

Matthew Bennett MCIP, RPP, PLE Partner



PROFESSIONAL EXPERIENCE

NBLC

Partner (2018-present)
Associate (2014-2018)
Planner & Real Estate Analyst
(2008-2014)

ACADEMIC

Toronto Metropolitan University
Bachelor of Urban and Regional
Planning (2008)

PROFESSIONAL AFFILIATIONS

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

Member, Association of Ontario Land
Economists (PLE)

Member, Canadian Institute of
Planners, Registered Professional
Planner (MCIP)

Member, Ontario Professional
Planners Institute (RPP)

Associate Member, Urban Land
Institute

Graduate Studio Mentor, Toronto
Metropolitan University

Guest Lectures, Toronto Metropolitan
University, University of Waterloo

A graduate of the School of Urban Planning at Toronto Metropolitan University, Matthew Bennett is a Registered Professional Planner and Land Economist. Matthew has experience and knowledge with a diversified range of both public and private sector development and land use planning projects. His work includes most forms and types of residential, commercial, institutional, resort, recreational and mixed-use development.

At NBLC, Matthew has analyzed real estate throughout a wide range of consulting assignments across Canada. These projects include highest and best use studies, market and financial feasibility analyses, major urban infrastructure and renewal initiatives and value planning exercises. Matthew's work also often leverages his experience with financial analysis, concept development, and design.

Matthew also has experience in the development of disposition and procurement strategies, including public-private partnership models, asset management programs and business plans for institutions and public bodies considering the development or redevelopment of land assets.

Some of Matthew's recent and notable assignments include:

ADVISORY AND STRATEGY

- National Capital Commission, Master Business Plan and Economic Impact Analysis for LeBreton Flatts, Ottawa (OPPI PlanON Award Winner, 2023)
- Metrolinx & Infrastructure Ontario, Transit Oriented Communities Portfolio Analysis and Real Estate Strategy
- Waterfront Toronto, East Bay Front, Toronto Port Lands and Quayside Real Estate Strategies & Due Diligence
- United Church of Canada, National Portfolio Review & Real Estate Strategy (3,000 sites)
- City of Edmonton, Policy Tools and Strategies for Affordable Housing
- City of Ottawa, Analysis of Large Unit Policy & Missing Middle Housing
- York University Development Corporation, Master Plan Strategy & Valuation
- Anglican Diocese of Toronto, Portfolio Review & Strategy (250 sites)
- City of Markham, Markham Innovation Exchange (MIX) Real Estate Strategy
- Town of Oakville, Business Case & Inaugural Business Plan for a Municipal Development Corporation (now called OakvilleMDC)
- University of Toronto, Housing Plan for Families on St. George Campus
- Create TO/ Build Toronto, Real Estate Portfolio Review and Site Strategies
- University of Toronto Scarborough, Economic Impact Analysis
- Toronto District School Board, Site Planning & Disposition Strategy (230+ sites)

LAND USE PLANNING POLICY

- Impact Analysis for an Inclusionary Zoning Policy: City of Toronto; City of Markham, Waterloo Region
- Peer Reviews of Inclusionary Zoning Impact Analyses: City of Hamilton, City of Ottawa
- Analysis of Cumulative Impacts relating to Growth Funding Tool changes (Development Charges, Community Benefits Charge, Parkland Cash in Lieu and Inclusionary Zoning): Cities of Toronto, Ottawa, Kitchener, and Mississauga
- Municipal Parks Plans: City of Brampton, City of Vaughan, City of Toronto, Town of Oakville
- Town of Milton Mobility Hub Plan
- City of Burlington Mobility Hubs Strategy
- Town of Oakville Official Plan Review, Assessment of Redevelopment Viability in Key Growth Areas
- City of Toronto, Growing Up (Vertical Communities) Study

DEVELOPMENT FEASIBILITY

- Create TO/ Waterfront Toronto, Analysis of land value potential, Villiers Island
- PSP Downsview Redevelopment Master Plan, Financial Analyses, Economic Impact Analysis
- Create TO, 260 Adelaide Street West, Land Value & Joint Venture Analysis
- Town of Oakville, Redevelopment and Disposition Strategy, Oakville Trafalgar Hospital
- Kindred Works (United Church of Canada): Planning, Market and Real Estate Strategies, multiple sites
- St. Joseph's Lifecare Centre Brantford, Market and Affordable Seniors Housing Feasibility Analysis
- University of Saskatchewan, Student Housing Demand Analysis
- Peel District School Board, Britannia Farm Master Plan (CIP Award for Planning Excellence, 2017)
- University of Toronto, Huron Sussex Neighbourhood Real Estate Strategy (CIP Award for Planning Excellence, 2014)
- Infrastructure Ontario, Ontario Place Revitalization Analysis
- TDSB, Office Administrative Centre Development Analysis
- Town of Oakville, Downtown Cultural Hub Feasibility Study and Public-Private-Partnership (PPP) Procurement Analysis
- Trent University, Endowment Lands, Residential Redevelopment Analysis

AFFORDABLE HOUSING

- Birch Housing, Portfolio Review and Real Estate Strategy
- York Region, Analysis of a Mixed-Tenure, Mixed-Income, Housing Pilot
- Toronto Housing Secretariat, Peer Review of Open Door Program Applications
- Mainstay Housing & Houselink, Portfolio Review and Real Estate Strategy
- Peel Region, Affordable Housing Strategy
- Waterfront Toronto, Analysis of a Mixed-income Housing Pilot
- SE Health, Mixed-Income Independent and Co-Living Senior's Housing Model
- City Housing Hamilton, Redevelopment Feasibility Analysis for Jamestown
- City of Mississauga, Incentives for Affordable Housing Study
- City of Toronto, Financial Incentives Study for Priority Neighbourhoods (NIA's)
- City of Toronto, Large Sites Affordable Housing Policy Review
- TCHC, Portfolio Review and Asset Management Strategy