

Angela Sciberras, B.A.A., MCIP, RPP

Principal

### Education

Bachelor of Applied Arts  
Urban and Regional Planning  
Ryerson Polytechnical Institute - 1984

### Professional Affiliation

Canadian Institute of Planners  
Ontario Professional Planners Institute

### Professional Experience

Macaulay Shiomi Howson Ltd.,  
Principal, 2011 - present

Sciberras Consulting Inc.  
President, 2006 - 2011

iPLANcorp  
Director, Strategic Planning (Solutions Division)  
2001 - 2006

PMG Planning Consultants  
Senior Planner, 1989 - 2001

City of Mississauga Planning Department  
Development East Division  
Development Planner, 1987 - 1988

PMG Planning Consultants & Engineers  
Planner, 1986 - 1987

### Project Experience

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

#### **Coland Developments Inc., Aurora, Ontario – Development Approvals**

For this client, Ms. Sciberras managed the approvals of a 5-building, 8,125 m<sup>2</sup>, commercial plaza in the Town of Aurora, on Wellington Avenue East. Requirements of this project included the preparation and processing of Official Plan and Zoning By-law amendment applications, Site Plan applications; and, Committee of Adjustment applications, coordination of expert consultants, negotiations with government staff, presentations at community and public meetings; and, providing planning advice and information to the clients and project management. This project is complete with the majority of the development constructed and occupied.

#### **Private Developer, Aurora, Ontario – Development Approvals**

Ms. Sciberras is currently managing the approvals of a 100-unit, 25-acre, residential subdivision in the Town of Aurora, near Bayview Avenue and Vandorf Sideroad. Requirements of this project include the coordination of expert consultants, discussions with local and regional staff, providing planning advice and information to the clients, and project management. Development applications for zoning by-law amendment and draft plan of subdivision are currently being prepared. This project is ongoing.

#### **Conseil Scolaire de District Catholique Centre-Sud, East Gwillimbury, Ontario – Municipal Development Approvals**

Ms. Sciberras has been retained as the project planner for the obtaining of municipal development approvals for the construction of an elementary school facility in the Town of East Gwillimbury. Work on this multi-faceted project includes, preparation and submission of Official Plan and Zoning By-law Amendment and Site Plan Approval applications for the development of a 35,905 sq. ft. (3,335 m<sup>2</sup>), 2-storey, elementary school and associated daycare facility. Requirements of this project include negotiations with regional and municipal staff, coordination of expert consultants, management of approvals, presentation at the Statutory Public Meeting; and, provide planning advice

on a regular basis to the clients. Work on this project is ongoing and appeals have recently been filed to the Ontario Municipal Board.

### **Conseil Scolaire de District Catholique Centre-Sud, City of Toronto, Ontario – Municipal Development Approvals**

Ms. Sciberras was retained as the project planner to assist in the obtaining of municipal development approvals for the construction of two (2) elementary school facilities within the City of Toronto (former City of Scarborough and former City of Etobicoke). Work on these multi-faceted projects included, preparation and submission of Zoning By-law Amendment and Site Plan Approval applications for the development of two (2) 2-storey, elementary schools. Requirements of this project include negotiations with municipal staff, coordination of expert consultants, management of approvals, coordination with counsel regarding OMB appeals; and, providing planning advice on a regular basis to the clients.

### **York Catholic District School Board, Aurora, Ontario - Site Selection**

Ms. Sciberras was retained to assist the YCDSB in the investigation and selection of an appropriate site for a proposed Secondary School facility. Responsibilities included identification of appropriate sites based on specified criteria, the review and analysis of government policies and documents and consultation with regional and municipal staff. Upon selection of the preferred site Ms. Sciberras was responsible for the selection of a consulting team to provide expert opinion, prepare detailed site assessment and presentation of recommendations to the Board of Trustees.

### **York Catholic District School Board, Aurora, Ontario – Municipal Development Approvals**

Upon acquisition of a preferred development site Ms. Sciberras has been retained as the project planner for the obtaining of municipal development approvals for the construction of a Secondary School facility in the Town of Aurora. Work on this multi-faceted project includes obtaining of demolition permits, preparation and submission of Official Plan and Zoning By-law Amendment and Site Plan Approval applications for the development of a 190,000 sq. ft. (17 651m<sup>2</sup>) Secondary School facility. Requirements of this project include negotiations with regional and municipal staff, coordination of expert consultants, management

of approvals, organize and conduct Community Information Meetings and provide planning advice on a regular basis to the clients. Work on this project is ongoing with the opening of the School scheduled for September 2009.

### **Masjid-e Farooq-e Azam Mississauga & Makkah Holdings Inc., Mississauga, Ontario – Development Approvals**

Ms. Sciberras has been retained as the project planner for the obtaining of municipal development approvals for the construction of a Private Elementary School facility in the City of Mississauga. Work on this multi-faceted project includes, preparation and submission of Zoning By-law Amendment and Site Plan Approval applications for the development of a 1 000 m<sup>2</sup>, (10,765 sq. ft.), 2-storey Private Elementary School facility. Requirements of this project include negotiations with municipal staff, coordination of expert consultants, management of approvals, and provide planning advice on a regular basis to the clients. Work on this project is ongoing with the opening of the School scheduled for September 2010.

### **Private Developer, Richmond Hill, Ontario – Development Approvals**

For this client, Ms. Sciberras is currently managing the approvals of a 76-unit, condominium townhouse infill development in the Town of Richmond Hill, near Bayview Avenue and Briggs Avenue. Requirements of this project include preparation and processing of Official Plan and zoning by-law amendment applications and, site plan application, negotiations with government staff, coordination of expert consultants, presentations at community and public meetings, providing planning advice and information to the clients and project management. This process is ongoing. Application for draft plan of condominium will be processed in the near future.

### **Southlake Regional Health Centre, Residential Hospice, Newmarket, Ontario –Development Approvals**

For the Southlake Regional Health Centre, Ms. Sciberras has been retained as the project planner to assist Southlake in the obtaining of municipal development approvals for a residential hospice facility in the Town of Newmarket. Work on this multi-faceted project includes consultation with local municipal Staff and Politicians; preparation and submission of Zoning By-law Amendment and Site Plan Approval applications for the development of a 1 783 m<sup>2</sup> (19,193 sq. ft.), 1-½ storey residential hospice facility.

### **Southlake Regional Health Centre, Newmarket, Ontario – Ontario Municipal Board Hearing**

For the Southlake Regional Health Centre, Ms. Sciberras has been retained to provide expert planning evidence at an upcoming Ontario Municipal Board Hearing. The Hearing is a result of an appeal against a Committee of Adjustment application on Davis Drive whereby Southlake is endeavoring to uphold the Town's Official Plan policies with respect to the Regional Health Centre designation.

### **Southlake Regional Health Centre, Redevelopment Program, Newmarket, Ontario – Master Plan Development and Development Approvals**

For the Southlake Regional Health Centre, Ms. Sciberras was retained as the project planner for the ongoing redevelopment program associated with Southlake Regional Health Centre in the Town of Newmarket. Work on this multi-faceted project included the creation of an overall Master Plan for the long term redevelopment of the hospital precinct and preparation and submission of Zoning By-law Amendment, Site Plan Approval and Committee of Adjustment applications for the development of a 140,000 sq. ft. (13,006 m<sup>2</sup>) Medical Arts Building and an 81,141 sq. ft. (7,538 m<sup>2</sup>) Cancer Care Facility and Parking Structure.

### **Elgin Bay Corporation, Richmond Hill, Ontario – Municipal Development Approvals**

Ms. Sciberras has been retained as the project planner for the obtaining of municipal development approvals for the conversion of a surplus Catholic elementary school to a private Montessori School facility in the Town of Richmond Hill. Work on this project includes, preparation and submission of Zoning By-law Amendment and Site Plan Approval applications. Requirements of this project include negotiations with regional and municipal staff, coordination of expert consultants, management of approvals, representation at the Statutory Public Meeting; and, provide planning advice on a regular basis to the clients. Work on this project is ongoing with the opening of the School scheduled for September 2010.

### **Bell Canada, Greater Toronto Area - Policy Development & Public Participation**

For Bell Canada, Ms. Sciberras managed the preparation of the Telecommunications Community

Design Guidelines, and subsequent Strategic Plan, for Bell Canada within the GTA. Responsibilities included assisting in the development of the project strategy which was a phased project. The first phase included providing planning advice for the clients, coordination of consultants, liaise with government staff, review and collaboration of draft Design Guidelines for distribution to stakeholders from the public and private sectors. The second phase included a consultation process, outreach program, presentations, workshops, liaise with stakeholders and finalization and circulation of the Strategic Plan.

### **Mattamy Homes, Newmarket Ontario – Development Approvals**

Ms. Sciberras managed the approvals of a 416-unit, 70-acre, residential subdivision within the Northwest Quadrant of the Town of Newmarket, located just west of Upper Canada Mall. Requirements of this project included the preparation and processing of zoning amendment and draft plan of subdivision applications, negotiations with local area residents, municipal and regional staff, coordination of expert consultants, presentations at community and public meetings, providing planning advice and information to the clients, and management of approvals.

### **Schickedanz Brothers Limited, Aurora, Ontario - Development Approvals**

Ms. Sciberras managed the draft plan approval and registration for a 40-unit, single-detached, residential development in the Town of Aurora. Requirements of this project included negotiations with municipal, regional and provincial staff, coordination of expert consultants, the management of approvals, clearing of conditions and providing planning advice on a regular basis to the clients.

### **Seniors Nursing Home, (former) City of Etobicoke, Ontario - Development Approvals**

For this non-profit organization, Ms. Sciberras managed the approvals of a four-storey, 120-bed nursing home development associated with an existing Place of Worship in the former City of Etobicoke. Requirements of the project included negotiations with government staff, adjacent landowners, coordination of expert consultants, presentation at the Committee of Adjustment, management of approvals and obtaining of building permits.

### **First Professional Management, (former) City of Etobicoke – Development Approvals**

For this client, Ms. Sciberras managed the approvals for

a restaurant campus development within the south end of the (former) City of Etobicoke. Requirements of this project included the preparation and processing of an amendment application to the Sherway Secondary Plan, coordination of expert consultants, negotiations with government staff, conservation authority staff, and adjacent landowners, providing planning advice and information to the clients. This also involved evidence before a subsequent OMB hearing with respect to the Sherway Secondary Plan and the subject development application.

### **H & R Developments, (former) City of Etobicoke –Development Approvals**

For this client, Ms. Sciberras managed the approvals for a 110-unit residential high-rise infill development in the former City of Etobicoke. Requirements of this project included negotiations with existing rental tenants, government staff, coordination of expert consultants, presentations at community and public meetings, providing planning advice and information to the clients, assist in the preparation of material for an Ontario Municipal Board Hearing and participation in the associated Ontario Municipal Board Mediation process.

### **Pianosi Development Corporation, (former) City of Etobicoke –Development Approvals**

For this client, Ms. Sciberras managed the approvals for two, 12-storey luxury condominium residential high-rise infill developments in the former City of Etobicoke. Located at Bloor Street West and Islington Avenue, requirements of this project included preparation and processing of development approvals applications, negotiations with local area residents, government staff and Toronto Transit Commission, coordination of expert consultants, presentations at community and public meetings, providing planning advice and information to the clients, assisting in the preparation of material for an Ontario Municipal Board Hearing and management of approvals.

### **Major Cemetery Operator, Greater Toronto Area - Development Approvals**

Ms. Sciberras managed the approvals for the expansion of a number of cemeteries within the GTA. Expansions included the addition of new or expansion of existing mausolea, crematoria and/or columbaria. Requirements for this project included providing planning advice to the clients, negotiations with adjacent landowners, government staff, coordination of expert consultants, presentation

at Public and community meetings, preparation for the Ontario Municipal Board and management of municipal and provincial approvals.

### **Private Cemetery Developer, Richmond Hill, Ontario - Development Approvals**

Ms. Sciberras managed the Zoning By-law approvals for the creation of a new cemetery for the Jewish Community. Responsibilities included presentations to and negotiations with municipal staff, conservation authority staff, provincial staff, retention of expert consultants, providing planning advice on a regular basis to the clients and management of approvals.

### **Ontario Realty Corporation, Seguin, Ontario – Development Approvals**

Ms. Sciberras managed the obtaining of approvals for a land severance on behalf of ORC for lands owned by MTO. Requirements of this project included the coordination of information and negotiations with municipal staff, MTO and the Conservation Authority, presentation at Planning Committee and management of approvals.

### **Ontario Hydro/Tim Horton's/Wendy's Restaurant, (former) City of Etobicoke, Ontario – Development Approvals**

Ms. Sciberras was retained by Ontario Hydro, Tim Horton's & Wendy's Restaurants to manage the obtaining of approvals for a combined Tim Horton's/Wendy's restaurant on Ontario Hydro lands located in the former City of Etobicoke. Responsibilities included negotiations with municipal staff, research of Official Plan and Zoning By-law documents, preparation of preliminary presentation material, management of approvals for Official Plan and Zoning By-law amendments and Site Plan Approval, arrange landowners meetings and the coordination of a consulting team.

### **Ontario Hydro, Greater Toronto Area - Strategic Plan Development**

Ms. Sciberras was retained by Ontario Hydro to assess a number of sites located within Hydro Electric Power Corridors for higher and better use. Sites were located within the former City of Toronto and surrounding municipalities. Requirements for this project included the investigation of municipal Official Plans and Zoning By-laws, surrounding land uses and existing development applications within the immediate area, discussions with government staff, evaluation of each site to determine highest and best use and preparation of planning reports providing a professional opinion.