

Nick Michael RPP, MCIP, PLE **Partner**



PROFESSIONAL EXPERIENCE

NBLC

Partner (2020-present)
Associate (2016-2020)
Planner & Real Estate Analyst
(2014-2016)

R.G. Richards and Associates

Development Planner (2012-2014)

Region of Peel

Development Services (2012)

City of Kingston

Student Planner (2011)

ACADEMIC

Queen's University

Master of Planning (2012)

York University

Bachelor of Arts (2009)

PROFESSIONAL AFFILIATIONS

Member, Association of Ontario Land Economists

Member, Canadian Institute of Planners, Registered Professional Planner

Member, Ontario Professional Planners Institute

Member, Lambda Alpha International

Guest Lecturer on Housing Market, Economics and Development Feasibility, Toronto Metropolitan University

Nick is a Partner at N. Barry Lyon Consultants Limited who specializes in the housing market, employment market, and urban economics. He holds a Master's degree in Urban and Regional Planning from Queen's University and is a Registered Professional Planner (RPP) and Land Economist (PLE). Nick is also qualified as an expert witness at the Ontario Land Tribunal.

Nick has extensive experience assessing housing issues and regularly completes a wide range of assignments for both the public and private sector. These projects include highest and best use studies, market and financial feasibility analyses, affordable housing solutions, assessment of current supply and demand characteristics and projections, social housing regeneration initiatives, and market and land value analyses in support of expropriation hearings. Nick also has experience evaluating the impacts of major transit projects on real estate markets, the impact of financial incentives to encourage private sector investment, and providing market and economic support to the development of planning policies and guidelines.

Nick is also often retained to evaluate the office and industrial markets in Ontario by both the public and private sectors. Nick has developed incentive programs to target employment growth and provided numerous employment analyses in support of planning policies, land use conversions, and real estate strategies.

ADVISORY AND STRATEGY

- Kingston Penitentiary Visioning Exercise and Redevelopment Opportunity – Canada Lands Corporation and the City of Kingston
- Borden Community Hub Market and Land Value Assessment – Infrastructure Ontario
- Sidewalk Labs Proposal for Toronto Waterfront Subject Matter Expert – Waterfront Toronto
- Real Estate Portfolio Analysis – Greater Sudbury and Windsor-Essex Housing Corporations
- Value of Public Lands in Downtown Hamilton, Value Estimation, and Disposition Strategy – City of Hamilton
- Options for Film Studio Replacement in the Port Lands – City of Toronto
- Jamesville Social Housing Redevelopment and Disposition Analysis – CHH Hamilton
- Downsview Employment Conversion, Secondary Plan Update, Market and Economic Analysis – PSP Investments and Canada Land Corporation
- Numerous private sector market, financial, and highest and best use analyses and OLT hearings

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