

M. Behar Planning & Design Inc. (MBPD) was founded by **Moiz Behar, OAA, MRAIC, MCIP, RPP** in 1998.

MBPD Inc. is a consulting firm which offers services in community planning and urban design. The firm's practice includes both public and private sector projects and clients, providing a well-balanced approach to finding creative and workable planning and design solutions. MBPD Inc.'s expertise includes: land use planning; urban design and streetscape studies; development feasibility assessment; design concept development; site planning; development approvals; planning and design workshops (charrettes); urban design and architectural design peer review services for municipalities (Town of Innisfil and Town of Caledon); built heritage research; and expert evidence at the Ontario Municipal Board.

Moiz Behar is the firm's president and has more than 35 years of experience in planning, urban design and architecture in both the private and public sectors. Between 1987 and 1998 Mr. Behar served in senior capacities in the municipal sector as a planner, urban designer and architect.

Mr. Behar is the chair of the City of Mississauga Urban Design Advisory Panel (MUDAP).

Selected List of Projects 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
- 525 and 555 Princess St., Kingston - student housing developments for Textbook Suites
- 1240 Richmond St., London - student housing development for Textbook Suites (urban design)
- 85 Peckham Ave., Toronto - detached houses for LiVante Developments
- 3453 Victoria Park Avenue, Toronto - townhouse development for Mr. Peter Cai
- 162-200 Cummer Avenue, Toronto - detached housing subdivision for LiVante Developments
- 711 Carrville Rd., Richmond Hill - semi-detached houses for One Four Eight Development Corporation
- 2418 Khalsa Gate, Oakville - mixed use, mid-rise development for Golden Archtech Investment Corp. (urban design)
- 2617-2619 Bayview Avenue, Toronto - townhouse development for Mr. Khosrow Barati
- 3268 Finch Avenue East, Toronto - mixed use, mid rise development for 2306986 Ontario Inc.
- 236 Duncan Road, Richmond Hill - day nursery for Mr. Ebrahim Rezaie
- 61 Birch Avenue, Richmond Hill - lot severances for low rise residential development for 2434551 Ontario Ltd.
- 8051 Yonge Street, Markham - mixed use, high rise



Kingston Road Avenue Segment Study, Toronto (MBPD)



35 Tangiers Road, Toronto (ACK)



3940 Highway 7, Markham (Petroff)



3220 Sheppard Avenue, Toronto (Burka)



719 Sheppard Avenue West, Toronto (Icon)

- development for The Norfinch Group Inc.
- 9218 Yonge Street, Richmond Hill - mixed use, high rise development for Taheri Development Inc. (urban design)
- 4038 Highway 7, Markham – commercial plaza and redevelopment for mid rise building and townhouses for Peak Garden Developments
- 7476 Kipling Avenue, Vaughan - residential development for Portside Developments (Kipling) Inc. (urban design) (OMB approval)
- 10423 Yonge Street, Richmond Hill - mixed use, high rise for Zamani Homes (urban design) (OMB approval)
- 26 Ernest Avenue, Toronto - townhouse development for Neudorfer
- 86-90 Dundas Street East, Mississauga - mixed use, high rise development for Matas Homes (urban design)
- 71 Agnes Street, Mississauga - mixed use, high rise development for Matas Homes (urban design)
- 9 Pamcrest Drive, Toronto - single detached residence addition for the Valente family (Committee of Adjustment)
- 16 Park Lane, Toronto - single detached residence for Mr. Gorbachow (Committee of Adjustment)
- 9781 Bayview Avenue, Richmond Hill - townhouse development for Venetian Group Ltd.
- 9601 - 9611 Bathurst Street, Richmond Hill - townhouses for One Four Eight Development Corporation
- 73, 79 and 87 Benson Avenue, Richmond Hill - townhouse development for Mainsail Living
- 103 and 108 Bayview Ridge, Toronto - single detached residences and townhouses for Format Group
- 2799-2815 Kingston Road, Toronto - mid rise, mixed use building for Mainsail Living
- 8178-8188 Yonge Street, Vaughan - mid rise, mixed use building for Aubrettony Holdings Limited
- 5402 Main Street and 25 Baker Hill Boulevard, Whitchurch-Stouffville - commercial plaza and mid rise residential building for Belcomo Investments Ltd.
- 719 Sheppard Avenue West, Toronto - 9 storeys high residential building for Format Group (OMB approval)
- 155 McNicoll Avenue, Toronto - single detached residential subdivision for LiVante Developments
- 45 & 53 Major Mackenzie Drive and 151 Church Street, Richmond Hill - mixed use development for Arten Development Group
- 3220 Sheppard Avenue East, Toronto – 20 storeys high residential condominium development for Parsa Realty
- 9751 to 9761 Bayview Avenue, Richmond Hill - townhouse development for Venetian Group Ltd.
- 716 Gordon Street, Guelph - 12 and 10 storeys high student apartment buildings for Abode Varsity Living (urban design) (OMB approval)
- 64 & 72 Major Mackenzie Drive East, Richmond Hill – 6 storeys high apartment building and three low-rise buildings for Arten Development Group
- 35 Tangiers Road, Toronto - mid rise office building for Real Wealth Group of Companies
- 1990 & 2114 Bloor Street West, Toronto - Two mixed use developments (10 and 12 storeys) and an Avenue Segment Study for North Drive Investments Inc.
- 3940 Highway 7, Markham – mid rise apartment building and townhouses for Peak Garden Developments
- 167 Maplehurst Drive, Toronto - Montessori private school (OMB approval)



241 Bathurst St., Toronto

(Kirkor)



9601 - 9611 Bathurst Street, Richmond Hill

(Urbanscape)



2799 to 2815 Kingston Road, Toronto

(Zanjani)



9751 - 9761 Bayview Avenue, Richmond Hill

(Abacus)



36 Park Lawn Road, Toronto

(Burka)



9471 Yonge Street, Richmond Hill

- 39 Greenbelt Drive, Toronto - 9 storeys high residential building for Ghods Builders Inc. (OMB approval)
- 9471 Yonge Street, Richmond Hill - mixed use, high rise residential development comprised of a 21 and 15 storeys high condominium building for Zancor Homes (urban design component)
- Yonge & 16th Avenue (SE Corner), Richmond Hill - mixed-use, high rise residential development of a 28 and 24 storeys high condominium building for Haulover Investments Ltd. (urban design) (OMB approval)
- 1941 Yonge Street, Toronto - retail development for Times Group Corporation (OMB approval)
- Yorkwood Village Centre, Georgina - retail plaza redevelopment for Condor Properties
- Davenport Village Phase 4, Toronto - residential condominium development for Neudorfer
- 9201 Woodbine Avenue, Markham - Montessori daycare
- Dupont Centre, Toronto – mixed use, high rise condominium development (23 and 27 storeys) for Neudorfer
- 4 Dock Road, Barrie - townhouse development for Seagull Holdings (OMB hearing)
- 1439 Bloor Street West, Toronto – 12 storeys high mixed use building for Neudorfer Developments
- 36 Park Lawn Road, Toronto – 36 storeys high residential condominium and retail development for Times Group Corporation (OMB approvals and Committee of Adjustment approvals)
- Yonge and Clearmeadow, Newmarket – commercial plaza for Parsa Realty Corporation
- 2418 Dufferin Street, Toronto – mixed use development and townhouses for Can-Alm Inc. (proposal)
- 2175 Lake Shore Boulevard West, Toronto – 34 storeys high residential and commercial building complex for South Beach (Lakeshore) Development Ltd. (urban design)
- 1638 -1650 Bloor Street West, Toronto – 12 storeys high mixed-use development for HP Bloor Street Ltd. (OMB approval)
- 3047 Lakeshore Road West, Oakville – 15 detached houses for EAD Lakeshore Developments Inc. (OMB approval)
- 235 Speers Road, Oakville – three high rise residential buildings for Tribute Communities (proposal)
- Bay Ridges Mixed-use Development, Pickering – for S.R.&R Bay Ridges Ltd. and the City of Pickering (urban design)
- 11621 Keele Street, Vaughan – commercial plaza for MVD Properties Inc.
- 95 to 111 Hunt Avenue, Richmond Hill – townhouses and a semi-detached dwellings for Arten Developments (OMB approval)
- 65 & 67 Finch Avenue West, Toronto – townhouses and single detached residences for Mr. Ben Afif
- 5568 Yonge Street, Toronto – retail store for Golfour Group
- 2162 & 2174 Major Mackenzie Drive, Vaughan – residential to commercial conversion for Arten Developments
- 3354 Kingston Rd., Toronto (Scarborough) - nineteen townhouses for Greyrock Developments
- 130 Bass Pro Mills Drive, Vaughan – Committee of



Bloor Street Avenue Segment Study, Toronto

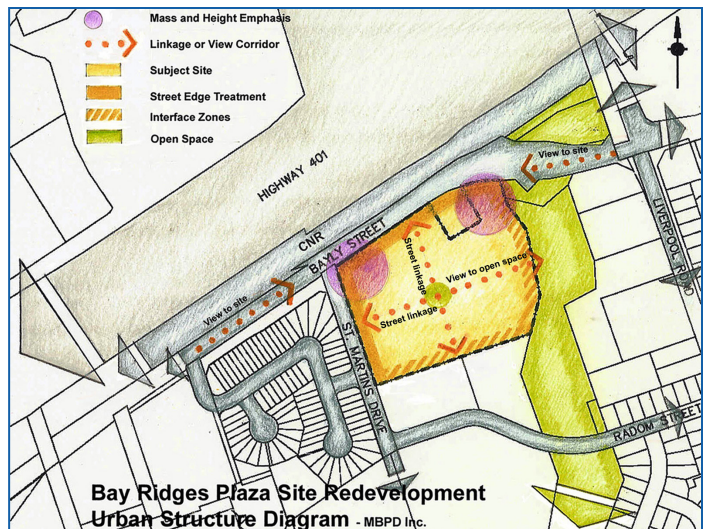
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1990 Bloor Street West, Toronto (Quadrangle)

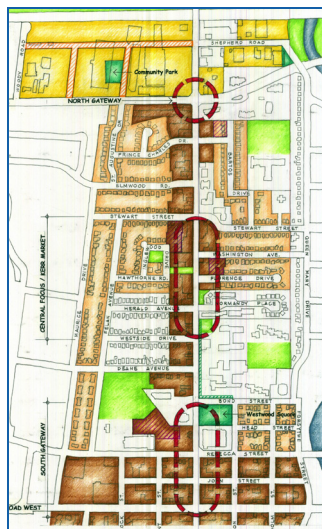


1638 - 1650 Bloor Street, Toronto (Quadrangle)



Bay Ridges Plaza Redevelopment, Pickering

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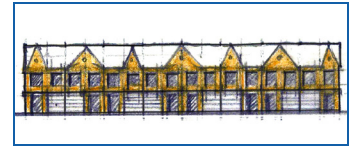
Kerr Village Revitalization Study, Oakville



(MBPD)

Adjustment approval for industrial unit for Mr. Stephen Tan

- 1000 Petrolia Road, Toronto – church building for Indonesian Christian Church of Canada
- 241 Bathurst Street, Toronto – 165 townhouses for Greyrock Developments
- 2464-2474 Weston Road, Toronto – 10 st. high apartment building and a commercial building for Arten Developments
- 2619 Warden Avenue, Toronto – townhouses for Peak Garden Developments
- 8 - 12 Clairtrell Road, Toronto – townhouses for Greyrock Developments



Innisfil Beach Road Urban Design Study and Guidelines, Innisfil

(MBPD)

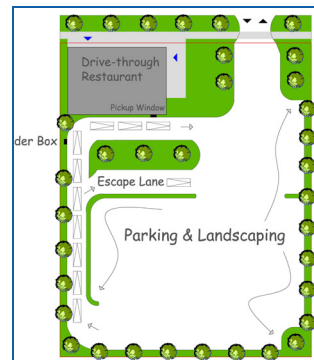
Selected List of Planning, Urban Design and Streetscape Studies and Reports, Peer Reviews and Research Projects:

- Urban Design Study and Manual, Township of West Lincoln/Smithville – lead consultant for a study to assist future development and growth in Smithville
- Peer Review Services for Architectural Guidelines and for Residential and Commercial Development Applications for the Town of Innisfil
- Peer Review Services for Architectural Guidelines and for Residential, Commercial and Industrial Development Applications for the Town of Caledon
- Yonge - Eglinton Centre Redevelopment, design workshop and summary report, City of Toronto and Rio Can
- Town of Markham Drive-through Facilities Design Guidelines
- Innisfil Beach Road, Zoning By-law Study for the Town of Innisfil
- 2175 Lake Shore Boulevard West, Urban Design Report for South Beach (Lakeshore) Developments and the City of Toronto
- Sunnidale Trails Community, Urban Design Peer Review for residential subdivision for the Town of Wasaga Beach
- South Brooklin Centre, Mixed-use Development, Urban Design Study for the Town of Whitby
- Bloor Street West, Avenue Segment Study and Report for HP Bloor Street Ltd.
- Innisfil Beach Road Streetscape Study for the Town of Innisfil
- Oakville Works Yard, Urban Design Brief, Stage 1 for Tribute Communities and Metrontario and the Town of Oakville
- Westtown, Urban Design Guidelines, Phases 1 and 2 for Lindvest Properties and the City of Toronto
- Maurice Drive Area Development, Urban Design Brief for Matas Homes and the Town of Oakville
- Innisfil Beach Road Urban Design Study for the Town of Innisfil
- Bay Ridges Mixed-use Development, Workshop and Urban Design Guidelines and Urban Design Brief for the City of Pickering and S.R.&R Bay Ridges Ltd.
- Sunnybrook Plaza, Toronto; Toronto Dominion Centre, Toronto; and Kapuskasing Town Plan - Research Projects for Ontario Heritage Trust
- Cornwall Road EA, Oakville, Planning and Streetscape Component for the Town of Oakville



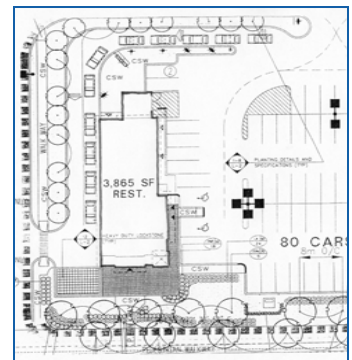
Brooklin Business District - Major Central Area Expansion, Whitby

(MBPD)



Drive-through Facilities Design Guidelines, Markham

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Drive-through Facilities Urban Design Study and Guidelines, Oakville

(MBPD)

- Kerr Village Revitalization Study for the Town of Oakville
- Hanlon West Business Park Land Use and Urban Design Study for the City of Guelph
- Drive-through Facilities Urban Design Study and Guidelines for the Town of Oakville
- Design Study for Berms and Buffers Along Arterial Roads for the Town of Oakville
- Toronto Waterfront Parking Strategy Study (Urban Design component) for TWRC
- Lay-by Parking Design Guidelines for Oakville
- South Guelph District Centre, Urban Design Study and Guidelines for the City of Guelph
- Stone Road Commercial Node, Urban Design and Streetscape Study for the City of Guelph