

Julian Del Bel Belluz

Urban Planner



Julian is an Urban Planner with a diverse background in transportation planning, policy analysis, municipal finance, and urban design. He completed his graduate studies at Toronto Metropolitan University's School of Urban and Regional Planning with research focusing on the history and current trends of purpose-built rental in Toronto. He has worked on projects based in British Columbia, Northwest Territories, Alberta, and Ontario, as well as transportation projects of national scope. His professional work has focused on the intersection of transportation and land use planning, particularly how multiple public priorities can be coordinated to produce vibrant, affordable, livable urban regions.

At Urban Strategies, Julian is contributing to several large scale development projects by Choice Properties REIT including 682-742 Broadview Avenue and 2280 Dundas St W. He is also working on the redevelopment of 450 Dufferin Street, a development by Hullmark in Toronto's west end. These projects intensify underdeveloped sites, introduce a mix of uses, provide a range of housing options, and improve connections with the surrounding urban fabric. Julian has also conducted highest and best use site analysis and is part of an Urban Strategies team supporting CreateTO in a range of capacities.

EDUCATION

2021

Master of Planning
Toronto Metropolitan University
Toronto, ON

2016

**Honours Bachelor of Arts,
English Literature**
University of Windsor
Windsor, ON

PROFESSIONAL BACKGROUND

2022 - Urban Planner, Urban Strategies Inc., Toronto, ON
2020 - 2022 Transportation Planner and Policy Analyst, Leading Mobility, Toronto, ON

SELECTED PROJECT EXPERIENCE

2022 2280 Dundas Street, Toronto, ON
2022 450 Dufferin Street, Toronto, ON
2022 Sustainable Funding Options for Edmonton Transit Service, AB*
2021 The Rebirth of Purpose-Built Rental in Toronto, ON*
2021 Potential Impacts of LVC on Housing Affordability Near Transit Stations, Vancouver, BC*
2021 Moving Together: A Multigenerational Active Moving Master Plan, Vaughan, ON*
2021 Bloor-Yonge Station Capacity Improvement Business Case, Toronto, ON*

**completed prior to joining Urban Strategies*

SELECTED AWARDS

2020 TMU Graduate Scholarship
2019 Ontario Graduate Scholarship
2014 Adele Wiseman Poetry Award