

COMMERCIAL FOCUS ADVISORY SERVICES *inc.*

Rudy Buczolits, B.Tech.

Rudy Buczolits, B. Tech. has over 25 years of experience in the creation and implementation of a variety of residential, commercial, industrial and mixed-use developments, from the master planning stage through to construction.

Mr. Buczolits specializes in real estate development and his knowledge and experience enhances the platform of the advisory and consulting services at CFAS.

He has managed the execution of complex development processes from the approval of Official Plans, Secondary Plans, Draft Plan of Subdivisions and Zoning By-laws through to Site Plan approvals for residential, commercial and industrial developments.

Mr. Buczolits has the required skills to lead consulting teams to accomplish critical activities in a time sensitive manner, including community master plans, urban design and architectural visioning, parks and open space master planning, master environmental servicing plans and engineering approvals for a variety of developments including traditional low-density suburban subdivisions to contemporary, intense, urban, mixed-use projects.

Mostly working in the multi-jurisdictional Greater Toronto Area, Mr. Buczolits has the valuable and practical knowledge of local, regional, provincial and multiple stakeholder policies and interests.

He also has extensive experience in the management, administration and construction of municipal infrastructure, utilities, parks and open spaces and other related construction activities.

Through ongoing progress appraisals and continuous collaboration with leaders and stakeholders in the real estate and development industry, he has gained professional trust, rapport and strengthened relationships within the industry, different levels of governments, related agencies and stakeholders.

Previously, Mr. Buczolits was the Vice President of Land Development at the Remington Group, a major developer in the GTA. He was also the Director of Development at Anthem Properties in Vancouver, BC and most recently was the Senior Project Manager at Paradise Homes.

Mr. Buczolits holds a Bachelor of Technology, Architecture Program from Ryerson University and has been an active member in a variety of Industry and Municipal Committees.

Education:

Ryerson University
Bachelor of Technology,
Architectural Science

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The following is a list of selected abstracts of previous engagements:

Land Development

GTA Residential Development and Building Company:

- **Directed the Draft Plan Approval, Zoning Approval, Subdivision Registration and Project Management of the Site Servicing for 1200 Residential Lots, Brampton, Ontario**
 - **Ravines of Creditview,**
 - **Creditview Crossing**
 - **Ravines of Creditview**
 - **Upper Mount Pleasant**

GTA Residential Development and Building Company:

- **Directed the OPA, Draft Plan Approval, Zoning Approval, Subdivision Registration and Project Management of the Site Servicing for 165 Residential Lots, Mississauga, Ontario**
 - **Cobblestone South**

GTA Residential and ICI Development and Building Company:

- **Directed the Secondary Plan, Draft Plan Approval, Zoning Approval, Subdivision Registration and Project Management of the Site Servicing for a large Mixed Use Development consisting of 3000 residential Units and 5,000,000 square feet of Retail and Office space, Markham Ontario**
 - **Downtown Markham**
 - **The Benchmark**
 - **Rouge Bijou**
 - **The Verdale**
 - **Nexus South**
 - **Nexus North**
- **Completed the Site Plan Approval and Building Permits for 400,000 square feet of Class A Office Space in the Mixed Use Development**
 - **Motorola Canada**
 - **Honey Well Canada**
- **Completed the Plan Registration and Project Management of several Residential Subdivisions, Markham and Vaughan, Ontario**
 - **Armada Community**
 - **Thornhill Woods**
 - **Blocks 11, 17 and 18**
- **Completed the Site Plan Approvals and Building Permits for several ICI projects, Markham, Ontario**

Vancouver Residential and ICI Development Company:

- **Advised on all aspects of Official Plan, Applicable**

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- **Secondary Plans, Zoning By-law;**
- **Analyzed all land use alternatives, implications and recommended development strategies**
 - **Local on Lonsdale**
 - **Synatan**
 - **Brick Yard Station**
 - **Governor's Landing**

Due Diligence for Land Acquisition/Disposition

GTA Residential Development and Building Company:

- **Conducted all aspects of Due Diligence required for the acquisition of Residential Development Land including the review of technical studies, Cost Sharing Agreements and municipal objectives and constraints**
 - **Oakville**
 - **Mississauga**
 - **Brampton**
 - **Vaughan**
 - **Richmond Hill**
 - **Markham**
 - **City of Toronto**

Land Development Proformas and Budgets

GTA Residential Development and Building Company:

- **Prepared the Development Proformas and Budgets for several Residential Developments**
 - **Armadale Community**
 - **Thornhill Woods**
 - **Blocks 11 and 18**
 - **Cobblestone South**
 - **Creditview Crossind**
 - **Ravines of Creditview**
 - **Upper Mount pleasant**

Development Impact Analysis

GTA Development and Building Company's:

- **Analyzed development specifics and current allocation of municipal services**
 - **Oakville**
 - **Mississauga**
 - **Brampton**
 - **Vaughan**
 - **Richmond Hill**
 - **Markham**
 - **East Gwillimbury**
 - **Midland**
 - **Bowmanville**
 - **City of Toronto**

Developer Cost Sharing Agreements

GTA Development and Building Company's:

- **Assisted the Trustee in the administration of the CSA**
- **Coordinated the Trustee, Owners and the Consulting Engineer of the CSA**
 - **Markham Centre**

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- **Milliken Main Street**
- **Block 5 Landowners Group**
- **Mount Pleasant Landowners Group**
- **Thornhill Woods Landowners Group**
- **Blocks 11 and 18 Landowners Group**