



Moiz Behar, OAA, MRAIC, MCIP, RPP

Planner, Urban Designer, Architect

EDUCATION

B. Arch, Bachelor of Architecture, University of Waterloo, Waterloo, Ontario

BES, Bachelor of Environmental Studies, University of Waterloo, Waterloo, Ontario

EMPLOYMENT

President, MBPD Inc. (M. Behar Planning & Design Inc.) – 1998 to date

Consulting Urban Design Advisor to the Town of Oakville – 2002 to 2005

Director of Urban Design, City of Toronto and former City of North York, Ontario - 1990 to 1998

City Architect and Urban Designer, City of Etobicoke, Ontario - 1987 to 1990

Associate, Arcop Associates Architects and Planners – 1985 to 1987

Project Architect, Bregman and Hamann Architects and Engineers - 1980 to 1985

Project Architect, Leslie Rebanks Architects - 1978 to 1980

PROFESSIONAL MEMBERSHIPS

Ontario Association of Architects

Royal Architectural Institute of Canada

Ontario Professional Planners Institute

Canadian Institute of Planners

PROFESSIONAL BACKGROUND

Moiz Behar has more than 35 years of experience in planning, urban design and architecture in both the private and public sectors.

Between 1987 and 1998 he served in senior capacities in the municipal sector (cities of Etobicoke and North York) as an urban designer, architect and planner. Before establishing his own planning and urban design consulting firm (MBPD) in late 1998, Mr. Behar was the Director of Urban Design in the City of Toronto (North York) in charge of urban design and streetscaping as well as site plan approval. As the senior official in charge of urban design in Etobicoke and North York, Mr. Behar supervised the approvals process for many developments and directed several major design and streetscape studies.

Through his firm, Mr. Behar provides community planning and urban design consulting services to municipalities and other public sector clients, as well as development companies. MBPD Inc. is currently working in several municipalities in the Greater Toronto Area and Ontario.

Presently, Mr. Behar is advising the Towns of Innisfil and Caledon on development proposals and providing urban design and architectural peer review services for residential, commercial and institutional projects and architectural guidelines.

MBPD Inc. is currently working on an urban design study for the Town of West Lincoln (Smithville). MBPD Inc. has completed several development planning projects and municipal studies, including: Markham Drive-through Facilities Urban Design Guidelines; Yonge Eglinton Centre Redevelopment Workshop and Report for the City of Toronto and Rio Can REIT; Bloor Street West Avenue Segment Study for HP Bloor Ltd. and the City of Toronto; Brooklin Business District, Major Central Area Expansion, Urban Design Concept and Guidelines for the Town of Whitby; Kerr Village Study for the Town of Oakville.; Innisfil Beach Road Urban Design Study and Guidelines for the Town of Innisfil; and; Innisfil Beach Road Zoning Study for the Town of Innisfil.

Mr. Behar has provided expert evidence at the Ontario Municipal Board as a planner as well as an urban designer and architect.

Mr. Behar is the chair of the Mississauga Urban Design Advisory Panel.

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PROJECT EXPERIENCE

Major Planning and Design Projects, Studies, Urban Design Guidelines, Peer Review Services and Development Approvals

- **240-242 Finch Ave. W., Toronto** - townhouses for One Four Eight Development Corporation
- **9251 Yonge St., Richmond Hill** - mixed-use, high rise development for Talisker Corporation (ongoing)
- **525 and 555 Princess St., Kingston** - student housing developments for Textbook Suites (ongoing)
- **1240 Richmond St., London** - student housing development for Textbook Suites (urban design) (ongoing)
- **85 Peckham Ave., Toronto** - detached houses for LiVante Developments (ongoing)
- **3453 Victoria Park Avenue, Toronto** - townhouse development for Mr. Peter Cai
- **162-200 Cummer Avenue, Toronto** - detached housing subdivision for LiVante Developments (ongoing)
- **711 Carrville Rd., Richmond Hill** - semi-detached houses for One Four Eight Development Corporation (ongoing)
- **Urban Design Study and Manual and Streetscape, Township of West Lincoln/Smithville** – lead consultant for a study to assist future development and growth in Smithville (ongoing)
- **2418 Khalsa Gate, Oakville** - mixed use, mid-rise development for Golden Archtech Investment Corp. (urban design) (ongoing)
- **2617-2619 Bayview Avenue, Toronto** - townhouse development for Mr. Khosrow Barati (ongoing)
- **3220 Sheppard Avenue East, Toronto** – planning approvals and urban design for a high rise residential development for Parsa Realty Group (ongoing)
- **3268 Finch Avenue East, Toronto** – mixed use, mid-rise development for 2306986 Ontario Inc. (ongoing)
- **236 Duncan Road, Richmond Hill** – day nursery for Mr. Ebrahim Rezaie (ongoing)
- **9218 Yonge Street, Richmond Hill** - mixed use, high rise development for Taheri Development Inc. (urban design) (ongoing)
- **Davenport Village, Phase 6, Toronto** – planning and urban design services for three high rise residential buildings for Neudorfer (ongoing)
- **3940 Highway 7, Markham** – design concept and planning and urban design services for mixed-use development (ongoing)
- **86-90 Dundas Street East, Mississauga** – urban design services for a high rise mixed use building for Matas Homes (ongoing)
- **71 Agnes Street, Mississauga** - urban design services for a high rise mixed use building for Matas Homes (ongoing)
- **9751 - 9761 Bayview Avenue, Richmond Hill** – planning and urban design approvals for a townhouse development for Venetian Group Limited (ongoing)
- **9781 Bayview Avenue, Richmond Hill** - planning and urban design approvals for a townhouse development for Venetian Group Limited (ongoing)
- **9601-9611 Bathurst Street, Richmond Hill** – planning and urban design services for a townhouse development for OneFourEight Development Corporation (ongoing)
- **719 Sheppard Avenue West, Toronto** - planning and urban design services for a 9 storeys high residential building for the Format Group (ongoing) (expert planning and urban design evidence at the OMB)
- **73, 79 and 87 Benson Avenue, Richmond Hill** – planning and urban design services for a townhouse development for Mainsail Living
- **103 and 108 Bayview Ridge, Toronto** – planning and urban design services for townhouses and single detached residences for Format Group (ongoing) (expert planning and urban design evidence at OMB)
- **2799-2815 Kingston Road, Toronto** – mid-rise mixed-use building for Mainsail Living
- **7476 Kipling Avenue, Vaughan** - residential development for Portside Developments (Kipling) Inc. (urban design) (expert urban design evidence at OMB)
- **26 Ernest Avenue, Toronto** - townhouse development for Neudorfer
- **625 & 627 Sheppard Avenue East and 6 Greenbriar Road, Toronto** – planning and urban design services for mixed use, mid-rise development for Real Wealth Group of Companies
- **155 McNicoll Avenue, Toronto** – planning and urban design services for a residential subdivision
- **61 Birch Avenue, Richmond Hill** – lot severances for low rise residential development for 2434551 Ontario Ltd.
- **8051 Yonge Street, Markham** - mixed use, high rise development for The Norfinch Group Inc.
- **64 & 72 Major Mackenzie Dr. E., Richmond Hill** - design/development concepts, urban design, and planning approvals for two high density developments
- **4038 Highway 7, Markham** – planning

- approvals for mixed-use development (ongoing)
- **10423 Yonge Street, Richmond Hill** - mixed use, high rise development for Zamani Homes (urban design) (expert urban design evidence at the OMB)
- **16 Park Lane, Toronto** – planning services for a single detached residence (C of A approval)
- **5402 Main Street and 25 Baker Hill Boulevard, Stouffville** – planning and urban design services for a commercial plaza and 7 storeys high residential building for Belcomo Investments Ltd.
- **716 Gordon Street, Guelph** - urban design services for student housing development (expert urban design evidence at the OMB)
- **5959 Yonge Street, Toronto** – urban design services for mixed use high rise development
- **35 Tangiers Road, Toronto** – planning and urban design services for offices and retail development for real Wealth Group (ongoing)
- **1990 Bloor Street West, Toronto** – planning and urban design services for a mixed use development and Avenue Segment Study
- **2114 Bloor Street West, Toronto** – planning and urban design services for a mixed use development and Avenue Segment Study
- **429 16th Avenue, Richmond Hill** – planning and urban design services for a Montessori nursery
- **39 Green Belt Drive, Toronto** – planning and urban design services for a mid-rise residential building for Ghods Builders (expert planning and urban design evidence at the OMB)
- **36 Park Lawn Road, Toronto**, planning and urban design services for a high-rise mixed use development (expert planning and urban design evidence at the OMB)
- **Peer Reviews of Architectural Guidelines and Design Review of Residential and Commercial Developments** - on behalf of the Town of Innisfil (ongoing)
- **Design Review Services of high-density residential, commercial, industrial and institutional uses** – on behalf of the Town of Caledon (ongoing)
- **45 & 53 Major Mackenzie Dr. E. and 151 Church Street, Richmond Hill** - mixed use development for Arten Development Group
- **9251 Yonge Street, Richmond Hill** - urban design services for mixed-use high density development for Haulover Developments (expert urban design evidence at the OMB)
- **9201 Woodbine Avenue, Markham** – planning approvals for Montessori day care building
- **Innisfil Beach Road Streetscape Study and Implementation** – for the Town of Innisfil to implement the recommendations of the IBR UD Study (with Todhunter Associates)
- **2418 Dufferin Street, Toronto** - planning approvals, urban design and Segment Study for mixed use development
- **9471 Yonge Street, Richmond Hill** – urban design services for mixed-use high density development for Torview Properties (OMB mediation)
- **167–181 Maplehurst Avenue, Toronto** – planning and urban design services for a Montessori School (expert planning evidence at the OMB)
- **4 Dock Road, Barrie** – urban design contribution for townhouse development (expert urban design evidence at the OMB)
- **Innisfil Beach Road, Zoning Study** – study for the Town of Innisfil to examine the existing zoning standards and adapt them to implement the Innisfil Beach Road Urban Design Study and Guidelines
- **Markham Drive-through Facilities Urban Design Guidelines** – study for the Town of Markham
- **99, 107, 111 Hunt Avenue, Richmond Hill** – planning approvals, urban design and expert evidence at OMB hearing for townhouses and semi-detached dwellings
- **24018 Woodbine Avenue, Town of Georgina** – planning services for retail building within the existing Yorkwood Village Centre plaza
- **3047 Lakeshore Road West** - planning approvals, urban design contribution for medium density residential development in Oakville, Ontario (expert planning and urban design evidence at the OMB)
- **Yonge Eglinton Centre Redevelopment, Toronto** - organize and conduct design workshop; prepare summary report, City of Toronto and Rio Can REIT
- **Summerhill Centre, Newmarket** – planning approvals for commercial plaza for Parsa Realty Corporation
- **Architectural Control Guidelines** – for ground related residential development for the City of Brampton (with John G. Williams Ltd. Architect)
- **54&60 Shepherd Road** – planning and urban design services for mixed use development in Oakville, Ontario
- **Bay Ridges Plaza Redevelopment** – urban design review, charrette, urban design guidelines, and zoning by-law review, Urban Design Report, Pickering, Ontario
- **Sheppard and Weston, Urban Design Guidelines, Phases 1 and 2, Toronto** – for Lindvest Properties Ltd. and the City of Toronto
- **235 Speers Road, Oakville** – planning approvals and urban design contribution for high and medium density residential development in a 5 acre site

- **Sunnidale Trails Community** - peer review of urban design guidelines and open space master plan for the Town of Wasaga Beach
- **2175 Lake Shore Boulevard** – urban design analysis and report in support of a mixed use development along Toronto’s waterfront
- **South Brooklin Centre, Mixed-use Development** – Urban Design Study for the Town of Whitby for a 35 hectare site (with Dillon Consulting)
- **3354 Kingston Rd.** - planning approvals and design contribution for townhouses, Scarborough, Ontario
- **Mayfield West Community** - peer review of Architectural Guidelines for the Town of Caledon
- **1638-1650 Bloor Street West** – planning approvals and Avenue Segment Study for mixed use development in Toronto
- **Bloor Street West, Avenue Segment Study** – for HP Bloor Street Ltd. and the City of Toronto
- **Oakville, Public Works Lands** – Urban Design Brief and urban design support for a high density mixed-use development proposal on 15 acres
- **Innisfil Beach Road Urban Design Study and Guidelines** – for the Town of Innisfil
- **65 & 67 Finch Ave. West** –planning approvals for townhouses and detached houses, Toronto
- **Cornwall Road Environmental Assessment** – for the Town of Oakville, Ontario - Planning analysis, urban design and streetscape contribution (with UMA/Cansult)
- **Toronto Waterfront Parking Strategy Study** – for TWRC (with Cansult)
- **Research for the Kapuskasing Plan** - for the Ontario Heritage Trust
- **Maurice Drive Area Urban Design Brief** – urban design analysis and consultation for two residential development blocks in Oakville, ON
- **Hanlon West Business Park Land Use and Urban Design Study** – for the City of Guelph, Ontario (with RTA)
- **1900 Sheppard Ave. W.** – planning approvals for transitional housing for the Toronto Community Housing Corporation, Toronto, Ontario
- **Research and Booklet for the T-D Centre, Toronto, Ontario and its Modernist Architectural Heritage** – for the Ontario Heritage Trust
- **1000 Petrolia Rd.** – planning approvals for church, North York, Ontario
- **241 Bathurst St.** - design review and planning approvals for stacked townhouses, Toronto, Ontario
- **Kerr Village Revitalization Study** – for the Town of Oakville, Ontario
- **Urban Design Study and Guidelines for Drive-Through Commercial Developments** – for the Town of Oakville, Ontario
- **Lay-by Parking Design Guidelines** - for the Town of Oakville
- **York Region Nodes and Corridors Urban Design Charrette** – for York Region, Ontario
- **Expert urban design evidence at the OMB for Oakpark Condominiums** – residential infill application, Oakville, Ontario
- **Expert planning evidence at the OMB for 32 Kern Road** - Place of Worship application, Toronto, Ontario
- **Expert urban design evidence at the OMB for Benson and Hall, Richmond Hill** – residential intensification application
- **Expert planning and urban design evidence at the OMB for HOOPP application** - industrial development application, Oakville, Ontario
- **Loreland Avenue Industrial Development** – visual impact assessment for a rezoning proposal and expert evidence at OMB Hearing, Mississauga, Ontario
- **8-12 Clairtrell Rd.** – design review and planning approvals for 23 townhouses, Toronto, Ontario
- **2464 Weston Rd.** - design/development concepts and planning approvals for a High-rise residential development, Toronto, Ontario
- **Port Union Road EA** – streetscape concept, for the City of Toronto, Ontario (with Cansult)
- **2619 Warden Ave.** - planning approvals for a townhouse development, Toronto, Ontario
- **South Etobicoke Employment Lands** - urban design, streetscape and capital project strategy study, for the City of Toronto, Ontario (with RTA)
- **Uptown Core Public Works Lands, Development Options Review** - for the Town of Oakville, Ontario
- **Bovaird & McLaughlin, East and West Blocks** - design concepts, urban design guidelines and municipal approvals for two commercial plaza developments in Brampton, Ontario
- **South Guelph District Centre Urban Design and Streetscape Study and Guidelines** - for the City of Guelph, Ontario
- **Heritage Research and Assessment for Sunnybrook Plaza, Toronto** - for the Ontario Heritage Foundation
- **Commercial Development in Kanata, Ontario** - Design concepts and urban design guidelines
- **New Employment Lands By-law Review and Guiding Urban Design Principles** - for the Town of Markham (with The Planning Partnership)
- **South Guelph District Centre Urban Design Workshop** - for the City of Guelph, Ontario (with The Planning Partnership)
- **Stone Road Corridor Urban Design and Streetscape Study** - for the City of Guelph,

- Ontario (with The Planning Partnership)
- **Yonge/Green Lane Centre, Urban Design Study** - for the Town of East Gwillimbury, Ontario (with The Planning Partnership)
- **Puccini Neighbourhood, Urban Design Study and Guidelines** - for the Town of Richmond Hill (with The Planning Partnership)

Major Planning Projects, Policies and Studies in the Municipal Sector

- Arterial Corridor Areas Study, North York
- Uptown Plan, Preliminary Design Concept and Development Principles, North York
- Sheppard Avenue East Subway Corridor Study, Secondary Plan and Urban Design and Streetscape Review, North York
- North York City Centre Secondary Plan and Urban Design Study
- North York's Modernist Architecture Inventory
- Allen Road and Sheppard Avenue, Subcentre Development Concept, North York
- South Downtown Secondary Plan Review, Urban Design Concept and Design Principles, North York
- North York Public Art Policy
- Six Point Interchange Design Study, Etobicoke
- Motel Strip (Etobicoke Harbour) Design Study and Secondary Plan, Etobicoke
- Lakeshore Hospital Site Design Study, Etobicoke
- Goodyear Site Redevelopment, Etobicoke
- Municipal Arts Centre Study, Etobicoke

Stand-alone Design Guidelines in the Municipal Sector

- Replacement Housing Design Guidelines and By-law Review, North York - professional merit award winner from OPPI in 1998
- Accessibility Guidelines, North York
- Crime Prevention Through Environmental Design Guidelines, North York
- Site Plan Approval Manual, North York
- Draft Sun/Shadow Guidelines, North York

Major Development Approvals in the Municipal Sector - Official Plan Amendments, Rezoning, and Site Plan Approvals

- Empress Plaza, North York
- Eglinton and Sloane, North York
- CIBC (5000 Yonge Street), North York
- Bridgehome 2000, North York
- Sam-Sor (5200 Yonge Street), North York
- Keele and Sheppard, North York
- Parkway Forest, North York
- Northtown (Yonge and Byng), North York
- Sheppard Subway Line Stations, North York
- Motel Strip, Etobicoke

Streetscapes and Public Art in the Municipal Sector

- Yonge Street Median, Phases 1 and 2 (including public art), North York
- Jane Street and Finch Avenue (including public art strategy), North York
- Sheppard Avenue East Subway Corridor Streetscape (including public art strategy), North York
- Mel Lastman Square Public Art Initiative, North York
- Municipal Streetscape Priorities Report and Evaluation Matrix, North York
- Longbranch/ Lakeshore Boulevard West Revitalization Study, Etobicoke

Architectural Projects

- Interim Place Women's Shelter, Mississauga, Ontario (with David Tjan Architect)
- Opera Centre for the Canadian Opera Company Phases 1 & 2, Toronto, Ontario (with Arcop Associates Architects and Planners)
- First Canadian Centre, Bank of Montreal, Calgary, Alberta (with Bregman and Hamann Architects).
- Scarborough Centenary Hospital, new Addition and Alterations, Scarborough, Ontario (with Bregman and Hamann)
- Scarborough Grace General Hospital, Scarborough Ontario (with Bregman and Hamann)
- King Street and York Street Pedestrian Tunnels, Toronto, Ontario (with Bregman and Hamann)
- Canadian Federation of Independent Business Offices, North York, Ontario (with Leslie Rebanks Architects)
- Executive Meeting Room and Offices, Toronto, Ontario (with Bregman and Hamann)
- Grand River Conservation Authority Offices, Port Hope, Ontario (with L. Rebanks Architects)

URBAN DESIGN AWARDS PROGRAMS

- Jury Member, City of Hamilton Urban Design & Architecture Awards Program 2009
- Jury Member, City of Mississauga Urban Design Awards Program 2008
- Jury Member, Town of Oakville Urban Design Awards Program 2007
- Jury Member, City of Brampton Urban Design Awards Program 2007
- Jury Advisor, Town of Oakville Urban Design Awards Program 2004
- Coordinator, North York Urban Design Awards Program, 1990 to 1998
- Coordinator, Etobicoke Urban Design Awards Program, established in 1990

PROFESSIONAL INVOLVEMENTS

- Chair, City of Mississauga Urban Design Advisory Panel
- Founding member, Urban Design Working Group – a committee of OPPI
- Past President, Kehilla Residential Program – affordable housing agency

WORKSHOPS, LECTURES, PRESENTATIONS AND PUBLICATIONS

- **PRESENTATION** to the City of Barrie (A World Town Planning Event) titled: Mid-rise Urbanism – November 2012
- **ARTICLE** for the November/December 2010 issue of the OPPI Journal titled: Innisfil Beach Road: Towards a Complete Street (co-authored with Chris Pereira)
- **ARTICLE/ PREFACE** for book titled: North York's Modernist Architecture – A reprint of the 1997 City of North York Publication – October 2009
- **GROUP LEADER and ORGANIZER** at OPPI Conference urban design workshop in Niagara Falls titled: Urban Design Charrette – Niagara Stone Road – October 2009
- **GROUP LEADER and ORGANIZER** at OPPI Conference urban design workshop in Blue Mountains titled: Lifestyle 2007 – October 2007
- **ARTICLE** for the January/February 2007 issue of the OPPI Journal titled: Design Charrette follows through from symposium
- **PRESENTATION** to the community and City of Hamilton Council Members titled: Findings of the Urban Design Charrette for Main Street West – Hamilton - October 2006
- **GROUP LEADER and ORGANIZER** at 2006 OPPI Symposium titled: Healthy Communities – September 2006
- **ARTICLE** for the November/December 2005 issue of the OPPI Journal titled: Advice for Real Estate and Development Professionals: Why Urban Design is All the Rage
- **ARTICLE** for Vol. 3, Issue 2 of Heritage Matters titled: The Changing Face of Heritage – June 2005
- **PRESENTATION/MODERATOR** at 2005 OPPI Conference in Hamilton titled: Urban Design Charrette for Main Street West – September 2005
- **ARTICLE** for the November/December 2004 issue of the OPPI Journal titled: Urban Design Drives Kerr Village Makeover
- **PRESENTATION** at CIP/OPPI 2004 Conference in Toronto titled: Urban Design Charrette for Alexandra Park – July 2004
- **ARTICLE** for the September/October 2003 issue of the OPPI Journal titled: Drive-through Facilities, Urban Design Study and Guidelines for the Town of Oakville
- **PRESENTATION** at CIP 2003 Conference in Halifax titled: Integrating Affordable Housing in Growth Communities – July 2003
- **PRESENTATION and ROUNDTABLE** in Oakville Town Hall titled: The New Urban Design Driven Planning Process – April 2003
- **PRESENTATION and EXPERT PANEL MEMBER** at Region of Peel Smart Growth Workshop titled: Designing for Smart Growth – February 2003
- **PRESENTATION** at OPPI 2002 Conference in London titled: Urban Design Charrette for the London Hospital Site – September 2002
- **ARTICLE** for the July/August 2002 OPPI Journal titled: SGDC Urban Design Study Wins Approval
- **ARTICLE** for the July/August/September 2001 Plan Canada Journal titled: Urban Design Workshop, Designing for Smart Growth (Ottawa/Nepean Centre)
- **PRESENTATION** at CIP Conference 2001 in Ottawa titled: Designing for Smart Growth – July 2001
- **LECTURE** at University of Waterloo School of Planning 4th year Design Studio, titled: Urban Axes – January 2001
- **LECTURE** at University of Waterloo School of Planning Doctoral Forum, titled: Design Controls in Planning - November 2000
- **PRESENTATION** at OPPI Conference 2000 titled: Design Charettes in the Planning Process – October 2000
- **ARTICLE** for the July/August 2000 issue of OPPI Journal titled: Stone Road Commercial Corridor Urban Design Study
- **MODERATOR, Workshop on Development Permit System and the Role of Urban Design**, Ministry of Municipal Affairs & Housing - July 2000
- **LECTURE** at University of Waterloo, School of Planning, 3rd Year Studio, titled: Recent Projects by MBPD - July 2000
- **ARTICLE** for the January/February 2000 issue of OPPI Journal titled: Infill Development and Urban Design
- **LECTURE** at University of Waterloo School of Planning Doctoral Forum titled: Possibility for Retrofit in Older Communities - October 1999
- **PRESENTATION** to OPPI Southwest Chapter titled: Urban Design Strategies for Commercial Districts – May 1999