

Mark Conway MCIP, RPP, PLE President



Mark Conway is the President of NBLC and oversees the management and professional activities of the company.

Mark is a professional planner and land economist with about 40 years of experience ranging from municipal and corporate real estate strategies to site specific assessments of development feasibility. Mark has also played a lead role in the development of affordable housing, real estate and economic development strategies policies throughout Ontario.

The following are a sample of assignments that Mark has led at NBLC:

PROFESSIONAL EXPERIENCE

NBLC

President (2000-present)

Dillion Consulting Limited

Head of Real Estate & Environment
(1997-2000)

City of Toronto Economic Development Corporation

Director of Planning & Development
(1993-1997)

Toronto Harbour Commission

Manager of Planning (1987-1993)

Ministry of Municipal Affairs

Community Planner (1983-1987)

ACADEMIC

Toronto Metropolitan University

Bachelor of Applied Arts, Urban and
Regional Planning (1983)

Lakehead University

Bachelor of Arts, Geography (1980)

PROFESSIONAL AFFILIATIONS

Member, Lambda Alpha Society,
Honorary Society for the Advancement
of Land Economics

Member, Ontario Land Economists

Member, Expropriation Association of
Ontario

Member, Canadian Institute of
Planners, Registered Professional
Planner

Member, Ontario Professional
Planners Institute

ADVISORY AND STRATEGY

- Waterfront Toronto Evaluation Committee – Sidewalk Labs Proposal
- Metrolinx – TOC Advisory Panel
- City of Brampton – Industrial Lands Strategy
- Town of Oakville – Public Lands Study
- National Capital Commissions - LeBreton Business Plan
- Canada Lands, Ottawa, Rockcliffe Park CFB Business Plan
- City of Toronto, Relief Line Real Estate Impact Study
- City of Toronto – Film Studio Relocation Study
- CPA Association Real Estate Strategy
- PSP Downsview Redevelopment Masterplan, Toronto
- 20 Vic, Shopping Centre Intensification Study, Vancouver
- Chartwell REIT, Ottawa, Retirement Home Market Study
- Greywood Investment, Condominium Market Study, West Don Lands
- City of Toronto – Development Charge Impact Analysis City of Toronto
- Canada Lands, One Port Street – Development Strategy
- Choice Property REIT – Market Studies – Multiple Sites
- Realstar, Rental Development Feasibility Study, Burlington
- Momentum Developments- Condominium Feasibility Study –Waterloo
- K&G Management – Market Assessment – Avondale Lands
- Parc Downsview Park – Residential Market Analysis
- Daniels Corporation, Market Study, Erin Mills Rental Project
- United Jewish Appeal Lebovic Community Centre Lands RFP
Management;
- FRAM, Port Credit Village, Market and Financial Feasibility Study
- City of Kingston Waterfront Condominium Market Feasibility Study
- Auburn Developments – Barrel Yards – Waterloo
- Town of Wasaga Beach Redevelopment Strategy
- Port Stanley Waterfront Development/Business Strategy
- Waterfront Toronto –Quayside Market and Financial Analysis

- Build Toronto, Portfolio Analysis
- City of Windsor Neighborhoods Market Analysis
- Town of Oakville – Municipal Land –Value Capture Analysis
- Infrastructure Ontario- Community Hubs Study
- Portfolio Review – Anglican Church – Toronto Diocese
- Portfolio Review – United Church of Canada
- City of Hamilton – Creative Catalyst Study
- Peel District School Board – Britannia Farms Redevelopment Study
- City of Kingston – Kingston Penitentiary Redevelopment Analysis
- United Church of Canada –National Portfolio Review
- League Assets – Colwood Market and Redevelopment Analysis, Victoria
- Rompsen Investment Fund, Niagara Falls Golf Course Community Study
- TWRC, Toronto Port Lands Implementation Strategy
- Toronto Housing, Lawrence Heights Redevelopment Strategy
- Richie Brothers Auction Development – Economic Impact Analysis
- Windsor Race Track, Redevelopment Assessment, Toldo Enterprises
- City of Waterloo, Community Arts Hub Feasibility Study

REAL ESTATE AND TRANSIT

- Region of Durham - GO Extension Business Case and Transit Funding Proposal
- Metrolinx – Cooksville TOD Land Value Analysis
- City of Toronto – DRL Real Estate Impact Analysis
- Toronto Portland Company – SIM Industries Development Proforma
- City of Toronto - Mimico Station TOD Analysis
- Kilmer – Waterloo Transit Hub Market Study
- Metrolinx – Milton Station TOD Analysis
- City of Ottawa – Confederation Line TOD Opportunity Analysis
- City of Hamilton - LRT Real Estate Impact Analysis
- Region of Waterloo – ION TOD Real Estate Impact Analysis
- City of Toronto – Smart Track Real Estate/Land Value Capture Analysis
- Metrolinx – GO Station (RER) Real Estate Impact Analysis
- City of Waterloo, Transit Real Estate Value Enhancement Strategy
- Metrolinx, Finch LRT Real Estate Analysis
- Metrolinx, Eglinton Crosstown LRT – Real Estate Study
- City of Toronto Spadina Subway Line Extension, Land Value Impact Analysis
- Metrolinx, Eglinton Crosstown LRT – Retail Demand Forecast
- City of Toronto, Sheppard – Eglinton Subway Financing Study (with KPMG)
- Metrolinx, Downtown Bus Terminal Development Feasibility Study
- Metrolinx, Cooksville Mobility Hub Study
- Metrolinx, Kennedy Mobility Hub Study
- TTC, Residential Feasibility Study, Selected TTC Station sites
- Metrolinx , Dundas Mobility Hubs Land Value Uplift Analysis

- Hurontario High Order Transit Study – Business Case

DEVELOPMENT FEASIBILITY

- Infrastructure Ontario – Pan Am Games Athletes Village Feasibility Study
- Toronto Portlands Company Film Studio Development Feasibility
- Choice Property REIT – Rental Market Study Parksville BC
- TDSB, Office Administrative Centre Development Analysis
- Fairmont Hots Springs B.C.– Master Plan Feasibility Study
- Cadillac Fairview, Redevelopment Analysis-Don Mills Shopping Centre
- TCH, Alexandra Park Revitalization Business Plan
- City of Kingston – Block 4 Market and Feasibility Study
- Infrastructure Ontario, Ontario Place Redevelopment Feasibility Study
- Concert Properties; Site Analysis and Investment Strategy
- Port Stanley Redevelopment Business Plan; Municipality of Central Elgin
- Town of Oakville Downtown Cultural Hub Feasibility Study
- Quadreal – Mississauga Rental Market Study

LAND USE PLANNING POLICY

- Peel Region Employment Land CIP Review
- City of Brampton Employment Land CIP
- City of Toronto Inclusionary Zoning Study
- Region of Waterloo- Brownfields Financial Incentive Review City of Toronto Parkland Policy Options Analysis
- Town of Innisfil Employment Lands Analysis (w/SGL)
- Pickering Growth Management Strategy (w/SGL)
- Town of Aurora, Aurora 2C Employment Lands Study
- County of Essex Employment/Residential Lands Study (W/Jones)
- City of Niagara Falls – Urban Boundary Peer Review
- Town of Grimsby Employment Lands Analysis
- Town of Halton Hills, 401 Corridor Industrial Secondary Plan
- Haldimand County, Growth Management Plan (w/SGL)
- Town of Markham, Yonge Corridor Intensification Study
- Hamlet of Norval Secondary Plan, Town of Halton Hills
- Town of Halton Hills, Intensification Study
- Glen Williams Secondary Plan, Town of Halton Hills
- Milton, CBD Secondary Plan, Town of Milton
- County of Norfolk – Lakeshore Secondary Plan (w/MMM)
- City of Toronto, Keele Street Avenues Study
- UOIT Oshawa Downtown Master Plan- CIP Study
- Downtown Milton Secondary Plan

HOUSING STUDIES

- City of Sudbury Housing Regeneration Strategy

- United Church of Canada - National Housing Strategy
- City of Toronto Affordable Housing Policy
- Mainstay Not- For-Profit Housing – Regeneration Strategy
- Toronto Interfaith Not-for Profit – Housing Needs Study
- Peel Region Affordable Housing Strategy
- Town of Blue Mountains Attainable Housing Strategy
- City of Windsor Housing Regeneration Strategy
- City of Mississauga – Incentives Requirement for Affordable Housing
- TCH, Alexandra Park Revitalization Business Plan
- TCH, Lawrence Heights Revitalization Business Plan
- City of Toronto, AHP Program Evaluation
- Grey County Housing Study
- Town of Blue Mountains Housing Study
- Trillium Housing Corporation 14 Trent Market Study
- Housing Lab, Market and Financial Guidance
- City of Toronto – Affordable Housing Policy
- Peel Living – Twin Pines Redevelopment Strategy
- City of Toronto Large Sites Affordable Housing Policy Review
- City of Mississauga – Incentives for Affordable Housing Study
- City of Hamilton – Affordable Housing Subsidy Analysis
- St Christopher's House – Affordable Housing Community Land Trust
- Sidney Street Non- Profit Housing Corporation Feasibility Study
- TCH, Regent Park Financial Review
- City of Toronto – Financial Advisor – Bayside Affordable Housing
- City of Waterloo, Community Arts Hub Feasibility Study
- Ministry of Municipal Affairs, Affordable Housing Program
- Windsor Community Housing - Regeneration Study

EXPERT WITNESS EXPERIENCES

- City of Windsor v. Pacioka – Expropriation Hearing with respect to Shergar v City of Windsor
- Town of Aurora vs Aurora 2C Landowners Group OMB Hearing– Viability of Employment Lands designation
- Lakeside Park Dev v. City of St. Catharines, OMB Hearing, Condominium Project
- 131/151 Bloor – Victoria College v. Morguard- GE Capital – Lease Arbitration
- 2 Bloor- City of Toronto v. Brookfield Lease Arbitration
- Resort Residential Development Lafarge Canada v. City of Toronto – OPA 492 Central Waterfront Plan – Land Use Compatibility of Industrial and Residential Uses.
- Waterdown Bay Inc. v. City of Hamilton – Residential Demand Analysis
- Smartcentres v. City of Burlington – Residential Intensification at GO Stations.
- Private Developer v. Town of Innisfil – Demand for Resort Residential Development
- Town of Halton Hills v. Private Developer – Glen Williams Secondary Plan.
- Town of Halton Hills v. Private Developer – Georgetown South Secondary Plan
- Town of Milton v. Private Developer – Downtown Milton Secondary Plan.
- All Souls United Church v. City of Toronto – High Density developments at Subway Stations

- Home Depot v. City of Toronto – Land Use Compatibility of Big Box Stores in Industrial Areas
- Milalda Farms v. Province of Ontario – 407 Widening Expropriation.
- McRae v. Province of Ontario – 407 Widening Expropriation.
- Emerson Electric v. The Region of York – Expropriation with respect to the Markham By-pass
- Simone v. City of Toronto – Expropriation of Industrial Lands for Bathurst Street Extension
- Private developer v. Township of Oro Medonte – Estate Lot Development
- Town of Aurora v. Private Developer – Adequacy of Employment Lands
- SF Partners – Grand Niagara – Golf Course –Resort Residential Valuation
- Sharon Investments v. Insured – Damages from an improper land transfer
- Southcott Homes v. TDCSB Damages associated with failing to conclude a purchase agreement
- Base Ninety v. Ontario 407 Hwy Industrial Lands Expropriation, Burlington
- Smart Centres v. City of Burlington – Feasibility of High Density Development at GO Train Stations, OMB Hearing
- Brewers v Block – Revenue Forecast to Assess Costs

LAND DISPOSITION AND PROPOSAL CALL PROCESSES

- United Church of Canada – RFP Five Properties
- York Region Transit – Davis Drive Residual Lands Disposition Strategy
- National Capital Commission – LeBreton Flats RFP Management, Ottawa
- City Ottawa – Process Advisor TOD – Confederation Line Phase 2
- Imperial Oil – Port Credit Refinery Disposition and RFP Management
- Halton Catholic District School Board – 2337 Coronation Drive Disposition
- Build Toronto, Disposition and Joint Venture Analysis -10 York Street
- Build Toronto, Disposition and Joint Venture Analysis -150 Front Street
- Disposition and Joint Venture -Goodwill Industries
- Family Service Toronto 355 Church Street- Disposition Analysis and RFP
- Toronto Community Housing – Regent Park – RFP Management
- Canadian National Institute for the Blind – Disposition and RFP Management
- BDO Dunwoody - Sapphire Tower – Process Advisor
- Prom-Edu-Val - 77 Charles Street, Disposition Analysis and RFP Management
- Canada Lands Company Downsview Park – RFP Management
- Canadian Opera Company- 227 Front Disposition Analysis
- BMO Canada Lands – 150 Front Street
- BMO – 234 Simcoe Street – Transaction Support
- Metrolinx 433 Front Street - RFP Management
- Halton District School Board – Lakeshore Woods School Site - RFP Management
- Town of Midland Waterfront Lands – RFP Management

LAND USE PLANNING POLICY

- The Impact of Government Imposed Charges on Housing Affordability – City of Mississauga
- Official Plan Review, Market and Land Needs Assessment – East Gwillimbury
- Major Office Employment CIP Analysis – Peel Region
- Office Attraction Strategy for Downtown Surrey – City of Surrey

- Employment and Affordable Housing CIP Analysis – City of Brampton
- Affordable Housing and Employment CIP Analysis – Durham Region
- Wasaga Beach Official Plan Review and Growth Management Exercise – Town of Wasaga Beach
- Transit Corridor Zoning By-Law Review – City of Hamilton
- Financing Options for the Delivery of Rail Deck Park – City of Toronto

DEVELOPMENT FEASIBILITY

- Rental Housing Development Viability Analysis in Support of the Mayor's Task Force – City of Kingston
- Review of the Need for Financial Incentives to Encourage Development in Hamilton's Downtown – City of Hamilton
- The need for Development Charge Exemptions to Encourage Development in Windsor's Downtown – City of Windsor
- OMB Hearing Regarding the Market Impact and Development Potential of the Mimico Judson Rail Yards – Metrolinx and City of Toronto
- Development Feasibility and Land Value Analysis – Toronto Eglinton LRT Expropriation Hearing
- Rental Market Feasibility Analysis – Ottawa, London, Toronto, Brampton – NADG

AFFORDABLE HOUSING

- Housing Needs Analysis and Housing Master Plan – Oxford County
- Affordable Housing Strategy and Incentive Analysis – City of Brampton
- Inclusionary Zoning Assessment Report and Financial Feasibility Analysis – Toronto, London and Peel
- Feasibility of Gentle Density and Rooming Houses – City of Toronto and Guelph
- Affordable Housing Incentive Program – Region of Peel/Durham/York, City of Richmond Hill, City of Hamilton
- Housing Strategies and Master Plans – Simcoe County, York Region, City of Barrie, Town of Collingwood
- Numerous For-Profit and Non-Profit Affordable Housing Feasibility Studies and Funding Applications

REAL ESTATE AND TRANSIT

- Eglinton, Finch West & Sheppard East LRT Corridor Real Estate Strategies – Metrolinx and the City of Toronto
- GO Station (RER) Real Estate Impact Analysis - Metrolinx
- Downtown Relief Line Real Estate Study – City of Toronto
- Development Potential Adjacent the GO Transit Rail Stations – Metrolinx
- Real Estate Investment Impact Analysis of the B-Line LRT – City of Hamilton
- SmartTrack Real Estate Impact Analysis and Corridor Capacity Study – City of Toronto
- Danforth GO Station Area Plan – Metrolinx
- Numerous Expropriation Hearings in Support of the Eglinton LRT