

## Mark E. Gladysz - Heritagedowntowns.com

**Master of Environmental Studies – M.E.S.  
Honours B.A. (Urban Planning)  
Registered Professional Planner (RPP/OPPI)  
Canadian Association of Heritage Professionals  
– Member: Specialization - Planner**



### Career Experience

**Mark Gladysz** ([www.heritagedowntowns.com](http://www.heritagedowntowns.com))

A registered professional planner, Mark Gladysz RPP OPPI has over 35 years of experience in city planning in a variety of municipalities across Ontario. Mark has extensive experience in the areas of land development, planning studies, site plan control, intensification, urban design, infrastructure planning, historic building preservation and project management of special studies and construction projects.

He is recognized as an expert witness in Heritage Planning and Land Use Planning by the Ontario Land Tribunal (OLT) and is a member of the Canadian Association of Heritage Professionals. An area of expertise is the regeneration of older commercial and residential areas and buildings.

Currently, Mark is the principal consultant of Heritagedowntowns.com, which is a planning consultancy specializing in strategies for the rejuvenation and intensification of older commercial and mixed-use residential areas.

Previously, Mark worked for the City of Toronto and was a Heritage Planner for the City of London and City of Kingston. He was Senior Planner with the City of Brantford, Ontario and worked exclusively on the implementation of the Downtown Master Plan. Mark was also the Manager responsible for Downtown Whitby, Ontario. In Kingston, he initiated the Downtown Action Plan which was an infrastructure and streetscape plan for the downtown which is now completed. Mark has extensive experience working in implementing Heritage Conservation District Area Plans, Heritage Inventories, Building Conservation Master Plans, Heritage Impact Assessments (HIA/HIS), Planning Justification Reports, Urban Design Briefs, Building Removal Reports, Site Plan Control, and reuse strategies for individual buildings and restoration of historic parks within various municipalities across Ontario.

Mark has served as a member of the Committee of Adjustment in Kingston, Ontario in 2018-2019.

### **Consultant – Heritagedowntowns.com, KINGSTON, Ontario**

2016 - Present

Heritagedowntowns is a planning consultancy specializing in the economic and social renewal of historic downtowns by providing strategies for rejuvenation and intensification. Current projects include being the Urban Planner for redevelopment of several sites for mid- and high-rise mixed-use buildings in Downtown Brantford, which includes relocation of a 19<sup>th</sup> century cottage. In Kingston he is the Heritage Planner involved in the rehabilitation of a designated 19<sup>th</sup> century Catholic Rectory with new infill multi-residential buildings behind and residential intensification on a site with a designated building built in 1869.

For more detail on services see: <http://heritagedowntowns.com/>

### Relevant Sample Projects

- HIS for 6-storey building adjacent to designated building at 2312 Princess Street Kingston (2022)
- HIS (Compatibility and Adjacency) for subdivision near designated buildings-Kingston (2022)
- Planning Justification Report, Urban Design Brief and Public Consultation Strategy for 166-180 Greenwich Street, Brantford (with Skale Developments Inc. - current)
- HIA for 180 Greenwich Street, Brantford, Ontario with studioCANOO Architecture (2021)

- Building Removal Report Brantford Ontario (2020). Oversaw relocation plan to safely relocate 19<sup>th</sup> century designated building to museum site.
- Planning Justification Report, Urban Design Brief and Public Consultation Strategy for 120 -138 Market Street/ 31-35 Chatham Street Brantford (with studioCANOO Architecture, 2020)
- Heritage Impact Assessments for 62 Baiden Street / 15 McDonald Avenue, Kingston, Ontario (2018/2020)
- Heritage Impact Assessment for 120-138 Market Street/ 31-35 Chatham Street, Brantford, Ontario with Allan Avis Architects (2018 - 2020).
- Witness Statement for TLAB hearing for building addition in Downtown Toronto (2021).
- Witness Statement for LPAT hearing related to redevelopment of 467-469 Dufferin Avenue, London, Ontario (2018)
- Windsor- HIA for Indian Road Buildings with Allan Avis Architect (2015)

### **Senior Planner-Projects CITY OF BRANTFORD, Ontario**

2008 - 2016

*Policy Division, Planning Department*

Project Manager overseeing implementation of the Downtown Master Plan by various internal and external departments and agents represented on the Downtown Action Committee. Completed the renovation of Victoria Park (designated under the Ontario Heritage Act), as part of the Downtown Streetscape Design Plan. Completed updates and expansions of Downtown Brantford Community Improvement Plan Project Area and the Downtown Brantford Business Improvement Area. Associated projects include: Community Facilitation, Transit Terminal Feasibility Study, Class EA for Conversion of Colborne and Dalhousie Streets to Two-Way Operation, Downtown Parking Task Force, management strategy for methadone clinics, Wilfrid Laurier University Campus Master Plan, Downtown Market Analysis and financial incentives to the private sector. Overall task is to keep the momentum of downtown renewal going. Work closely with Wilfrid Laurier University, Nipissing University and BIA to create a "Post-Secondary Downtown". Assist the post-secondary institutions with their expansion plans including demolition control and approvals, specialized research reports to council and grant funding.

### **Manager Downtown Development TOWN OF WHITBY, Ontario**

2004 - 2008

*Downtown Coordinator's Office, within the Planning Department.*

Managed Downtown Coordinators Office. Responsible for revitalization of two historic core areas (Brooklin and Whitby). Personally, managed annual budget of \$1 million, co-managed Planning Department budget. Demonstrated abilities to manage diverse range of activities including land-use planning, urban design review, building restoration, business retention and expansion, specialized research and reports, promotion, marketing, and outreach to community partners. Oversee activity of Marketing and Events Coordinator and summer students. Coordinating role with Urban Designer and Landscape Architect within the Planning Department.

### **Heritage Planner CITY OF KINGSTON, Ontario**

2002 - 2004

*Department of Planning and Development Services – Development Control Section*

Staff support to the Heritage Advisory Committee. Downtown Action Plan – project manager for \$80 million infrastructure renewal and open space plan. Personally prepared a background document entitled Downtown Design Concept, Urban Design Awards Program (Livable City Awards) – founded the municipal design awards program. Curator of two cycles of awards.

### **Senior Planner CITY OF KINGSTON, Ontario**

2000 - 2004

*Department of Planning and Development Services – Development Control Section*

Coordinated development review processes including Zoning By-law amendments, Official Plan Amendments, Site Plan Control, plans of Subdivision, Part Lot Lifts, Holding Provision Lift, etc. Provide support to the Committee of Adjustment (Consents and Variances) and Planning Committee. City's Witness-in-Chief for several OMB hearings.

**Heritage Planner CITY OF LONDON, Ontario**

1989 - 2000

*Planning Department/Policy Section (11 Years)*

Integrated heritage resource management within the overall municipal planning and development review framework. Managed 3000 building Inventory of Heritage Resources. Provided integrated planning input on development proposals. Represented the Division and Corporation at meetings, hearings, and other forums. Coordinated the preparation of specialized heritage planning and management studies including Inventory of Heritage Resources, heritage conservation district plans, management reports on municipally owned heritage buildings, museums restructuring, LACAC restructuring, etc. Aided the London Community Foundation in the development and management of the Endowment for Heritage Fund. Managed grant program Review of Museums operations - coordinated operations review of 10 local museums regarding governance and core funding.

**Parks Planner CITY OF TORONTO, Ontario**

1985 -1988

*Departments – Planning (Urban Design Group) and Parks and Recreation*

Park development researcher in the Urban Design Group. Parks Planning Projects - Art Gallery of Ontario expansion, Allan Gardens Revitalization Program, High Park User Study, Market Lane User Study. Personally received the Canadian Institute of Planners Award for Excellence in 1988 for “Five Inner City Parks”.

**Planner MUNICIPALITY OF METROPOLITAN TORONTO**

1988 -1989 - Land Use Planning

**Conservation Officer MINISTRY OF CULTURE, Toronto**

1988 - Land Use Planning

**Education**

- Master of Environmental Studies York University, Toronto, Ontario - Urban Planning and Historic Preservation 1982-85
- Architectural Restoration (Certificate) McGill University / Universite de Montreal - Montreal, Quebec 1985
- B.A. (Honours) University of Winnipeg, Institute of Urban Studies, Winnipeg, Manitoba 1978-82

**Selected Published Materials and Interviews**

*“Cultural Economics-NAFTA sets the stage for municipalities at the international level.* Municipal World 2015.

*“Adding Downtown Vibrancy”.* Ontario Planning Journal, May/June 2014

*“Laurier gambled on a ghost town”.* Waterloo Region Record, March 29, 2014

*“The Integrated Academic District, Brantford’s Post-Secondary Downtown”.* Public Sector Digest, January 2012

*“How the Creative Economy is Transforming Downtown Brantford”.* Plan Canada, Summer, 2011

*“Downtown Brantford’s Security Partnership”.* Ontario Planning Journal Vol.25, No.5, 2010

*“Port Whitby’s New Waterfront Community”.* Experience Our Downtowns.2008

“Old Brooklin’s Heritage Homes”. Experience Our Downtowns.2007

“Community Heritage Ontario. *Heritage Conservation Districts. Mark Gladysz- The East Woodfield Heritage Conservation District in London. 2005*

*Downtown Design Concept. City of Kingston 2002*

“*New Covets Old*” Business London Magazine, December 1999.

*Heritage Places: A Description of Potential Heritage Conservation Districts in the City of London, City of London 1993*

“More Than Trees, Parks and Benches: Understanding the Complex Life of Downtown Parks”. City of Toronto, 1988.

*Five Inner City Parks. City of Toronto, 1987*

*A User Approach to Planning in Allan Gardens. City of Toronto. 1987*