

## Josh MacLeod MCIP, RPP, PLE Associate



### PROFESSIONAL EXPERIENCE

#### NBLC

Associate (2016-Present)  
Planner & Real Estate Analyst  
(2014-2018)

#### Urbanation Inc.

Research Analyst (2012-2014)

#### IBI Group

Field Research Representative  
(2012)

### ACADEMIC

#### Toronto Metropolitan University

Bachelor of Urban and Regional  
Planning (2011)

#### Queen's University

Bachelor of Arts, Geography (2009)

### PROFESSIONAL AFFILIATIONS

Member, Canadian Institute of  
Planners, Registered Professional  
Planner

Member, Ontario Professional  
Planners Institute

Member, Ontario Land Economists

A graduate of the School of Urban and Regional Planning at Toronto Metropolitan University, Josh is a Registered Professional Planner and Professional Land Economist. Josh leads NBLC's market research work.

Josh is an Associate at NBLC. Throughout his professional career, Josh has worked for a wide variety of clients across Southern Ontario and throughout Canada in both the public and private sectors. At NBLC, Josh has analyzed real estate through a wide range of consulting assignments. These projects include highest and best use studies, market and financial feasibility analyses, land use planning and policy work, real estate strategies, TOC projects, and development potential and land valuation studies.

The reports that Josh has contributed to range in scale from larger policy-based projects for public sector clients to site-specific development projects for clients in the private sector. Josh has experience working on all types, densities, and tenures of residential development, including market, affordable, seniors, and student housing projects.

### ADVISORY AND STRATEGY

- Affordable Housing Strategy – City of Barrie
- Affordable Housing Master Plan – Town of Collingwood
- South Georgian Bay Tourism Workforce Attainable Housing Business Case – Blue Mountain Village Association
- Affordable Housing Implementation Plan – York Region
- Housing Attainable Supply Action Plan – Simcoe County
- Housing Needs Assessment & Affordable Housing Strategy – Oxford County
- Market and Development Impacts of a Three-Bedroom Apartment Policy Requirement in New High-Rise Developments in Ottawa – City of Ottawa
- Encouraging More Missing Middle Housing in Ottawa – City of Ottawa
- Options Assessment and Disposition Strategy, Drury Lane, Burlington – Halton Catholic District School Board
- Land Value Impacts of an Employment Land Use Conversion, Renforth and Eglinton, Toronto – CR4 Centennial
- Land Value Analysis & Disposition Strategies – Canada Lands Company, Multiple Sites, Ottawa
- Highest and Best Use Analysis, Zoning Review, and Minor Variance Application, 89-109 Niagara Street, Toronto – Aspen Ridge Homes
- Land Value and Market Analysis for Six Revitalization Sites – Toronto Community Housing Corporation
- Assessing the Role of Financial Incentives to Encourage Development Investment in Neighbourhood Improvement Areas – City of Toronto
- Portfolio Review – Anglican Diocese of Toronto

#### **LAND USE PLANNING POLICY**

- Official Plan Review / Capacity Analysis and Land Needs Report – Town of East Gwillimbury
- Community Improvement Plan – Region of Durham
- Master Plan: 1495 Heron Road, Ottawa – Canada Lands Company
- Weston Road & Highway 7 Secondary Plan – City of Vaughan
- Britannia Secondary Plan – Town of Milton
- Downtown Development Master Plan – Town of Wasaga Beach
- Downtown Community Improvement Plan – Town of Wasaga Beach
- Official Plan Review – Town of Wasaga Beach
- Downtown Georgetown Planning Study – Town of Halton Hills

#### **DEVELOPMENT FEASIBILITY**

- Residential and Mixed-Use Market Feasibility Analyses – Various clients throughout Ontario and Canada
- Purpose-Built Rental Market Feasibility Analyses – Various clients throughout Ontario and Canada
- Development Potential and Land Value Analyses – Various clients throughout Ontario and Canada
- GTA Condominium Apartment Market and Economic Overview – Brookfield Property Group
- City of London Residential Market Analysis – SmartCentres
- Region of Waterloo Rental Market Overview – GWL Realty Advisors
- Seniors Housing Market Assessment, Briton House, Toronto – Wells Gordon Ltd.
- Residential Market Study, Port Credit West Village, Mississauga – Port Credit West Village Partners
- Market Feasibility Analysis, True North Square, Winnipeg – True North Real Estate Development Ltd

#### **REAL ESTATE AND TRANSIT**

- Station Funding Advisory Services, Lakeshore GO East Extension, Region of Durham
- Transit-Oriented Affordable Housing: Leveraging Government Assets and Policies – CMHC Housing Lab
- Lakeshore East GO Rail Extension Alignment Options and Business Case Analysis – Region of Durham
- Land Value Assessment and Development Potential Analysis, Oakville GO Station – Metrolinx
- Mobility Hub Planning – City of Burlington
- Planning and Real Estate Advisory Services for GO and Non-Hamilton LRT Stations – Metrolinx
- Long Branch Integrated TOC Business Case – Vandyk Properties
- TOD Land Value Impact Assessment, Toronto – East Urban Properties

#### **POST SECONDARY INSTITUTION ADVISORY**

- Housing Planning for St. George Campus– University of Toronto
- Highest and Best Use Analysis, 63-65 Charles Street West – Victoria University (University of Toronto)
- Student Housing Long-Term Master Plan – Fleming College
- Student Housing Demand Study – University of Saskatchewan
- Housing Supply Study – Toronto Metropolitan University
- Student Housing Market Study, 3070 Ellesmere Road – Lemine Investment Group
- Student Rental Apartment Market Analysis, 20 Humberline Drive – DMS Property Management