



MICHAEL S GOLDBERG

MCIP, RPP

PRINCIPAL

Mr. Goldberg is the founding principal of Goldberg Group, established in 2006.

Mr. Goldberg has experience in a broad spectrum of projects across Toronto and the Greater Toronto Area. These include a range of expropriations, lease arbitrations, Municipal Amendments (Official Plan, Zoning By-Law), and Subdivisions. Mr. Goldberg has provided expert planning testimony to the Ontario Land Tribunal – OLT (formerly the Local Planning Appeal Tribunal - LPAT), The Toronto Local Appeal Body (TLAB), and the Mining and Lands Commission and the Ontario Court system.

Mr. Goldberg is a Registered Professional Planner in Ontario and a full member of the Canadian Institute of Planners.

PROFESSIONAL EXPERIENCE

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| PRINCIPAL Goldberg Group | 2006- PRESENT |
| PRINCIPAL Armstrong ♦ Goldberg ♦ Hunter | 2001-2006 |
| PRINCIPAL Walker, Nott, Dragecevic Associates Limited | |
| Associate Principal 1996-1999 | 1991-2001 |
| Senior Associate 1992-1996 | |
| Senior Planner 1991-1992 | |
| MANAGER OF PLANNING AND DEVELOPMENT Price Waterhouse (formerly Laventhol and Horwath) | 1988-1991 |
| DEVELOPMENT PLANNER Town of Richmond Hill | 1986-1988 |
| PLANNER Metropolitan Toronto Region Conservation Authority | 1983-1986 |
| RESEARCH PLANNER City of Brampton | 1983 |

EDUCATION, PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

- Bachelor of Applied Arts (Urban and Regional Planning) Ryerson University – 1983
- Full Member, Canadian Institute of Planners (1985)
- Registered Professional Planner
- Full Member, Ontario Professional Planners Institute (OPPI)
- Member, Lambda Alpha International
- Member, Building Industry and Land Development Association (BILD), formerly Urban Development Institute (UDI)

RETAIL/COMMERCIAL

- Waterfront Innovation Centre, 155 Queens Quay East, Toronto
- Multiple storey self-storage facility, 6200 Yonge Street, North York
- Multiple storey self-storage facility, 3524 Dundas Street West, Toronto
- Retail Shopping Centre, Town of Simcoe, County of Norfolk
- Outlet Centre, Niagara-on-the-Lake
- Two storey retail Rezoning and Site Plan, Bayview Avenue and Broadway Avenue, Toronto
- "Mills" Format Shopping Centre Amendments and Draft Plan of Subdivision, Vaughan
- Ongoing expansion Amendment and Site Plans, Vaughan Mills, Vaughan
- Lifestyle and Regional Retail Centre, former Molson Park site (Park Place), Barrie
- Lifestyle and Regional Retail Centre, Niagara-on-the-Lake
- Supermarket anchored Retail Centre Amendments, Bathurst Street and Rutherford Road, Vaughan
- Walmart anchored shopping centre amendments, Stratford
- Walmart and Home Depot anchored shopping centre amendments, Lindsay
- Supermarket anchored amendments, Taunton Road and Thornton Road, Oshawa
- Retail Commercial Zoning Bylaw Amendment, Collingwood
- Retail and Services, Commercial Site Plan and variances, Rimrock Plaza, Toronto
- Power Centre amendments, Cornwall
- Walmart amendment, Matheson Drive and Mavis Road, Mississauga
- Upper Canada Mall Expansion, Newmarket
- Large Format Shopping Centre, Guelph
- Large Format Shopping Centre, Brantford
- Shopping Centre Investigation, Hurontario in West Mayfield, Caledon
- Shopping Centre Amendments, Highway 50 & Healey Road, Bolton, Caledon
- Home Depot Amendments, Heartland Town Centre, Mississauga
- Local Central Area Amendments for a Supermarket anchored Centre, Oshawa
- Retail amendments adding to the Oakville Uptown Centre, Oakville
- Power Centre Amendments, Kingston Road and Audley Road, Ajax
- Retail Amendments, Terry Fox Way and Britannia Road West, Mississauga Metro East Trade Centre Amendments, Pickering
- Plaza, Including Take-Out and Drive-through Amendments, Hurontario and Conservation Drive, Brampton Power Centre Amendments, Derry Road/Highway 10, Mississauga
- Home Décor Centre Amendments, Burlington
- Shopping Centre Amendments, Highway 2, Ajax
- Car Dealership and Trucking Centre Amendments, Consents, Minor Variances, Newmarket and East Gwillimbury
- Car Dealership Amendments, Queensplate Drive, Etobicoke
- Powercentre and Home Depot Amendments, Sudbury
- Powercentre Amendments, Mavis/Britannia, Mississauga
- Shopping Centre Amendments, Hurontario/Mayfield, Brampton
- Regional Shopping Centre Amendments, Waterloo
- Shopping Centre Amendments, Richmond Hill
- Warehouse Membership Club Amendments, Barrie, Brampton, Markham, Etobicoke, Ancaster, and Kingston
- General Planning Review, Warehouse membership Clubs, Various Municipalities
- Retail Commercial Amendments, Appleview Square, Burlington
- Retail Warehouse Amendments, Kanata
- Power Centre Amendments, Kingston
- Shopping Centre Amendments, Ajax
- Supermarket Amendments, Mississauga
- Retail Site Searches, Various Municipalities

INDUSTRIAL/BUSINESS PARKS

- Auto Auction Facility Official Plan and Zoning Bylaw Amendments, Clarington
- Employment/Industrial subdivision, Ajax
- Headford Business Park Draft Plan and Amendments, Richmond Hill
- Rezoning for Office Uses in an Industrial Area, Collingwood
- Waste Recycling Facility Amendments, Newmarket
- Commercial Compost Facilities, City of Kawartha lakes and Haldimand County
- Industrial Amendments, Orlando Corporation, Mississauga
- Guthrie Employment Area Zoning By-law Amendment and Plan of Subdivision, Ajax
- Waste Transfer Station Amendment, Etobicoke
- Business and Office Park Secondary Plan, Zoning By-law Amendment and Plan of Subdivision, Burlington
- Wood Chipping Operation, Committee of Adjustment and Ontario Municipal Board hearings, former City of North York

MIXED RESIDENTIAL/COMMERCIAL

- Redevelopment of Southeast corner of Bathurst Street and College Street, 431 College Street, Toronto
- Redevelopment of the Rail Corridor, The ORCA Project, between Bathurst Street and Blue Jays Way, Toronto
- Redevelopment for a Tall Midrise Building, 6035 Bathurst Street, North York

MIXED RESIDENTIAL/COMMERCIAL

- Redevelopment for a Mixed-use, Tall Midrise Building, 401 Dundas Street East, Toronto
- Redevelopment for a Tall Mixed-use Building, 6080 Yonge Street, Toronto
- Redevelopment for a Tall Mixed-use Building, 250 Church Street, Toronto
- Redevelopment for a Tall Mixed-use Building, 433-440 Avenue Road, 169-171B Balmoral Avenue, South of St. Clair Avenue West, Toronto
- Redevelopment for Tall Mixed-use Building, 212 – 218 Dundas Street East – Filmores Site, Toronto
- Redevelopment for a Tall Building 2010-2046 Yonge Street, between Eglinton Avenue and Davisville Avenue, Toronto
- Redevelopment for a Tall Building Addition to an existing Office Building, 483 Bay Street, Toronto
- Redevelopment for Tall Hotel Building, 60 Mill Street, Toronto
- Midrise Mixed-Use Building, 36 Fieldway Road, Etobicoke
- Tall Mixed-Use Building, 63-85 Raglan Road, Toronto
- Tall Mixed-Use Building, 308-414 Jarvis Street and 225 Mutual Street
- Official Plan and Zoning By-law Amendments for High-density redevelopment ,95 St. Joseph Street, Congregation of St. Basil (Basilian Fathers), Toronto
- Amendment Applications for Multiple Tall Mixed-use Buildings in the Scarborough Town Centre, 120 Grangeway, Scarborough
- Infill Mid-rise Building, at 507-523 Eglinton Avenue West along Eglinton Connects, Toronto
- Infill Low-rise apartment building at 26-40 Birch Avenue, Toronto
- Official Plan and Zoning By-law Amendments for Mid-rise Building at 699 Sheppard Avenue East, North York
- Redevelopment of South Hill Shopping Centre, Yonge Street and 16th Avenue, Richmond Hill
- Apartment Neighbourhoods Infill Building, 6020-6030 Bathurst Street, North York
- Official Plan and Zoning By-law Amendment for High-Density Mixed-use Building, 5400 Yonge Street, North York Centre
- Mid-rise Building, 121 Avenue Road, Toronto
- High-Density Building, 93-965 Berkeley Avenue, King-Parliament Area, Toronto
- Redevelopment of LCBO Lands, Queens Quay, Toronto Waterfront
- Zoning By-law Amendment, for High-Density development at Yonge Street and Roselawn Avenue, North York (Yonge and Eglinton)
- Zoning By-law Amendment, for High-density mixed-use building, 10 Wellesley St, 586 Yonge Street and 5 St. Nicholas Street
- Zoning By-law Amendment for High-Density Mixed-use Building, 250 University, Toronto
- Infill Mid-rise Apartment Building, 24 Leith Hill, North York
- Zoning By-law Amendment for Mid-rise Building, 1681 O'Connor Drive, North York
- High density infill apartment Zoning Bylaw amendment, 75 Broadway Avenue, Toronto (Yonge and Eglinton)
- Mid-rise Official Plan and Zoning By-law amendments, 50-52 Finch Avenue East, North York
- High density Rezoning, 31 Parliament Street, Distillery District, Toronto
- Zoning By-law Amendment for High density Tall Building, 175 Dundas Street East, Toronto
- Zoning By-law Amendment for High density Tall Building, 219 & 231 Dundas Street East, Toronto
- Official Plan and Zoning By-law Amendments for High-density redevelopment, 4800 Yonge Street at Sheppard Avenue, North York
- Mid-rise Rezoning, 245-255 Sheppard Avenue West & 250-258 Bogert Avenue, North York
- Mid-rise Rezoning, 470-530 Wilson Avenue, North York
- High density Rezoning, 150-158 Pearl Street & 15 Duncan Street, Toronto
- High density Official Plan and Zoning By-law amendments, 9839 Yonge Street, 254-264 Church Street & 17 Harding Boulevard, Richmond Hill
- High density Rezoning, 2 Carlton Street, Toronto
- High density Rezoning, 8 Elm Street, Toronto
- High density Rezoning, 260 King Street East, Toronto
- High density Rezoning, Avenue Road and Eglinton Avenue West, Toronto
- High density Rezoning, 301-311 Queen Street East
- High density Rezoning, 5480 Yonge Street, North York Centre, North York
- High Density Minor Variance, 24 Mercer Street, Toronto
- High density Rezoning, 411 Church Street, Toronto
- Mid-Rise Rezoning and Site Plan, Avenue Road between Brookdale Ave and Fairlawn Ave, Toronto
- High density amendments, southeast corner of Pharmacy Road and Eglinton Ave East, Scarborough
- High density amendments, Yonge St and Sixteenth Ave, Richmond Hill
- High density amendments, Yonge St and Major Mackenzie Drive, Richmond Hill
- Mid-Rise Rezoning and Site Plan, Bayview Avenue and High Tech Road, Richmond Hill
- High density Rezoning and Site Plan, Wilson Ave and Allen Road, Toronto
- High density OPA, 30 Tippet, Toronto
- Gibson Square high density residential amendments, North York Centre, Toronto
- High density OPA, Victoria Park Ave, south of Sheppard Ave East, Toronto
- High Density redevelopment, Sheppard Ave East and Provost Drive, Toronto

MIXED RESIDENTIAL/COMMERCIAL

- High Density Amendments, Hurontario St and Nahani Way, Mississauga
- High density amendments, 40 Wellesley Street East, Toronto
- Mid-rise Rezoning, Lakeshore Rd and Superior Ave, Etobicoke
- Mid-Rise Rezoning, Lawrence Avenue West and Glenmount Dr, Toronto
- High density amendments, Bathurst St and Beverley Glen, Vaughan
- Land assembly amendments, Dundas Street and Shorncliffe Road, Toronto
- Toronto Montessori School Site Amendments, Caledon (Bolton)
- High Density Mixed Use Amendments, 7-21 Balmuto Street, Toronto
- Phase I, City of York City Centre Zoning By-law Amendment, City of York
- Mixed Use Amendments, Golden Mile Site, Scarborough.
- Residential Commercial Development, Alton Community, Burlington.
- Residential and Commercial Amendments, Weston Bakeries Site, Toronto
- New Town Amendments, Queensville, East Gwillimbury.
- Mixed Residential/Commercial Amendments, Town of Richmond Hill.
- High Density Residential Amendments, Sheraton Parkway Centre, Richmond Hill
- Mixed Use Residential/Commercial Amendments, 1 Balmoral, Toronto.
- Mid-rise Zoning By-law Amendment and Site Plan, 250 Lawrence Avenue West, Toronto
- Multiple townhouse projects, Bayview Avenue, between Finch Avenue and Lawrence Avenue, Toronto
- Mid-rise residential building, Bayview Avenue, just north of Steeles Avenue
- Townhouse development, Red Maple Road, Richmond Hill
- Infill subdivision in Bathurst Manor area, single and semi-detached dwellings, Toronto
- Townhouse infill, 250 Manning Ave, Toronto
- Mid-rise redevelopment, Greenbelt Drive and Nob Lane, Toronto
- High Density Residential Infill, 50 Eastdale Ave and 2 Secord Ave, Toronto
- High Density Residential Official Plan Amendment and ZBA, King Street East, Streetcar Developments, Toronto
- Niagara on the Green Subdivision and Zoning By-law Amendment, Niagara-on-the-Lake
- Urban Area Expansion Official Plan Amendment, Ottawa
- Townhouse Official Plan Amendment and Zoning By-law Amendment, Bayview Ave and York Mills Road, Toronto
- High Density Residential Amendments, Yonge Street and Sixteenth Avenue, Richmond Hill
- Medium Density Residential Amendments, Bayview Avenue and Weldrick Avenue, Richmond Hill
- High Density Residential OPA and ZBA, Wilson Ave and Tippet Road, Toronto
- Condominium Amendments, River Road, Niagara Falls
- Times Group Condominium Amendment, Markham Centre, Markham
- Infill low density amendment, Chapman and Scarlet Road, Toronto
- Apartment intensification amendments, Sylvan & Havelock, Toronto
- Zoning By-law Amendment, High Density Residential, Cosmo III, North York Centre, Toronto
- Milton Urban Area Expansion Secondary Plan, Phase 2, Milton
- Mixed Density Residential Amendments, Kipling Avenue in Woodbridge, Vaughan
- Townhouse Redevelopment and Zoning By-law Amendment, Horner Road, former Etobicoke
- Residential Amendments and Common Area Condominium for 57 lots, Buckhorn Lake, Galway Cavendish & Harvey
- High Density Residential Amendments, Balmuto Street, Toronto
- Residential Subdivision and rezoning, Wismer Commons Area, Markham
- Residential Consent and Minor Variance, Springwater
- Residential Infill Subdivision and Amendments, Cummer Avenue, North York
- High Density Residential Amendments, Sheppard avenue West, near Allen Road, Toronto (North York)

RESIDENTIAL

- Mid-rise residential building, 25 Imperial St.
- Redevelopment of a 12 storey apartment building for a new tall residential building, 245 Redpath Ave, Toronto
- Low-rise apartment infill, 661-665 Huron St, Annex neighbourhood, Toronto
- Infill townhouses, 16 Kirtling Place, North York
- Infill townhouses, 417-419 Burnhamthorpe Rd, Etobicoke
- High density and mid-rise infill apartment development, 60 Mountview Ave/55 Oakmount Rd, Toronto
- High density, infill apartment, Official Plan and Zoning By-law amendments, 2600 Don Mills Road, North York
- High density, infill apartment, 1461 Lawrence Avenue West, Etobicoke
- Appeal of By-law 569-2013 residential zone standards, Toronto
- Official Plan, Zoning By-law Amendmenets and Site Plan, 41 Chatsworth Drive, Toronto

RESIDENTIAL

- Townhouse Amendments, 45 York Mills Road, east of Yonge Street, North York
- Rural Residential Evaluation, Region of Durham
- Urban Area Boundary Expansion for Residential Use, Bradford West Gwillimbury
- High Density Residential Amendments, Campus 2000, Beaver Creek Business Park, Richmond Hill
- High Density Residential Amendments, Sheridan Parkway Site, Richmond Hill
- Townhouse Amendments, Berry Road, Etobicoke
- Residential Amendments and Subdivision, Palmero Area, Oakville
- Senior's Residence Amendments, Centre Street, Vaughan
- Residential Amendments and Subdivision, Halton Ceramics Site, Burlington
- High Density OPA and Rezoning, North York
- Rural Residential Severance Opinion, Burlington
- Eagle Heights (formerly Grindstone) Amendments and Subdivision, Burlington
- Medium Density, Highway No. 2 and Chapman, Ajax.
- Urban Expansion and Secondary Plan, Multi Area Developments, Hamilton.
- Bronte Creek Meadows: Conversion of Burlock Office Park to a Residential Community, Burlington
- Residential Subdivision in Berczy Village, Markham
- High Density Residential Amendments, Tweedsmuir Avenue, City of York
- Estate Residential Amendments, King City
- Mixed Density Residential Amendment, London
- Residential Subdivision and Zoning Amendment, Mississauga
- Townhouse Amendments, Ajax
- Lakeside Community Subdivision and Amendments, Ajax
- Planning Status Reports for Non-Profit Housing Projects, North York and Toronto
- High Density Residential Amendments, North York
- Residential Subdivision and Zoning Amendment in OPA 129 Area, Richmond Hill
- Townhouse Amendment, Richmond Hill Secondary Plan of residential development within the Parkway Belt West, Burlington.

VEHICLE SERVICE STATION

- Gas Bar/Convenience Store/Car Wash Amendments, Committee of Adjustments, Site Plans, permits and Evaluations for Imperial Oil Limited, Shell Canada Products and Canadian Tire, Richmond Hill, Toronto, North York, Burlington, Oakville, Guelph, Markham, Etobicoke, Welland, Hamilton, Stoney Creek, Milton, Mississauga, Brampton, Halton Hills, Kitchener, Scarborough, Vaughan, Ajax, Whitby, St. Catherines, London, Aurora, Newmarket, Timmins, Sudbury, Bracebridge, Perth, Gananoque, Lindsay

EXPROPRIATION/LEASE ARBITRATION

- Southeast corner of Yonge Street and Gould Street, Expropriation by Ryerson University, Toronto
- Highway 50 and Columbia Way expropriation for a high school, Caledon
- Region of York Expropriation for the Donald Cousens Parkway, Markham
- MTO Expropriation, Highway 400 and Major Mackenzie Drive, Vaughan
- MTO Expropriation, York Road and Highway 6, Burlington
- Rodick Road Extension over Highway 407 Expropriation, Markham
- MTO Expropriation for Interchange Expansion, 4078 Ellesmere Road, Scarborough
- Lease Arbitration for the Colonnade and Britannia House properties on Bloor Street, Toronto
- Secondary School Expropriation, Hamilton
- Lease Arbitration, Canadian Tire Site, Toronto
- Toronto Refiners and Smelters Expropriation, Toronto
- Expropriation site in Ataritiri, Toronto.
- Expropriation by MTO, Highway 400 and Rutherford Road, Vaughan
- Expropriation for Vaughan Works Yard, Vaughan

INSTITUTIONAL

- Beth Tzedec expansion, Site Plan and Minor Variances, Toronto
- Beth Torah Synagogue expansion Site Plan and Minor Variances, Toronto
- Forest Hill Jewish Centre New Synagogue, Toronto
- Holy Blossom Synagogue and Leo Baeck Day School expansion, Site Plan and ZBA, Toronto
- Multi-use, Joint Secondary School Amendments and Site Plan in a Business Park Area, Ajax
- East York Board of Education School Planning for Kosmor Amendment and Subdivision Application, East York.

OTHER PLANNING ASSIGNMENTS

- Litigation support, removal of an easement, Whitchurch Stouffville
- Litigation Support, Markham
- Ecological Gift Planning Analysis for Environment Canada, Kingsville Ontario
- Planning Analysis for Land Claim, Orillia
- Ajax Official Plan Review, Private Clients, Ajax
- Private Crematorium Amendments, Flamborough
- Niagara Escarpment Commission and Urban Area Expansion Amendments, Milton
- Supreme Court of Ontario Severance Litigation, Brampton
- Private Funeral Home Amendments, Hamilton
- Various Site Plan and Committee of Adjustment Applications, Richmond Hill, York, Toronto, Etobicoke, North York, Markham, Oakville, Burlington, Newmarket
- Bowling Centre Amendments and Committee of Adjustment, Richmond Hill
- Sign By-law Litigation, Hamilton
- Ontario Court (General) Division Affidavit Evidence Relating to Mandamus Applications

ENVIRONMENTAL PLANNING

- Harmony Creek Subwatershed Planning, Oshawa
- Subwatershed 19 Planning Study, Credit River, Various Municipalities
- Advisor to the Urban Development Institute (UDI) on the Rouge River Basin Management Strategy
- While employed with the MTRCA, was responsible for all Planning Act and Conservation Authorities Act applications in Vaughan, Richmond Hill, and King