



Mary L. Flynn-Guglietti

Co-Chair, Municipal
Toronto

416.865.7256
mary.flynn@mcmillan.ca

education and year of call

- Called to the Ontario bar - 1983
- University of Ottawa, LLB - 1981
- University of Toronto, BA - 1978

practice areas

municipal and land use planning law
planning and approvals
commercial real estate

industries

greenbuild

profile

Mary Flynn-Guglietti has over 30 years experience in the practice of administrative law with an emphasis on municipal law, land use planning law, environmental law and expropriation law. She has extensive experience in obtaining approvals of citywide and site specific official plan amendments, rezonings, subdivision approvals, severances and minor variances. She represents developers, ratepayers and municipalities.

Mary regularly appears before various committees of adjustment, committees of council and numerous municipal councils throughout the province of Ontario with a particular expertise in the Greater Toronto Area. Mary has extensive experience before the Ontario Municipal Board and the Courts of Ontario on appeal. She has appeared before the Provincial Court (Criminal Division), the former District Court, Ontario Court (General Division) and the Divisional Court.

Mary has also authored a number of papers for the Law Society of Upper Canada and the Ontario Bar Association concerning practice and procedure before the Ontario Municipal Board. She has also written extensively on many aspects of environmental, municipal and land use planning law for the Ontario Bar Association, Insight Seminars, Canadian Institute and the Law Society of Upper Canada.

Mary is also a member of [McMillan Vantage LP](#)

directorships and professional associations

- Member, Law Society of Upper Canada
- Past President of the Municipal Law Section of the Ontario

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Bar Association

- Past Executive Member of the Municipal Law Section of the Ontario Bar Association
- Member, BILD
- Member, Advocates' Society
- Member, Toronto CREW
- Member, Lambda Alpha, Land Economists, Simcoe Chapter

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

awards and rankings

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

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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.

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.

media mentions

- "[Vigilante Planing Justice](#)", *NRU Toronto*, July 26, 2019

publications

May 20, 2020

COVID-19: May 20th Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development

May 13, 2020

COVID-19: May 13th Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development

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May 6, 2020

COVID-19: May 6th Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development Bulletin

April 22, 2020

COVID-19: April 22nd Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development Bulletin

April 15, 2020

COVID-19: April 15th Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development Bulletin

April 7, 2020

COVID-19: April 7th Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development Bulletin

March 30, 2020

COVID-19: March 30th Update on the Impacts to Development Applications and Hearings
Municipal and Land Use Planning; Development Bulletin

March 23, 2020

COVID-19: What is the Impact on Development Applications and Hearings?
Municipal and Land Use Planning; Development Bulletin

May 2019

Province Announces Major Changes to the Rules Governing Land Development
Municipal Law Bulletin

August 2018

Ford-ward Looking at the Impacts of the Better Local Government Act, 2018
Municipal Law Bulletin

July 2018

Ontario Premier Doug Ford Intends to Cut Toronto City Wards from 47 to 25 for 2018 Municipal Election
Municipal Law Bulletin

February 2018

How Will Bill 139 Affect Planning Process for Applicants -- A Few Key Questions

2017

Six Minute Municipal Lawyer 2017
Heritage Conservation Districts: A Growing Industry in the City of Toronto, What You Need to Know

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May 2017

Province of Ontario Announces Major Reforms to the Land Use Planning Appeal Process
Municipal Law Bulletin

March 2017

Federal Jurisdiction in Municipal Matters: What Happens When the Provinces or Municipalities Step on Federal Toes?
Municipal Law Bulletin

May 2016

Flight Path Issues for Development Applications -or- To Boldly go Where no Provincial Government has Gone Before
Six Minute Municipal Lawyer

January 20, 2016

What Weight Should Municipally Initiated Guideline Documents Be Given in Land Use Planning Approvals?
Ontario Bar Association

January 2016

Updated - Bill 73: Smart Growth for Our Communities Act, 2015
Municipal Law Bulletin

June 2015

Bill 73: Smart Growth for *Our Communities Act*, 2015
Municipal Law Bulletin

May 2015

The Relationship Between Counsel and the Expert Witness or Rules for Playing in the Sandbox
Six Minute Municipal Lawyer

June 2014

The 2014 Provincial Policy Statement & Environmental Protection
Land Development and Planning Forum 2014

May 2010

Construction Law in Canada
Contributing Author, Book, published by LexisNexis

presentations

February 2017

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 5, 2016

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



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