



Decision Letter

Nominating Panel - Property Standards Committee

Meeting No. 8
Meeting Date Monday, July 7, 2025
Start Time 9:30 AM
Location Committee Room 4, City Hall/Video Conference

Contact Jonathan Canchela, Administrator
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Chair Voy Stelmaszynski

NP8.1	ACTION	Amended		Ward: All
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Appointment of Public Members to the Property Standards Committee

Confidential Attachment - Personal matters about identifiable individuals who are being considered for appointment to the Property Standards Committee.

Panel Recommendations

The Nominating Panel - Property Standards Committee recommends that:

1. City Council appoint the following candidates to the Property Standards Committee for a term of office ending July 25, 2029, and until successors are appointed:

Etobicoke York Panel:

Christopher Chu
James Douglas

North York Panel:

Paul Manna
Ahmed Zayed

Scarborough Panel:

Kelly Hou
Jan Seaborn

Toronto and East York Panel:

Lawrence Lewis
Anne Miller

Decision Advice and Other Information

The Nominating Panel - Property Standards Committee:

1. Directed that Confidential Attachments 1 to 3 to the report (June 25, 2025) from the City Clerk remain confidential in their entirety as they relate to personal matters about identifiable individuals being considered for appointment to the Property Standards Committee.

Candidates' biographies:

Christopher Chu

Christopher Chu is a Partner at Chu & Huang Law Professional Corporation. His legal practice is primarily focussed on real property law. Christopher advises clients in both residential and commercial acquisitions, sales, and leasing matters. He is a former board member of the Ontario Bar Association and has been a speaker at conferences related to real estate transactions and legal professional development. He holds a B.A. from McGill University and an LL.B. from the University of Leeds.

James Douglas

James Douglas was employed by the Ontario Government from 1989 until retiring at the beginning of 2020. He spent most of his career with the Ministry of Municipal Affairs and Housing, focusing on non-profit housing development, housing policy and building regulation, including administering provincial legislation governing municipal property standards enforcement. He currently provides consulting services on building codes to the National Research Council.

Kelly Hou

Kelly Hou is a licensed lawyer representing clients in matters involving property compliance and mortgage enforcement, gaining a deep understanding of both legal frameworks and practical issues related to property maintenance. Kelly was recently appointed to the Property Standards Committee, where she brings her legal expertise, strong analytical skills, and commitment to fair and balanced decision-making.

Lawrence Lewis

As a former Partner/Project Manager in a construction company, Lawrence has 25+ years hands-on experience working in partnership with the City's Buildings Department. Lawrence learned how to facilitate mediated discussions on a wide variety of topics during her volunteer terms on the Executive of the Board of Directors of her community centre/condo and Parent Council committees. Her 20+ years' experience as an Operations Manager has also given Lawrence a strong understanding of risk assessment.

Paul Manna

Toronto's Property Standards Committee welcomes Paul Manna as its newest member. With over 45 years of experience in the Industrial, Commercial and Institutional sector and residential construction, including 20 years as a general contractor, Paul brings extensive

knowledge of building practices. A Certified Engineering Technologist and long-time Ontario Association of Technicians and Technologists member, he also serves on Toronto Transit Commission's Advisory Committee on Accessible Transit committee and is committed to supporting well-maintained communities.

Anne Miller

Anne Miller is a lifelong Torontonians who has engaged with municipal government throughout her career - from a summer job with the City of Toronto, through her work as a Professional Engineer, and her time as an Intern Architect. Anne was the Co-Author of the Toronto Green Development Standard Cost-Benefit Study, has an in-depth understanding of the Ontario Building Code, and brings a wealth of experience to the Committee.

Jan Seaborn

Jan de Pencier Seaborn is a lawyer by training (called to the Ontario Bar, 1983) and life-long resident of the city. Jan Seaborn's legal practice focused on administrative law and she appeared before both provincial and federal tribunals and boards as well as various levels of courts. She served as a vice-chair of the Ontario Municipal Board where she spent close to 20 years as an adjudicator of all kinds of land use planning disputes.

Ahmed Zayed

Ahmed Zayed, a seasoned expert in real estate development, has spent over 17 years shaping the field. His career spans roles at Trinity Development Group and the Investment Corporation of Dubai, where he led diverse mixed-use developments. Specializing in sustainable design, Ahmed's work reflects his deep understanding of site feasibility and building codes. His commitment to creating functional, aesthetically pleasing urban spaces is evident in his comprehensive grasp of design and Construction.

Origin

(June 25, 2025) Report from the City Clerk

Summary

At its meeting on July 7, 2025, the Nominating Panel - Property Standards Committee considered [Item NP8.1](#) and made a recommendation to City Council.

Summary from the report (June 25, 2025) from the City Clerk

The Nominating Panel - Property Standards Committee will conduct interviews and recommend eight candidates to City Council for appointment to the Property Standards Committee.

Background Information

(June 25, 2025) Report from the City Clerk on Appointment of Public Members to the Property Standards Committee

(<https://www.toronto.ca/legdocs/mmis/2025/np/bgrd/backgroundfile-256846.pdf>)

Confidential Attachment 1 - List of Candidates, Qualifications, Confidential Diversity Information Summary, and Applications for Appointment to the Property Standards Committee
Confidential Attachment 2 - Diversity Information Summary for Current Public Members of the

Property Standards Committee

Confidential Attachment 3 - Interview schedule and Panel Preferences for July 7, 2025