

**James DiPaolo** MCIP, RPP  
**Senior Associate, Urban Planner**



James is an Urban Planner with a strong understanding of physical planning, planning policy, and planning processes. James has experience managing planning projects for both public and private sector clients, related to master planning, development approvals, regional transit studies, and neighbourhood plans. James worked as a Planner and Project Manager for the Central Peninsula Neighbourhood Plan in Saint John, New Brunswick. Through urban design and public realm guidelines and place-making concepts for surplus public lands, the neighbourhood plan demonstrates how targeted municipal improvements can contribute to a greater sense of place and encourage private reinvestment in the core of a historic city. In Toronto, he is coordinating the development approvals process for a variety of complex projects of city-wide significance, including 30 Bay Street, Dufferin Mall, and the Golden Mile Shopping Centre.

**EDUCATION**

**2014**  
**Master of Urban Planning**  
McGill University  
Montreal, QC

**2012**  
**Bachelor of Arts in Geography**  
McGill University  
Montreal, QC

**PROFESSIONAL  
ASSOCIATIONS**

**Member, Canadian Institute  
of Planners**

**Member, Ontario Professional  
Planners Institute**

**PROFESSIONAL BACKGROUND**

2023 - Senior Associate, Urban Strategies Inc., Toronto, ON  
2020 - 2023 Associate, Urban Strategies Inc., Toronto, ON  
2017 - 2020 Planner, Urban Strategies Inc., Toronto, ON  
2016 - 2017 Planner & Research Analyst, Savira Cultural & Capital Projects, Toronto, ON  
2014 Project Coordinator, McGill University Campus & Space Planning, Montreal, QC

**SELECTED PROJECT EXPERIENCE**

2022 - Orillia Downtown Toromow Plan Update, Orillia, ON  
2019 - 2020 Metrolinx Mobility Hub Guidelines Review & Update, Greater Toronto Area, ON  
2019 - Golden Mile Shopping Centre Development Approvals, Toronto, ON  
2019 - 670-690 Progress Avenue Development Approvals, Toronto, ON  
2018 - Dufferin Mall Master Plan & Development Approvals, Toronto, ON  
2018 - Lakeridge Health - Land Use Due Diligence, Pickering, ON  
2017 - 2018 Central Peninsula Neighbourhood Plan, Saint John, NB  
2017 - 2018 Metrolinx Rapid Express Rail Initial Business Cases, Greater Toronto Area, ON  
2017 - 2019 5509 Dundas Street West Development Approvals, Toronto, ON  
2017 - 30 Bay Street Development Approvals, Toronto, ON  
2017 Land Use Study for Rail Corridor (Rail Deck Park), Toronto, ON  
2017 306-326 Davenport Road Development Approvals / OMB, Toronto, ON  
2016 Boston Symphony Hall Public Spaces Project, Boston, MA\*  
2016 St. Michael's Cathedral Block Master Plan, Toronto, ON\*  
2014 McGill University Cultural Heritage Assessment, Montreal, QC\*

\* Projects completed prior to joining Urban Strategies Inc.

**SELECTED AWARDS**

2014 Cornelia and Peter Oberlander Prize in Urban Design Research  
2013 Davies Award - Real Estate Development Competition - 2nd Prize  
2008 Canadian Merit Scholarship Foundation - Loran Scholar