




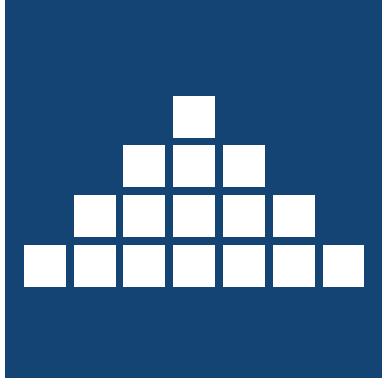
**PLANNING . DEVELOPMENT . PROJECT MANAGEMENT . URBAN DESIGN**



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# THE WAY WE WORK

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ABOUT US



**ANTHONY BIGLIERI**  
PRINCIPAL

## **THE BIGLIERI GROUP TURNING YOUR IDEAS INTO BIG PLANS**

The Biglieri Group Ltd. has been serving private and public sector clients throughout the Greater Toronto Area and Ontario since 1994. We are a well-established firm with vast experience in land-use planning, development and project management and are known in the development and planning industry as an efficient and personable firm that always gets the job done. Our depth of experience and expertise in land use policy at all levels of government, planning research, municipal systems, urban design and leading multidisciplinary teams enable us to exceed your expectations. A key factor to our success lies in our ability to interpret this knowledge and expertise to clients in a way that is sensitive to your own approach to doing business.

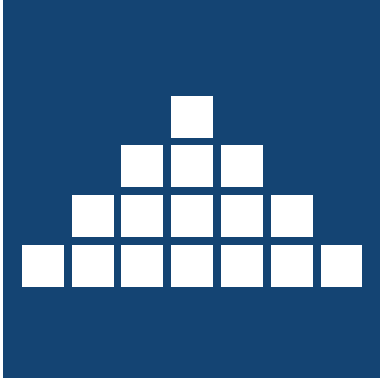
The Biglieri Group Ltd. takes pride in turning your ideas into BIG plans. At The Biglieri Group Ltd., we strive to create and maintain the highest level of customer satisfaction and commit to helping our clients understand the planning process. We are sensitive to the needs of each client and modify our approach depending on your communication style, business acumen and technical skills. We are problem solvers who find creative solutions and exceed expectations, as well as deliver quality results in a cost-effective manner. Our goal is to provide value and expertise to our clients.

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**WE STRIVE TO CREATE AND MAINTAIN THE HIGHEST LEVEL OF CUSTOMER SATISFACTION AND COMMIT TO HELPING OUR CLIENTS UNDERSTAND THE PLANNING PROCESS.**

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# OUR SERVICES

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## PLANNING

We specialize in community creation; commercial, residential, retail, industrial and institutional development; Official Plan and Zoning By-law Amendments; residential and industrial condominium developments and conversions; public consultation; site acquisition; Age- and Dementia-Friendly Built Environments; and expert witness for the Local Planning Appeal Tribunal (LPAT).

## DEVELOPMENT

We have many years of involvement in dealing with all levels of government in the preparation of policy documents for municipalities, and in all aspects of private sector work.

## PROJECT MANAGEMENT

We have extensive experience with the project management of multi-disciplinary project teams and in liaison with all levels of government for private as well as public sector work. Our ability to understand all aspects and players in a project, makes us great project managers.

**PLANNING**

**DEVELOPMENT**

**PROJECT MANAGEMENT**

**URBAN DESIGN**



**URBAN DESIGN**

We have a design team with expertise in site planning, and architectural and urban design that specializes in the preparation of draft plans of subdivision, urban design guidelines, sun/shadow studies, sustainability guidelines and streetscape design.

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**OUR FIRM RELIES  
ON INDIVIDUAL  
EXPERTISE, BUT  
PERHAPS MOST  
IMPORTANTLY, ON  
OUR ABILITY TO  
WORK AS A TEAM.**

# OUR TEAM

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**THE VARIETY AND DEPTH OF THIS TEAM IS  
OUR COMPETITIVE ADVANTAGE.**

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We believe that the collective knowledge of our team members will provide you with the expertise required to achieve your goals and objectives.

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**ANTHONY BIGLIERI**

PRINCIPAL  
MCIP, RPP



**MIKE PETTIGREW**

PLANNER  
B.U.R.PI



**MELINDA MACRORY**

PLANNER  
M.PI



**SAMANTHA BIGLIERI**

PLANNER  
PhD (c), M.PI.



**MARK JACOBS**

PLANNER  
MCIP, RPP



**MICHAEL TESTAGUZZA**

PLANNER  
MCIP, RPP



**JUSTIN SHARP**

PLANNING TECHNICIAN  
B.A., B.E.S



**VIVIAN GOMES**

URBAN DESIGNER  
B.Arch., M.Sc., LEED GA, MES.PI.(c)



**BRAYDEN LIBAWSKI**

JUNIOR PLANNER  
MSc.PI

**MONIKA OVIEDO**

JUNIOR PLANNER  
B.Sc, M.E.S.

**ROBYN STEBNER**

JUNIOR PLANNER  
B.Sc., B.U.R.PI

**SUSAN BIGLIERI**

CHIEF OPERATING OFFICER  
B.Sc.N., M.Ed.

**PAGET CATANIA**

EVENTS COORDINATION

**JESSICA HAN**

OPERATIONS SUPPORT

# OUR SELECTED PROJECTS

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## KUBOTA CANADA LTD, Pickering

Project Lead  
Project Management  
Planning Analysis  
Land Use Approvals  
Stakeholder Engagement  
2018 - Current

TBG was retained by Kubota Canada Ltd to assist in the Site Plan Approval for Kubota's new headquarters and assembly plant located within the City of Pickering Innovation Corridor, including a 500,000 square foot plant and a 3 storey, 60,000 square foot office building which will house research and development, project management, and administration staff.



## 895 & 905 SANDY BEACH ROAD,

### Pickering

Project Lead  
Project Management  
Planning Analysis  
Land Use Approvals  
2017 – Current

TBG was retained by Emix Ltd. to manage the Site Plan Approval process for a 59,900 sq ft extension to an existing Industrial building at 895 Sandy Beach Road; which has since been approved and is under construction. TBG is currently managing the Site Plan Approval process for Emix Ltd. associated with development of the Site to the north, being 905 Sandy Beach Road. The 905 Sandy Beach approval process involves relocation of a TRCA regulated wetland and redevelopment of the site for a 172,000 sq ft distribution centre.



## CCIC GEOTHERMAL BUSINESS PARK,

### Pickering

Project Management  
Planning Analysis  
Site Design  
Urban Design  
2017

TBG was retained by Menergy and City of Pickering to design a 21 ha (52 acres) business park. TBG design approach for this master-planned campus was people-centered, focused on connecting employees to and within the campus through multiple modes of transportation (including all public transport agencies, active transport and vehicular access) as well as providing supportive commercial uses on site, along with industrial and office employment uses.





## **BROCK STREET AND ROSSLAND ROAD,**

### **Whitby**

Project Management  
Planning Analysis  
Land-use Approvals  
Site Planning  
Urban Design  
Public Engagement  
2016 - Current

TBG was retained by Highmark Homes to project management, design and obtain land use approvals for a multi-phase residential development consisting of freehold and condominium townhouses, condominium stacked townhouses and apartments, located on the landmark corner of Brock and Rossland, in the Town of Whitby.



## **PICKERING HARBOUR REDEVELOPMENT VISION, Pickering**

Planning Analysis  
Conceptual Design  
Urban Design  
Sun/Shadow Study  
Stakeholder Engagement  
2015 - Current

TBG was retained by Pickering Harbour Company to develop a Vision and Planning Framework for the redevelopment of their landholdings in South Pickering. PHC's landholdings include approximately 80 hectares of land, inclusive of the water and associated lakebeds in portions of Frenchman's Bay and Lake Ontario, 591 Liverpool Road and docking facilities in Frenchman's Bay.



## **VAUGHAN MILLS, Vaughan**

Project Lead  
Planning Analysis  
Land-use Approvals  
Public Consultation  
2017 - Current

TBG represents Ivanhoe Cambridge in the planning review and approvals for the addition of 18,085 square metres of gross floor area and 30 new tenants to the existing shopping centre. A new entrance as well as facade and interior renovations were included in the Site Plan Application.



## HUNTERS POINTE, Welland

Project Management  
Planning Analysis  
Land-use Approvals  
Site Planning  
Urban Design  
Public Engagement  
2017 - Current

TBG was retained to design and seek land use approvals for a master-planned community located in northeast Welland, comprised of over 84 hectares.



## OSHAWA CENTRE, Oshawa

Project Management  
Planning Analysis  
Land-use Approvals  
2005 - Current

TBG was retained by Ivanhoe Cambridge to project management the Site Plan Approval process for the Oshawa Centre Mall expansion in 2011. The intent of the Site Plan Amendment application was to permit the \$230 million expansion and renovation project, adding 260,000 square feet of new retail space, up to 60 new stores and two full service restaurants. The rework included the demolition of 15,613 square metres of gross floor area along with the relocation of some retail stores.

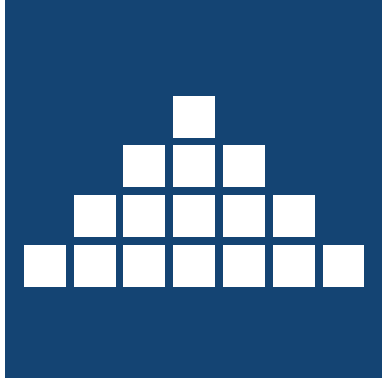


## SCADDING & GORDON, Whitby

Project Management  
Planning Analysis  
2017 - Current

TBG was retained by Fieldgate Homes to facilitate Site Plan Approval of a 74 Unit Common Element Condominium Townhouse development on the western portion of the Lands. The eastern portion of the lands are to be developed with three 6–storey buildings comprised of 289 Senior's Apartments and Assisted /Independent Support Living Units.





# OUR CLIENTS

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## **DEVELOPMENT CLIENTS**

Highmark Homes  
The Daniels Corporation  
Averton Homes  
Kantium Development and Construction  
Ivanhoe Cambridge Inc.  
Lakeview Homes  
Zemer Holdings Ltd.  
Triple Properties  
Comhold Investments  
Pure Industrial Real Estate Trust (PIRET)  
Stonepay  
Prime Real Estate Holdings (Woodbine Centre)  
Solmar Developments Corp  
RioCan  
Senator Homes  
Fieldgate Commercial Properties  
Fieldgate Residential  
First Gulf Development Corp  
Minto Properties  
Lyndebrook Developments  
360 Incentives  
Trinity Developments  
Denoble Homes  
Millwick Investments  
Delta-Rae Homes  
Desousa Homes  
Fieldgate Homes  
Tercot Communities  
Freedom Mobile  
Ambria Developments  
Cushman & Wakefield  
Frenchman's Bay Marina  
Kaitlin Group  
Kingsmen Group Inc.  
Trolley Bus Urban Development  
Steele Valley Development Limited  
Square Co Properties Inc  
Firstview Homes  
Delpark Homes  
John Boddy Homes  
Andreas Group

## **CORPORATE / PUBLIC CLIENTS**

City of Owen Sound  
Toronto Hydro  
City of Pickering  
SBA Canada  
WIND Mobile  
Toronto School of Art  
CST Canada (Ultramar)  
Kubota Canada  
Contitech Canada



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