

KELVINLAU



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2012-2014

RYERSON UNIVERSITY

MASTER OF ARCHITECTURE

2007-2011

RYERSON UNIVERSITY

BACHELOR OF ARCHITECTURAL SCIENCE
(MAJOR: BUILDING SCIENCE)



2023 -

ORIGINATE DEVELOPMENTS

DIRECTOR | DESIGN DEVELOPMENT

- Managed approximately \$2 billion in assets across five mixed-use high-rise residential properties
- Led internal standardization of unit designs to meet marketing requirements and liaised with consultants to achieve OBC compliance and constructability
- Leveraged in-depth consultant experience in architectural practice and a comprehensive understanding of multidisciplinary workflows to effectively coordinate consultants
- Successfully mitigated legal risk on a project with inherited OBC compliance issues in sold units, minimizing redesign to avoid triggering re-marketing
- Negotiated consultant's contract amounts and additional services prior to project commencement
- Improved project efficiency and increased net saleable area through strong expertise in complex spatial configurations
- Led weekly OAC meetings with consultants to address design challenges, including large structural transfers and clash detection
- Managed multiple projects through complex approval processes with authorities such as TRCA, Heritage, and TTC
- Assisted the Finance Controller with monthly billing reviews against contract terms to ensure alignment with project progress
- Collaborated with the Marketing team to implement design adjustments in response to current market conditions
- Assisted the SVP of Construction with value engineering during design development while maintaining project branding and the company's ethos
- Conducted on-site coordination with the general contractor to track progress, maintain project timelines, and resolve construction issues as they arose
- Reviewed submittals against tender drawings to ensure accuracy

2021 - 2023

GIANNONE PETRICONE ASSOCIATES

TEAM LEADER | MASTERPLAN & MIXED-USE RESIDENTIAL

- Led weekly team meeting for project tracking and staff allocation, managing teams of five to six members ranging from senior to junior designers across approximately eight projects, from single high-rise residential (Whitfield) to the VMC master plan
- Attended weekly management meeting to present project progress, billing, and staffing updates as a top Team Lead with positive financial status
- Led by example to mentor and train staff
- Attended client meetings for design presentations and bi-weekly consultant meetings, demonstrating clear commitment and confidence in project delivery
- Gained City staff support through thoughtful planning during the approval process, including public meeting
- Navigated complex multidisciplinary design challenges using simplified approaches to achieve constructability and alignment with Client's pro forma
- Assisted Client with massing study to establish feasibility analyses for internal board presentations

2017-2021

TURNER FLEISCHER ARCHITECTS

PROJECT MANAGER | HIGH-RISE RESIDENTIAL

- Managed up to ten mid- to high-rise residential projects concurrently, spanning stages from schematic design through permitting, delivering thousands of units across the GTA
- Oversaw private and retirement senior living residential projects, including Yonge/Rosehill by Welltower Inc.
- Hand-selected as the departmental representative for the BIM Committee to develop standards and protocols. Within the committee, only three members were selected to attend an international conference to study overseas best practices and implementation strategies for the company
- Selected by the Design Director to launch and present the Design360 initiative to 200+ staff, focusing on design theory and approach in collaboration with City staff
- Led several projects from schematic design through IFC to mitigate handoff complications
- Led multiple high-profile and complex projects with developers such as Madison and Lifetime
- Established strong, collaborative relationships with consultant teams to deliver creative, timely solutions



2015-2017

TURNER FLEISCHER ARCHITECTS

SENIOR DESIGNER | LOW & HIGH-RISE RESIDENTIAL

- Assist Manager to develop office standards (ie. Folder structure, Revit standards, etc.)
- Attend consultants meeting and assist coordination amongst project team
- Prepare DRP/ZBLA/SPA across masterplan, townhouse, and high-rise residential projects
- Assist Client and project team to navigate City settlement negotiation in a timely manner
- Internal coordination with working drawing team to maintain design intent from concept design to project hand-off for permit application

2014-2015

TURNER FLEISCHER ARCHITECTS

INTERMEDIATE DESIGNER | LOW-RISE RESIDENTIAL

- Communicate with Project Manager to prepare WD details, permit submission and demolition drawings
- Assist Approval team to maintain By-law requirements and design intent
- Attend consultants meeting and site visit to prepare meeting minutes and site visit report

2011-2012

JULIAN JACOBS ARCHITECTS

JUNIOR DESIGNER | INSTITUTIONAL & LOW-RISE RESIDENTIAL

- Prepare permit drawings for custom detail home
- Prepare demolition drawings
- Prepare interior fit-out permit drawings
- Prepare details as per redline mark-ups by supervising Associate
- Attend site visit
- Prepare design models and elevations
- Prepare ZBLA/SPA set
- Prepare renderings

2011-2011

GEORGE FRIEDMAN ARCHITECT

ARCHITECT ASSISTANT | SUMMER INTERN

- Prepare interior fit-out permit drawings for institutional projects
- Prepare physical study models
- Prepare design model and elevations



2015-2017

HABITAT FOR HUMANITY

VOLUNTEER

- Assist contractor with measuring and installing drywall
- Assist contractor with laminate flooring



2014

ARCHITECTURE OF CIVILITY
2013 NATIONAL URBAN DESIGN AWARDS

NATIONAL URBAN DESIGN AWARD (RAIC)

2012

RYERSON UNIVERSITY
2014 NATIONAL URBAN DESIGN AWARDS

RYERSON GRADUATE AWARD

2010

IIDEX / NeoCon CANADA: DESIGN CHARENTE
TITLE: EVOLUTION, VOLUTION, REVOLUTION

FIRST PLACE

2009

HIGH BRIDGE
BRONX INFRASTRUCTURE INTERNATIONAL IDEAS
COMPETITION

PUBLICATION

2009

RU GREEN COMPETITION

PUBLICATION



REVIT
REVIT CERTIFIED 2015



MICROSOFT (WORD & EXCEL)



AUTOCAD



PHOTOSHOP CS5



SKETCHUP PRO



ILLUSTRATOR CS5



ENSCAPE



INDESIGN CS5



PROCORE



BLUEBEAM

REFERENCE AVAILABLE UPON REQUEST