

# Nick Pileggi

MCIP, RPP, Principal

## Education

Bachelor of Applied Arts  
Urban and Regional Planning  
Ryerson University - 1999

## Professional Affiliation

Canadian Institute of Planners  
Ontario Professional Planners Institute

## Professional Experience

Macaulay Shiomi Howson Ltd.  
Associate Principal  
September 2018 - present

Town of East Gwillimbury  
General Manager of Development Services  
December 2013 – September 2018

Malone Given Parsons Ltd.  
Principal (Senior Planner/Senior Project Manager)  
February 2007 – December 2013

Town of Markham  
Senior Planner/Planner/Zoning Examiner  
April 2001- October 2003  
October 2005 – September 2006

iPLANcorp  
Intermediate/Senior Planner  
October 2003 – October 2005

## Project Experience

The following are a select number of specific projects in which Mr. Pileggi has had major responsibility:

Green Lane Secondary Plan, Town of East Gwillimbury, 2013-2018

General Manager and Strategic Advisor for this large-scale Secondary Plan (Official Plan Amendment) for the Green Lane corridor in East Gwillimbury. Co-ordinated the work and submissions from a comprehensive team of planners, project managers, engineers and municipal staff for a future medium and high density mixed use, transit supportive corridor of up to 10,000 units and a population of 30,000 people.

Issues: density, transportation, natural heritage planning, mixed use and land designations.

Comprehensive Zoning B-law Review, Town of East Gwillimbury, 2013-2018

General Manager and Strategic Advisor for this comprehensive review of the Town of East Gwillimbury Zoning By-law. This included the repeal and replacement of the existing by-law which was more than 20 years old. Co-ordinated the work of a multi-disciplinary team of internal departments and external development stakeholders.

Issues: environmental planning/natural heritage, Greenbelt, property rights.

Civic Precinct Plan, Town of East Gwillimbury, 2017-2018

General Manager and Strategic Advisor for this review of the Town of East Gwillimbury Civic Precinct – lands owned by the Town and Sharon Temple, surrounding the Town's Civic Centre. The overall vision called for a flexible public space to be utilized for municipal and

cultural events and recreation. Co-ordinated the work of a multi-disciplinary team of internal departments and external stakeholders along with an integrated public visioning and engagement process.

Issues: cost, phasing, public versus private ownership, programming and operations.

#### Thinking Green Development Standards, Town of East Gwillimbury, 2017-2018

General Manager and Strategic Advisor for this review of the Town of East Gwillimbury sustainable building standards. This included the replacement of the standards with updated standards and processes meant to keep the Town at the forefront of sustainable development. Co-ordinated the work of a multi-disciplinary team of internal departments and external development stakeholders.

Issues: building standards, sustainable development, cost, environmental planning.

#### Vaughan Healthcare Precinct Plan, City of Vaughan, 2012-2013

Lead Planner for this tertiary level planning process in the City of Vaughan, which included the future site of the Mackenzie Vaughan Hospital. Completion of Precinct Plan included a review of all relevant policy, urban design and streetscape considerations, sustainability, transportation and municipal servicing.

Issues: building heights, urban design, interface with major public streets, future land uses, traffic/transportation/access and municipal servicing.

#### Infrastructure Ontario, Pan-Am and Para-Pan-Am Games 2015, Venues, GTA, 2010 –2013

Lead Planner coordinating stage one site plan approvals for stadia and athletic venues for the 2015 Pan-Am Games, as part of the Planning Design and Compliance team. Venues are located throughout the GTA and include new buildings and large scale remodeling of existing buildings.

Issues: games planning, transportation, urban design, phasing (legacy).

#### Ontario Realty Corporation and Humber River Regional Hospital Corporation, Toronto (North York), 2008 - 2013

Lead Planner coordinating a multi-disciplinary team on a provincial campus plan. Submission and monitoring of development applications for redevelopment of 75 acre site which will include a new hospital, forensics facility and provincial office buildings.

Issues: transportation and travel demand management, urban design, development phasing.

#### Times Group Corporation (Markham Uptown) Markham, 2007 – 2013

Lead Planner for large mixed use project (90 acres) in Markham Centre. Submission and monitoring of development applications for a site which will include 4,500 high density residential units and over 500,000 square feet of commercial space.

Issues: building heights, interface with Rouge River valley system, road design, density.

#### Times Group Corporation, Leitchcroft, Markham, 1995 - 2013

Lead Planner for a mixed-use residential and commercial project (125 acres) in Thornhill-Markham. Work includes official plan and zoning amendments and site plan approvals for the phased development project.

Project consists of 3,000 dwelling units and over 300,000 square feet of commercial space.

Issues: building height, density, employment land conversion.

#### Mosaik Homes Glenway, Newmarket, 2010 – 2013

Lead Planner for a residential property in the Newmarket Urban Area. Part of a York Region pilot project reviewing a sustainable housing model and expedited approvals.

Work involves preparation of plan of subdivision and zoning, public sessions and Oak Ridges Moraine conformity.

Issues: transportation, urban design and interface with surrounding residential community.

Heathwood Homes (Jefferson) Limited,  
Richmond Hill, 2011 – 2013

Lead Planner for a residential property in the Richmond Hill Urban Area. Part of the Harris Beech Infill Study Area.

Work involves preparation of plan of subdivision and zoning, public sessions, Oak Ridges Moraine conformity and ongoing involvement in the Infill Study area process.

Issues: interface with surrounding residential community, master environmental servicing.

Times Group Corporation (Bayview)  
Richmond Hill, 2010 – 2013

Lead Planner for the redevelopment of a large school property on Bayview Avenue in Richmond Hill.

Submission and monitoring of development applications for a site which will include up to 600 high density residential units.

Issues: building heights, interface with existing low density neighbourhood, transit corridor planning, density.

Times Group Corporation, Valleysmead,  
Richmond Hill, 2011 - 2013

Lead Planner for a mixed-use residential and commercial project Richmond Hill along the Highway 7 corridor.

Work includes official plan and zoning amendments and site plan approvals for the development project.

Project consists of up to 600 dwelling units and retail commercial space.

Issues: density, transit corridor planning, interface with existing development, access.

Regional Municipality of York, East Gwillimbury,  
2009 – 2010

Lead Planner coordinating approvals process for special purpose building (EMS headquarters). Submission and monitoring of site plan application.

Issues: environmental features, setbacks, access.

Zodiac Developments Inc., Markham, 2007 – 2013

Land use planner for employment land project.

Issues: Application of Rouge Park Management Plan, Oak Ridges Moraine Conservation Plan, Provincial Greenbelt Plan, preparation of concepts for future land use development.

Corporation of the Town of Collingwood,  
Industrial Area Review, 2007 – 2008

Planner advising the municipality on development standards and a proposed plan of subdivision in the southeast industrial area.

Issues: development standards, design expectations.

Markham Townhomes Inc., Markham, 2006 – 2009

Project planner for proposed medium density residential project in Unionville (Highway 7).

Issues: transition densities, private use of public lands (below grade), urban design.

Golden Ridge Recreation Inv., Richmond Hill,  
2004 -

Strategist/planner for proposed recreational development in north Richmond Hill.

Issues: determining value-added uses, environmental protection, Oak Ridges Moraine conformity.