

MARY L. FLYNN-GUGLIETTI*

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Mary Flynn-Guglietti is one of Canada's leading municipal land use planning and property development lawyers with over 30 years' experience in the practice of administrative law, municipal law, commercial real estate law, environmental law and expropriation law. She acts for developers, ratepayers and municipalities on major construction and infrastructure projects. Mary has extensive experience obtaining approvals of citywide and site-specific official plan amendments, rezonings, subdivision approvals, severances and minor variances. She leads the firm's Municipal, Land Use Planning & Development Group.

Appearing before various committees of adjustment, committees of council and numerous municipal councils throughout the province of Ontario, Mary has particular expertise in the Greater Toronto Area (GTA). She represents clients before the Ontario Municipal Board and the courts of Ontario on appeal, and has also appeared before the provincial court (Criminal Division), the former District Court, Ontario court (General Division) and the Divisional Court.

Recognized by *Best Lawyers in Canada* (2021) as a leading lawyer in real estate law and in the 2020 *Canadian Legal Lexpert Directory* as consistently recommended in the area of property development, Mary writes and speaks extensively on environmental, municipal and land use planning law for the Ontario Bar Association, Insight Seminars, the Canadian Institute and the Law Society of Ontario.

Mary is president of the C. Dennis Flynn Foundation and past president of the Etobicoke Centre Progressive Conservative Riding Association. She serves on the board of the Annual Catholic Missions Gala. Mary is also a member of the national public affairs firm [McMillan Vantage Policy Group](#).

Email: mary.flynn@mcmillan.ca

Expertise: Commercial Real Estate, Municipal, Land Use Planning & Development, Construction & Infrastructure

Location: Toronto

Phone: 416.865.7256

Position/Title: Partner, Municipal, Land Use Planning & Development

Community Involvement:

- Mary is an active member of her community and has served in various capacities with organizations including; President of the C. Dennis Flynn Foundation and Past President of the Etobicoke Centre Progressive Conservative Riding Association. She is also on the Board of the Annual Catholic Missions Gala.
- On May 3, 2011, Toronto Mayor Rob Ford announced his appointment of Mary to the nomination panel to select the citizen members of the Toronto Community Housing Corporation (TCHC) Board.

Directorships & Affiliations:

- Law Society of Ontario
- BILD
- The Advocates' Society
- Toronto CREW
- Lambda Alpha, Land Economists, Simcoe Chapter
- Past president of the Municipal Law Section of the Ontario Bar Association
- Past executive member of the Municipal Law Section of the Ontario Bar Association

Publications:

- "[How Will Bill 139 Affect Planning Process for Applicants -- A Few Key Questions](#)," (February 2018)
- "[Six Minute Municipal Lawyer 2017](#)," Heritage Conservation Districts: A Growing Industry in the City of Toronto, What You Need to Know (2017)
- "[Flight Path Issues for Development Applications -or- To Boldly go Where no Provincial Government has Gone Before](#)," Six Minute Municipal Lawyer (May 2016)
- "[What Weight Should Municipally Initiated Guideline Documents Be Given in Land Use Planning Approvals?](#)," Ontario Bar Association (January 20, 2016)
- "[The Relationship Between Counsel and the Expert Witness or Rules for Playing in the Sandbox](#)," Six Minute Municipal Lawyer (May 2015)
- "[The 2014 Provincial Policy Statement & Environmental Protection](#)," Land Development and Planning Forum 2014 (June 2014)
- "*Circular Appeal Process lessens charm of Heritage Properties*," (October 2010) The Lawyers Weekly
- "[Costly mistakes of historic proportion](#)," Law of the Land... and Lay of the Land™ Bulletin (October 2010)

- "[Construction Law in Canada](#)," Contributing Author, Book, published by LexisNexis (May 2010)
- "[City of Toronto releases revised draft harmonized zoning by-law on April 21, 2010 – What impact will it have on land use permissions?](#)," McMillan Law of the Land ... and lay of the Land™ Bulletin (April 2010)
- "[Toronto Builders Beware!](#)," Toronto Building Permits are Still Stalled Commercial Real Estate Bulletin (July 2009)
- "[Builders Beware! Critical Dates Looming for Toronto's Green Initiatives](#)," Commercial Real Estate Bulletin (July 2009)
- "Understanding Ontario's Proposed New Rules For Official Plans Under The Planning and Conservation Land Statute Law Amendment Act, (Bill 51)," Planning Act Seminar (June 2006)
- "Bill 60, An Act to Amend the Ontario Heritage Act or Expropriation without Compensation," The Law of the Land - A report on the Continuing Developments in Canadian Commercial Real Estate (April 2005)
- "[Municipal Tax Incentives for Development of Brownfield Sites](#)," The Law of the Land - A Report on the Continuing Developments in Canadian Commercial Real Estate (September 2004)
- "2003 Case Law Update, Annual Institute Program," Institute of Continuing Legal Education - Ontario Bar Association (January 2004)

Education & Admissions:

Degree: Called to the Ontario bar

Year: 1983

Degree: LLB

University: University of Ottawa

Year: 1981

Degree: BA

University: University of Toronto

Year: 1978

Media Mentions: "[Vigilante Planing Justice](#)", NRU Toronto, July 26, 2019

Rankings & Recognition:

- Recognized in the 2021 Canadian Legal Lexpert Directory as a Consistently Recommended Lawyer in the area of Property Development
- Recognized by the Best Lawyers in Canada (2021) as a leading lawyer in the area of Real Estate Law

- Recognized in the 2020 Canadian Legal Lexpert Directory as a Consistently Recommended lawyer in the area of Property Development
- Recognized by Best Lawyers in Canada (2020) as a leading lawyer in the area of Real Estate Law
- Recognized in the 2019 Canadian Legal Lexpert Directory as a Consistently Recommended lawyer in the area of Property Development
- Mary was recognized by The Best Lawyers in Canada, 2019 as a leading lawyer in the area of Real Estate Law.
- Recognized in the 2018 Canadian Legal Lexpert Directory as a Repeatedly Recommended lawyer in the area of Property Development
- Mary is also, once again, listed in The Best Lawyers in Canada, 2018 as a leading lawyer in Real Estate Law, published by Woodward/White, Inc., of Aiken, South Carolina. Mary has been repeatedly recognized by the Canadian Legal Lexpert Directory, 2017 as a lawyer "consistently recommended" in the area of property development, this publication is comprised of survey results from leading practitioners in all practice areas.
- McMillan has been repeatedly ranked as one of the top 10 Municipal Law Firms in Toronto and the GTA, according to Novae Res Urbis, a well-read industry publication which reports on Municipal Law issues.
- Recipient of the Continuing Professional Development Long Term achievement Award- Law Society of Upper Canada.

Speaking Engagements:

- Federal Jurisdiction in Municipal Matters: What Happens When the Provinces or Municipalities Step on Federal Toes? OBA Institute 2017 - Emerging Developments in Municipal and Planning Law, Toronto, Ontario
- February 2017

- Changing Landscapes in Municipal and Planning Law v.2.0 - Ontario Bar Association's Institute, Toronto, Ontario

- February 5, 2016

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http://www.oba.org/Institute2016/Program-Listing/Friday/Municipal-Law?utm_source=VURL&utm_medium=WEB&utm_campaign=IN16&utm_content=LFOut

- The Seventh Annual Six Minute Municipal Lawyer Continuing Legal Education Program of the Law Society of Upper Canada

- May 2010

- 6th Annual Land & Development Conference 2010 - Toronto
- April 2010

- 5th Annual Land & Development Conference - Toronto
- May 2009

- The Sixth Annual Six Minute Municipal Lawyer Continuing Legal Education Program of the Law Society of Upper Canada
- May 2009

- The Fifth Annual Six Minute Municipal Lawyer Continuing Legal Education Program of the Law Society of Upper Canada
- March 2008

- The New Land Use Planning Regime in Ontario Bill 51 (the Planning and Conservation Land Statute Law Amendment Act, 2006) Joint Ontario Bar Association and the Law Society of Upper Canada program
- March 2007

- Understanding Ontario's Proposed New Development Rules – Planning and Conservation Land Statute Law Amendment Act, 2005, (Bill 51) Law Society of Upper Canada's 3rd Annual Real Estate Summit
- April 2006

- 4th Annual Six Minute Municipal Lawyer Continuing Legal Education Program of the Law Society of Upper Canada
- March 2006

Representative Matters:

- **Amexon Holdings Inc.** – Official Plan and Zoning By-law Amendments for 60-80 Park Lawn Road, Etobicoke (PL050003) – Mixed-use development including two residential towers with 588 dwelling units
- **Azuria Group (1212736 Ontario Limited & 1212765 Ontario Limited)** – Official Plan and Zoning By-law Amendments for 5555 Dundas Street West and 10 Shorncliffe Road, Etobicoke (PL110757) – Mixed-use development on 9.08 ha (22.43 acres) including commercial retail and office space as well as over 2000 residential condominium units

- **River Oaks Investments Inc.** – Zoning By-law Amendment for 357-363 King Street West and 62 Peter Street, Toronto (PL110552) – 40-storey mixed-use development containing 242 residential units and at-grade retail
- **St. James' Cathedral** – Density transfer from St. James' Cathedral to 33-45 Lombard Street and 98-110 Church Street to permit the erection of a retail-residential building (PL031120)
- **Amexon Development and Heritage York Holdings Inc.**– High Density Mixed Use Residential and Commercial Development on 1200, 1210 & 1200 Sheppard Avenue; for a total of 1793 Residential units, 28,189 square feet retail and 136,000 square feet commercial office.
- **Lee Development** – Townhouse apartment development approvals for 451 units
- **Dunpar Developments Inc.** – Zoning By-law Amendment for 4390 Mississauga Road for Mid-rise, 65 townhome developments

Industries: Construction & Infrastructure

Practices: Commercial Real Estate, Municipal, Land Use Planning & Development