

Akshay Gulati

Planning & Development Professional | B.Eng. Civil, LEED GA

Etobicoke, ON | 438-924-0491 | weblink.akshaygulati@gmail.com | LinkedIn:
[linkedin.com/in/akshay-gulati-ba6231b9](https://www.linkedin.com/in/akshay-gulati-ba6231b9)

Professional Summary

Experienced planning and development professional with 5+ years supporting diverse residential and commercial development projects in the private sector. Proven expertise in zoning by-law review, site planning, Committee of Adjustment applications, and coordination with municipal staff for OPA, ZBA, and SPA approvals. Strong communicator with experience presenting to clients and collaborating with city planners, engineers, and public stakeholders. LEED GA certified with a background in civil engineering and sustainable design.

Key Skills

- Development Approvals (OPA, ZBA, SPA)
- Land Use Planning & Zoning Review
- Municipal Coordination & Public Engagement
- Site Planning & Committee of Adjustment
- Subdivision Planning & M-Plan Review
- CAD, AutoCAD, Revit, Twinmotion
- Sustainable Architecture & LEED Reporting
- Graphic Presentation & Reports

Professional Experience

Planning & Development Technologist — RN Design | Vaughan, ON | Jul 2023 – Present

- Led the preparation and review of development application materials including site plans, draft M-plans, and zoning analyses for new subdivisions.
- Collaborated directly with planners, municipal zoning examiners, and engineers to secure OPA, ZBA, and SPA approvals.
- Managed client communication, presented planning strategies, and addressed feedback from city departments and committees.
- Supported Committee of Adjustment and Minor Variance applications, including preparing required documents and facilitating approval processes.

- Conducted planning research, siting analysis, and building envelope studies for infill developments and greenfield projects.

Planning Assistant / Architectural Technologist — Suriano Design Consultants Inc. |
Woodbridge, ON | Apr 2021 – Jul 2023

- Conducted zoning by-law and lot analyses for residential development projects.
- Coordinated site planning and grading designs for sold lots and liaised with engineers and municipal reviewers for approvals.
- Prepared streetscape documentation and planning packages for Architectural Control Committees.
- Maintained project tracking systems and timelines for development approvals.

Junior Planner / Technologist — Ms. Andrea Pukteris | Montreal, QC | Sep 2020 – Jan 2021

- Reviewed models for renovation and extension projects ensuring alignment with city planning by-laws.
- Drafted organizational diagrams, layout plans, and created planning visuals and 3D renders for stakeholder review.
- Supported LEED reporting and sustainability documentation.

Education

Post Graduate Diploma – Sustainable Architecture
Herzing College, Montreal, QC | 2019–2021

Bachelor of Technology – Civil Engineering
KIIT College of Engineering, India | 2011–2015

Languages

English (Advanced) | French (Advanced)