



CURRICULUM VITAE

Oz Kemal, BES, MCIP, RPP

EDUCATION

2003
Bachelor of Environmental Studies,
Honours Urban and Regional
Planning (Minor in Geography),
University of Waterloo

Oz Kemal, a Partner with MHBC Planning, joined the firm in 2005. Mr. Kemal graduated from the University of Waterloo with an Honours Bachelors Degree in Environmental Studies with a Minor in Geography.

Mr. Kemal provides a variety of planning services for public and private sector clients, with a range of projects including the planning of commercial, mixed use, residential, and industrial developments. Mr. Kemal has considerable retail/commercial experience ranging from individual stores to mall redevelopments to power centres. He also has considerable industrial experience having obtained approvals for over 4 million square feet of industrial warehouse space.

Mr. Kemal's experience includes obtaining development approvals (including Site Plans, Subdivisions, Condominiums, Official Plan and Zoning By-law Amendments, Consents, and Minor Variances), project coordination and management, undertaking special studies and associated research, expert witness at the Ontario Municipal Board and presentations to Committees and Council.

Mr. Kemal is a full member of the Canadian Institute of Planners and the Ontario Professional Planning Institute and is a registered professional planner.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners (CIP)
Full Member, Ontario Professional Planners Institute (OPPI)
Chair, University of Waterloo Planning Alumni of Toronto

PROFESSIONAL HISTORY

- 2013 – Present **Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)
- 2010 – 2013 **Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)
- 2005 - 2010 **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)
- 2004 – 2005 **Associate Planning Consultant**, The Lakeshore Group, Toronto

CONTACT

7050 Weston Road
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okemal@mhbcplan.com
www.mhbcplan.com

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PROFESSIONAL EXPERIENCE

Experience in all facets of development applications including applications for minor variance, severance, Plan of Subdivision, Plan of Condominium, Site Plan approval, demolition approval, zone change and Official Plan Amendment.

PROJECT MANAGEMENT

- Site Plan Approval,
- Subdivision approval/plan registration
- Coordination of technical requirements with sub-consultants
- Coordination to secure building permits

SITE PLAN APPROVALS

- Residential (townhouse developments, apartment buildings)
- Commercial (stand-alone retail, shopping centres, mixed use formats, business centre)
- Industrial (truck storage facility, storage facility)
- Recreational (golf course)

SUBDIVISION APPROVALS

- Residential Plans (urban, estate residential)
- Commercial Plan (Shopping Centre, Business Park)

EXPROPRIATION

- Research and preparation of planning reports to assess impacts
- Identify highest and best use based on research for the expropriation of properties

OTHER

- Presentation and representation at public meetings, committees and municipal Council on behalf of clients.
- Provide expert evidence for hearing before the Ontario Municipal Board.
- Undertake extensive research of land use policy and regulation, and prepare planning justification reports in support of development applications.
- Preparation of due-diligence reports identifying the detailed requirements the approval of residential, commercial and Industrial developments in municipalities across Ontario.

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SELECTED PROJECT EXPERIENCE

RESIDENTIAL/MIXED USE

- Logan Avenue Mews Condominium, Toronto
- Mixed Use Redevelopment, 477 Queen Street West, Toronto
- Vaughan Metropolitan Centre Northwest Quadrant Landowners Master Plan
- Mill Pond Subdivision, Southeast of Guelph Avenue and Black Bridge Road, Cambridge
- Lot Severances, Vinci Crescent, Toronto
- Medical Office and Retail uses, Dufferin and Centre, Vaughan

RETAIL COMMERCIAL/GREYFIELDS

- Consultation to Target Canada in Ontario:
 - Evaluation of 78 Zellers Store Locations
 - Planning Approvals for conversion of 55 Zellers Store Locations to Target Stores
 - New store program consultation and planning services
- Stores for Shoppers Drug Mart Corporation throughout Ontario
- Stores for Home Depot of Canada throughout Ontario
- Colossus Centre, Vaughan
- Market Street Plaza, Brantford
- Portage Road Plaza, Niagara Falls
- Riocan Centre, Milton
- Approvals for Zehrs, Holland Street West, Bradford
- Colossus Centre retail intensification, Vaughan
- Ritajo Commercial Plaza, Vaughan
- Retail intensification, Castlefield and Caledonia, Toronto
- Retail development, Milani and Highway 27, Vaughan

OFFICE / INDUSTRIAL

- Home Depot Distribution Centre (800K sq ft), Vaughan
- Target Canada Distribution Centres (1.5M sq ft each), Cornwall and Milton
- Target Canada, Canadian Headquarters Office Development, Mississauga
- 407 Weston Business Park, Vaughan
- Longo's Head Office & Distribution Centre, Vaughan
- Expansion to Sobeys's Distribution Centres, Vaughan, Milton & Whitby

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COMMITTEE OF ADJUSTMENT

- Expert Witness – 8265 Huntington Road, Vaughan
- Expert Witness – Major Mackenzie Drive and Cityview Blvd, Vaughan
- Expert Witness – 802 St. Clair Street, Chatham
- Expert Witness – 2225 Erin Mills Parkway, Mississauga
- Expert Witness – Highway 27 and Milani Blvd, Vaughan
- Expert Witness – 5636 Glen Erin Drive, Mississauga
- Expert Witness – 7979 Weston Road, Vaughan
- Expert Witness – 3163 Winston Churchill Blvd, Mississauga
- Expert Witness – Dufferin St and Rutherford Rd, Vaughan
- Expert Witness – 3714 Portage Road, Niagara Falls
- Expert Witness – 130 Silvercreek Parkway, Guelph
- Expert Witness – 5B Thornwood Road, Toronto
- Expert Witness – Innisfil Beach Road, Innisfil

ONTARIO MUNICIPAL BOARD

- Expert Witness – 1 Milmar Court, Markham
- Expert Witness – 150 Main Street East, Grimsby
- Expert Witness – Highway 27 and Milani, Vaughan
- Expert Witness – 130 Silvercreek Parkway, Guelph
- Expert Witness – 5B Thornwood Road, Toronto
- Assistance - 407 Weston Business Park, Vaughan
- Assistance – 391 Palmerton Avenue, Toronto
- Assistance – 80 Lister Avenue, Hamilton
- Assistance – Southeast Rossland and Harwood, Ajax
- Assistance – Southeast Winchester and Thicksen, Whitby

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