

Jayvis King Wo Wan

M.PI

Planning Associate



Jayvis provides abundant experience and skills in urban development. He has worked in the public, private, and non-profit sectors and focused on building affordable housing, land use policy, and development applications around the Greater Toronto Area. He is most passionate about creating affordable housing options across the city and addressing planning issues surrounding homelessness, equity and providing suitable housing that supports neighbourhood characters. Utilizing his consultation, policy scanning, and research skills, Jayvis brings a myriad of past experiences from working with government departments and other planning consulting firms. Jayvis is also volunteering with Youth Opportunities Unlimited (YOU) and supporting the implementation of Joan's Place – a supportive housing for young homeless and teen mothers.

Professional Positions

Planning Associate

R.E. Millward + Associates
(2022 - Current)

Research Assistant

Centre for the Study of
Commercial Activity (CSCA)
(2021 - 2022)

Policy Analyst

SHS Consulting
(2021 - 2022)

Graduate Teaching Assistant

Toronto Metropolitan University,
School of Urban and Regional
Planning
(2020 - 2021)

Census Enumerator

Statistics Canada
(2021)

Education

Master of Planning in Urban Development

Toronto Metropolitan University
(2020 - 2022)

Specialized Honours Bachelor of Arts in Sociology

University of Toronto (St. George)
(2014 - 2018)

Memberships

Urban Land Institute
Associate Member

Planning Approvals and Applications

Basin Media Studios

Hackman Capital Partners (HCP) (2022 - Ongoing)

R.E. Millward & Associates is working on the site plan application for the film and television studio called Basin Media Studios in the Toronto Portland area. The development will include twelve purpose-built sound stages, with production office spaces, workshops and other production support spaces. Jayvis is collaborating with an international and multi-disciplinary team to receive a site plan approval.

77 Wade

Next Property Group (2017 - Ongoing)

R.E. Millward + Associates Ltd was retained for a rezoning application for a new 7-storey office building at 77 Wade Avenue, Toronto. It was approved by Council in 2019 (By-law 1664-2019). As the intention of the office building became a Life Science Laboratory, minor changes to the design were required. Therefore, Jayvis was tasked with developing a Committee of Adjustment application which was approved and binding in Summer 2022. The project in 2023 is undergoing minor amendments to the site plan application to consider the development of a laboratory use for the property.

4630 Kingston Road

LCH Developments Inc (2021 - Ongoing)

R.E. Millward + Associates was retained to provide planning services for a proposed rezoning and site plan application to develop a new mixed-use residential-commercial building in Scarborough. R.E. Millward + Associates prepared the Planning Rationale Report (including scoped Avenue Segment Study), Community Services & Facilities Study, and a Draft Zoning By-law Amendment in addition to overseeing the development approval process. Jayvis is managing the comments and correspondence between the client and the City.

99 Cartwright Avenue

Sterling Hall School (2022 - Ongoing)

R.E. Millward + Associates has been retained to prepare a due diligence report on the relevant planning policy framework and development context for a development application to expand Sterling Hall private boy's school onto two newly acquired properties at 109 Cartwright Ave and 130 Bentworth Ave. This application is a rezoning and site plan. Jayvis is conducting a policy and regulation scan to identify potential issues that may arise during the development process.

1445 Eglinton Ave. W

Beth Sholom Synagogue (2020 - Ongoing)

R.E. Millward + Associates was retained to obtain site plan approval and minor

variance for an addition to the existing Beth Sholom Synagogue. Working collaboratively with architects and other project consultants, R.E. Millward + Associates is facilitating the expansion of this place of worship in the context of an evolving Eglinton Avenue streetscape relating to the future Eglinton Crosstown LRT. Jayvis is coordinating the approvals process with the City of Toronto. The project is nearing its final stages with recent approvals for minor variances received from the Committee of Adjustment.

Policy Development, Zoning, and Implementation

Zoning Conformity for Official Plan Employment Areas City of Toronto (2022 - Ongoing)

R.E. Millward + Associates Ltd. was retained by the City of Toronto to review zoning permissions on lands under former in-force by-laws and the current City-Wide Zoning By-law 569-2013 and are designated Core and General Employment Areas. The goal of the project is to make zoning permissions conform to the Official Plan, as amended by Official Plan Amendment Np. 231. Jayvis is the Project Lead and is tasked with providing recommendations and revising maps.

Toronto Metropolitan University Zoning By-law Review TMU (2021 - Ongoing)

R.E. Millward + Associates has been retained by Toronto Metropolitan University to conduct a review and update of zoning by-laws applicable to TMU lands. Jayvis supports the harmonization exercise to address the various zoning regulations on properties owned by TMU in 1980 and since acquired, with attention to developing a campus-wide bicycle parking/loading rate.

ReThink London Zoning By-law City of London (2021 - Ongoing)

R.E. Millward + Associates helps develop new place-based Zoning By-laws for the City of London, Ontario. The firm has developed numerous discussion papers on topics including Zoning Approach to Place Types, Zoning in on Use, and Support on Zoning in on Intensification and Climate Emergency. Currently, Jayvis is reviewing the paper on the City's housing affordability issue.

Planning Analysis & Research

5151 Yonge Street CreateTO (2022 - Ongoing)

R.E. Millward + Associates is working on a preliminary planning analysis for the feasibility of a mixed-use affordable housing project at the corner of Yonge St and Empress Ave in North York. Jayvis takes on a comprehensive policy review to assist in achieving the site plan approval

17 Dora Goldstein Law Firm (2022)

R.E. Millward + Associates Ltd. was retained to undertake a planning evaluation report for the highest and best use of land at 17 Dora Avenue in the City of Toronto, where it was intended to be expropriated by Metrolinx for the future GO station of Bloor-Lansdowne. Jayvis was tasked to develop the report and provide optimal planning opinions. The report reviews the current planning and regulatory framework and contextualizes the subject site within the surrounding development contexts. All conclusions were determined through independent research conducted by our firm, as well as a site visit and communications with

staff at the City Planning Division of the City of Toronto.

Wallsend Drive

APCO Industries (2021 - Ongoing)

R.E. Millward + Associates assists in due diligence for industrial property in south Scarborough with significant natural features. The firm is also developing a report on what alternative development is feasible.

Selected Past Professional Experience

Centre for the Study of Commercial Activity (CSCA)

Jayvis provides critical support to the CSCA database used by many commercial planning professionals by developing and updating the national Major Retail, Shopping Centre and Food Services Chain Directories through web research and associated secondary data collection. Jayvis also helps discover new retail projects across Canadian provinces and update CSCA databases accordingly.

Policy Analyst

SHS Consulting

Working in a consulting firm expertized in housing, Jayvis supports various initiatives, including expanding supportive housing for homeless individuals and the City of London's Roadmap to 3000 Affordable Housing. Jayvis has done an intensive review of literature and policy, identified and analyzed demographic, economic and industry data, and designed surveys and analyzed the results.