urban & Regional Planning),**
University of Waterloo - Waterloo, Ontario
- 1991 **International Exchange, Faculty of Environmental Design & Construction**
(Planning)
Royal Melbourne Institute of Technology - Melbourne, Australia

PROFESSIONAL MEMBERSHIPS / ASSOCIATIONS

- Registered Professional Planner (Province of Ontario)
- Full Member – Ontario Professional Planning Institute (www.ontarioplanners.on.ca)
- Full Member – Canadian Institute of Planners (www.cip-icu.ca)
- Member of Lambda Alpha International (Simcoe Chapter) – An honorary land economics society (www.lai.org)

SELECTED PROJECT EXPERIENCE

Development Planning / Project Management

Have acted as consulting planner and project manager for various development projects requiring all forms of development approval including Official Plan and Zoning By-law Amendments, Development Area Plans (Tertiary Plans), Plans of Subdivision, Consents and Minor Variances, and Site Plan Approvals. Have also been responsible for the assembly and management of required consulting teams including civil engineers, traffic engineers, environmental consultants, architects, landscape architects, etc.

Projects include:

- **Giles Chevrolet, Town of Whitchurch-Stouffville** – Responsible for securing site plan approval for the re-configured dealership lands on behalf of the Region of York. Retained to facilitate the Region's efforts to eliminate the Ninth Line "jog" at Main Street in Stouffville wherein the Region negotiated a land swap with the existing Giles Chevrolet dealership at 5964 Main Street.

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SELECTED PROJECT EXPERIENCE (Cont'd)

- **Student Residence (Sheridan College & Campus Living Centres), Town of Oakville** – Secured all required planning approvals for a new 6-storey, 453 bed student residence at Sheridan College's Trafalgar Campus.
- **Parkway Mall, City of Toronto** – Ongoing re-development of a 23,400m² enclosed shopping mall in the former City of Scarborough that includes the preservation of an existing 1950's era supermarket that is listed on the City of Toronto's Heritage Properties Inventory.
- **The Shops At King Liberty, City of Toronto** – General planning consulting services regarding the expansion of this downtown shopping destination within Toronto's King-Liberty urban neighbourhood.
- **Windermere By The Lake, City of Toronto** – a 12.1 acre waterfront brownfield re-development of a former iron and bolt works in Toronto for a mixture of townhomes and hi-rise condominiums;
- **Dad's Cookies Bakery (Kraft Canada Inc.), City of Toronto** – expansion & upgrades of existing bakery stemming from adjacent high-density residential development.
- **Real Storage, City of Toronto** – Secured approvals for an Alberta Self Storage Company's first project in Ontario.
- **Brantford Mall Re-development, City of Brantford** – Re-development/re-construction of the existing Brantford Mall – one of two regional malls in the City of Brantford;
- **Olde Oakville Market Place Expansion, Town of Oakville** – Re-development of a former lumber yard in order to allow the expansion of the existing adjacent shopping plaza in the Town of Oakville;
- **146-150 Lakeshore Road, Town of Oakville** – Redevelopment and merger of an existing neighbourhood shopping plaza and adjacent restaurant.
- **Parallax Money Corp., Town of Halton Hills** – Plan of Subdivision on the former Dominion Seeds property in Georgetown;
- **Rutherford Market Place, City of Vaughan** – Development of a new neighbourhood shopping mall in the City of Vaughan
- **Ainslie Hill Golf Course & Retirement Community, Town of Georgina** - A 550-acre, 1200 unit adult-lifestyle/golf community in the Township of Georgina;

SELECTED PROJECT EXPERIENCE (Cont'd)

Policy Planning

- Assembled and helped usher through approval a Secondary Plan for the former CFB Toronto, a 640-acre former air force base to be redeveloped as a new federal urban park along with a mixture of commercial and high, medium and low density residential uses.
- Prepared and initiated the first comprehensive review of the City of Whitehorse Official Community Plan since 1987. Responsible for the development and implementation of a comprehensive public consultation program in conjunction with the review.
- Have acted for several industrial clients including Kraft Canada Inc. and Lafarge Canada in monitoring the impact of various large scale planning studies, including:
 - City of Toronto Official Plan;
 - Central Waterfront Secondary Plan (City of Toronto);
 - Scarborough City Centre Secondary Plan (City of Toronto);
 - St. David's Community Plan (Town of Niagara-On-The-Lake);
 - St. David's Urban Design Guidelines (Town of Niagara-On-The-Lake);
 - Streetsville District Policies (City of Mississauga);
 - New Comprehensive Zoning By-law (City of Mississauga)
- Have successfully negotiated various modifications in favour of our clients and/or have prepared appeals to the Ontario Municipal Board as necessary.

Development Feasibility & Other Planning Studies

Have authored numerous feasibility studies to assist clients in evaluating the development potential of their sites, including:

- **Cameron Stephens Mortgage Capital Ltd.** – Prepared numerous due diligence planning reviews of various development proposals at all stages of the development review process on behalf of a mortgage lending firm. These reviews are required before the lender will agree to provide any financing of the proposed project.
- **First Capital Asset Management Corporation** – Review of numerous retail and commercial properties around the GTA as part of First Capital's due diligence process prior to purchase/development;
- **Region of York – Housing York Inc.** – Review of two existing senior's housing facilities in King City and Woodbridge;

SELECTED PROJECT EXPERIENCE (Cont'd)

- **Humboldt Properties Inc.** – Analysis of former Metro Toronto Police headquarters for high-density residential uses as part of City sponsored sale;
- **Juka Realty Inc.** – Highest and best use report regarding mix-use office/retail property on Bay Street in Yorkville. The report was used to help settle a lease arbitration.
- **Sunlife Assurance Company of Canada** – Highest and best use planning study of underdeveloped shopping plaza in the former City of Etobicoke.

Heritage Planning

Administered all aspects of the City of Whitehorse Heritage Building Program, including the compilation of the City's list of potential heritage structures. Convened and administered the of City's regular monthly Heritage Advisory Committee meetings.

Expert Testimony / Evidence

Have provided expert planning evidence for numerous Ontario Municipal Board hearings on behalf of municipalities, private developers, residents and resident groups, including:

- **Toronto Film Studios** – Provided evidence in support of their efforts to have various appeals dismissed against their proposed sound stage and film studio centre within the port lands of the City of Toronto.
- **TDL Group Ltd. (Tim Horton's)** – Consulting planner to Tim Horton's. Assisted in various appeals seeking approval of new restaurants and drive-thru facilities in Bolton, Scarborough, Bowmanville, Courtice, etc.
- **Ontario Restaurant Hotel and Motel Association (ORHMA)** – Consulting planner to the umbrella organization representing various quick service restaurants (McDonald's, Burger King, Tim Horton's, Wendy's, etc.) in their appeal of the City of Toronto's ban of drive-thru facilities in proximity to residential uses.
- **100 Main Street Limited – Rymal Road Secondary Plan** – Consulting Planner for 100 Main Street Limited regarding the development of the 478 acre Rymal Road Secondary Planning Area in the former Township of Glanbrook. Assisted in the preparation of the Secondary Plan and appeals of the applicable Local and Regional Official Plan Amendments to the Ontario Municipal Board.
- **Red Carpet Inns Limited** – Prepared a detailed planning analysis and report on behalf of Red Carpet Inns Limited regarding their property within the City of Etobicoke Motel Strip (*Used as evidence at the Ontario Superior Court of Justice*)

PROFESSIONAL BACKGROUND

Kentridge Johnston Limited

Planning Consultants
 Toronto, Ontario

Senior Planner / Associate
 2000 – 2003

Principal
 2003 – 2008

Johnston Litavski Ltd.

Partner/Principal
 2008 - Present

Provide planning advisory/consulting services to both public and private sector clients on a wide range of land use planning and urban design issues. These services include official plans and official plan amendments; zoning by-laws and amendments; committee of adjustment applications; preparation of Ontario Municipal Board appeals and expert testimony; project management; planning and strategic advice to development, industry and ratepayer organizations; subdivision design, site plans and plans of condominium; land use planning and policy studies; and, planning feasibility studies.

City of Whitehorse

Whitehorse, Yukon Territory

Senior Planner
 1999 – 2000

Provided expert planning advice and direction to Council, City Staff and the public. Responsible for the management of the City's Official Community Plan, the review of and management of major development applications, and the administration of the City's Heritage Program and the City of Whitehorse Heritage Advisory Committee. Responded to public inquiries and presented plans and policies to the public and to Council. Directed planning staff and assumed the role of Acting Manager of Planning Services as required.

Canada Lands Company Ltd. / Parc Downsview Park Inc.

Toronto, Ontario

Planner / Environmental Coordinator
 1996 – 1999

Worked for two Federal Crown Corporations on the same project over the course of four years. Canada Lands Company was originally contracted to conduct the work. Parc Downsview Park was subsequently created to manage the long-term development of the Downsview Lands - a 675-acre former military base in the heart of the Toronto, to be redeveloped primarily as a major new Federal Urban Park.

Assisted in the coordination of planning activities for the redevelopment of the Downsview Lands, including the management and direction of a large array of consultants. Liaised with all levels of Government - Municipal, Regional, Provincial & Federal. Also assisted with preparations for an international design competition for the development of Downsview Park. Responsible for completing a Canadian Environmental Assessment Act report for the property on behalf of the Department of National Defence.

Borden & Elliott, Barristers and Solicitors

Municipal Law Group
Toronto, Ontario

Planner

1995 – 1996 (Contract)

Responsible for planning advice and preparation of zoning and official plan analyses for a wide variety of proposed developments in a range of settings. Assisted in preparing applications, including official plan amendments and referrals, zoning amendments and appeals, and committee of adjustment applications. Reviewed planning policies in local/regional plans on behalf of clients. Assisted in preparation of expert witnesses and witness statements, giving of notice, compilation of document books and organization of other evidence for Ontario Municipal Board hearings.

PROFESSIONAL ACTIVITIES / COMMUNITY INVOLVEMENT

University of Waterloo Planning Alumni of Toronto Annual Dinner Organizing Committee

Committee Member 2004-Present, 2009-2010 Committee Chair - The University Of Waterloo Planning Alumni Of Toronto are responsible for the development industry's premier social/networking event. The annual dinner has become a "must attend" event for all planning, legal, land development and related professionals in Ontario. The dinner consistently attracts nearly 1,000 professionals. Over the years the dinner has helped to raise tens of thousands of dollars for Waterloo's School of Urban and Regional Planning.

For more information, visit www.uwplanningalumni.com

Ontario Professional Planning Institute

Juror – 2010, 2011, 2012 & 2013 OPPI Excellence In Planning Awards, & Chair of the 2011, 2012 & 2013 Jury Panel for the Community Planning & Development Studies Category – Responsible for judging the best examples of excellence in planning practice, and selecting the most innovative, well-written and practical submission. The awards are given out each year at OPPI's annual conference.

Professional Examiner, 2006-2012 – Responsible for interviewing candidates as the final step in their efforts to attain full membership within the Institute and accreditation as a Registered Professional Planner. Must judge the candidate's understanding of their professional responsibilities and their commitment to the profession.

Past Member, Policy Development Committee – Participated in formulating OPPI's position on significant and emerging public policy issues. Assisted with the refinement and dissemination of OPPI's recently released policy paper "Healthy Communities".

Past Member, Toronto District Committee – Participated in the organization of local events within Toronto District.

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