



Franco D. Romano

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Principal, Action Planning Consultants

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Franco is a Principal at Action Planning Consultants, a full-service planning firm helping landowners and municipalities deliver good planning that is trusted, defensible, sustainable, and engaging.

Franco started in the public sector, managing, and working on development proposals, zoning by-laws, policies and associated land use and urban design matters.

In 1998, Franco established an independent planning firm. He has since provided land use, policy, regulatory, urban design, and expert planning testimony assistance to a broad range of landowner and municipal clients, particularly in Toronto and the Greater Toronto Area.

Franco is regularly retained to navigate the process, provide project management, and for expert planning testimony at Ontario Land Tribunal (OLT) and Toronto Local Appeal Body (TLAB) hearings.

Professional Affiliations:

- Canadian Institute of Planners Member
- Ontario Professional Planners Institute Member
- Registered Professional Planner

Education:

- Bachelor of Applied Arts, Urban & Regional Planning
Toronto Metropolitan University (1989)
- Master of Public Administration
Western University (1996)

Employment:

- *1998 to Present*
Principal, Action Planning Consultants
- *1991 to 1998*
Senior Planner, City of Toronto Planning
- *1989 to 1991*
Assistant Planner, City of Vaughan Planning

Professional Activities:

- Chair and Panelist, Mock Committee of Adjustment Hearings, Toronto Metropolitan University (2021, 2022)
- Student and Registered Professional Planner Mentorship



PROJECT SAMPLING

Development Applications

- 372 Unit Townhouse and 8 Storey Apartment Condominiums (Don Mills)
- Townhouses (Lakeview, North York, Toronto)
- 17 Storey Condominium (Port Credit)
- Detached and Townhouse Residential Subdivisions (Meadowvale, North York)
- Townhouse, rental apartment developments (Finch/Weston, Florence, Etobicoke, North York, Toronto, Mississauga, Guelph, Oakville)
- 10 Storey Condominium, 28 Unit Townhouse and Retail-Commercial (Village Gate)
- Mid-Rise and Tall Buildings (Sherway Gardens, Montclair, Burlington, Hamilton, Scarborough Town Centre, Ossington, Steeles, Agincourt Mall, Bayview Avenue, St. Clair, Bathurst, The Queensway, Mississauga City Centre, Port Credit)
- Employment & Commercial Plazas (York Mills, Oakville Town Centre, Shoppe on Steeles, Agincourt Mall, York Corporate Centre)
- Hotels (Mississauga, Oakville & Burlington Staybridge and Holiday Inn; Four Points Sheraton, Heydon Hotel; Albion/Hwy. 27)
- 7 Storey Office and Convention Centre (Oakville)
- Jolly Miller Tavern (North York)
- Retirement, Nursing and Long Term Care Facilities (North York General Hospital, MetCap Living, Terranova, Origin Retirement Communities, Ahavath Achim Retirement Home, Buddhist Temple Bradford)
- Public Storage (Scarborough, Burlington, Mississauga, Etobicoke)
- Retail Warehouse (i.e., Costco, WalMart, Tavora, Genco Marine)
- Tim Hortons and Wendy's Restaurants (Colossus, Don Mills, Kipling, Victoria Park)
- Shoppers Drug Mart (Etobicoke)
- Pizza Nova Restaurants (Mississauga)
- Starbucks and Shoeless Joe Restaurants (Port Credit, Markham, Etobicoke & Pickering)
- Places of Worship (Scarborough, North York, Toronto, Mississauga)
- Schools (Toronto French School, Royal Conservatory of Music)
- Employment Conversion (Weston, Don Mills, Vaughan, Etobicoke, York Mills, Stockyards)

Policies and Regulations

Employment and Commercial

- Sustainability and Conversion Policies (North York)
- Record of Site Condition Policies (North York)
- Commercial Hierarchy Policies (Vaughan)

Heritage Conservation

- Port Credit Heritage Conservation District and Associated Zoning and Guidelines

Planning Instruments

- Residential and Intensification Policies (North York, Toronto, Markham)
- Secondary Plan Policies (Don Mills, Downsview, Maple, Morningside, Port Credit, Clarkson)
- Design Guidelines (Residential Infill, Heritage Conservation District, Transitional Non-Residential/Residential)

Expropriation

- Dufferin Jog (Toronto)
- John and Adelaide Streets (Toronto)
- Judson (Toronto)

Expert Testimony

- Hundreds of OLT and predecessor LPAT and OMB hearings for private landowners and municipalities (Aurora, Markham, Mississauga, Oakville, Stratford, Norfolk County, Toronto, York Region) relating to minor variances, consents, zoning by-law amendments, official plan amendments, site plan applications, subdivision applications, interim control by-laws, heritage conservation districts and expropriation matters.
- Hundreds of TLAB hearings for private landowners relating to minor variances and consents.

