

BELA SYAL

MBA, MEdes, MCIP



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Profile

Bela brings over 35 years of experience in land development planning, with a proven track record in leading the visioning and master planning of some of the most well-known, award-winning and innovative communities in the Calgary region, including Mahogany, Rangeview and Livingston. She has successfully navigated projects through complex municipal approval processes, consistently achieving positive outcomes.

With an Executive MBA complementing her planning expertise, Bela offers a well-rounded perspective on land development across a range of project scales, from residential and commercial to industrial real estate. As a former senior partner and executive team member at B&A Planning Group, she played a key role in client relations, strategic growth, and the firm's overall development. Her broad experience spans policy planning, land use and neighbourhood plans, business case analysis, growth management, and collaborative advocacy to support balanced, win-win solutions.

Education

Haskayne School of Business, University of Calgary, 2018

- Executive MBA

University of Calgary, 1987

- Masters of Environmental Design
- Bachelors in Architecture, 1977

Memberships

- Member of Canadian Institute of Planners and former Council Member for Alberta Professional Planners Institute
- Former Management Advisory Council, Haskayne School of Business, University of Calgary (Former Member)
- Former Member of Richard Parker Professorship Advisory Council
- Former Guest Lecturer University of Calgary
- Committee Member and Board of Director Nominee for BILD Calgary Region

Experience

PlanningPlus - Situated, Principal, Planning & Strategy Lead May 2018 - Present

- Lead for consulting services in planning, design, policy and strategy for land development to create new opportunities and add value to existing assets

Section23 Developments – Strategic Advisor 2017 - 2018

- Led project Management and strategic direction for 320 acres of Rangeview Agricultural Urbanism Neighbourhood, outline plan and land use approvals, business case, growth management and development proformas.

B&A Planning Group, Senior Partner 1992 - 2017

- As part of the executive team led the growth and strategic direction of the company to make B&A one of the largest and premier planning consulting companies in Calgary and Western Canada
- Managed a large portfolio of development projects for policy direction, urban framework, design and regulatory approvals
- Responsible for managing large clients, business development & project management
- Mentored and motivated highly effective teams to achieve successful outcomes
- Oversight and led project management of large scale and complex land development projects in Calgary and surrounding municipalities, including:
- Regional frameworks for newly annexed lands in north and south Calgary
- Community plans & Area Structure Plans (ASP) with multiple landowners
- Visioning & design of innovative, award-winning communities including Mahogany and Livingston in Calgary
- Regulatory approvals for land use, policy, outline and neighbourhood plans
- Design and land use approvals of commercial corridors and industrial parcels
- Advocacy and influence in navigating through the administrative and political processes
- Expert testimony for provincial and municipal hearings
- Due diligence and development potential reports

Significant Projects

Growth Management and Strategy

- Liberty Stage 2 Growth Application, Zahmol Properties, Ongoing
- East Belvedere Business Case, Trico Homes, 2021
- City of Calgary Established Areas Growth Strategy Advisory Committee, 2019
- Rangeview & Ricardo Ranch Growth Management and Business Case - Developer Representation, 2018
- City of Calgary New Community Growth Strategy - Developer Representation, 2018
- South Seton Growth Management - Brookfield Residential, 2012
- Keystone Hills Growth Management - Brookfield Residential, 2012

Policy Plans

- Amendments to Eau Claire Area Redevelopment Plan, Telsec, 2023
- Keystone Hills ASP – Brookfield, Esposito, Genstar, Hong, Mattamy, Melcor, Pacific, Walton, 2012
- South Shepard ASP – Berg, Copperview, Foothills, Hopewell, Thomson, Zahmol, 2013
- North Regional Context Study (24 landowners and developers), 2010
- East Macleod ASP – BFI, Genstar, Inland, 2007
- South Macleod Regional Policy Plan – BFI, Genstar, Inland, 2007
- Mahogany Community Plan – Hopewell Residential, 2006
- Reunion Neighborhood Structure Plan – Hopewell Residential, 2006

Expert Testimony / Due Diligence

- Southeast AltaLink High Voltage Overhead Power Line Location - Expert witness on behalf of: Genstar, Genesis, Section23, WestCreek, 2015
- RJK Lands – Flood Mitigation Impact, RJK Developments, 2018
- McKenzie Lands Due Diligence, Catalyst, 2019
- East Balzac Lands Developable Area Analysis, Voodoo Enterprises, 2019

International Projects - Russia

- Bellyy Rast, Concept Plan for 450 acre residential and commercial (underway), 2012
- New Stupino, New Town Concept for 2500 acre residential, commercial and employment, approved 2010 (Award of Excellence for 'Master Plan' by the Russian Federal Government), 2008

Concept Plans / Land Use & Outline Plan

City of Calgary (recent & sample projects)

- Aspen 69 Land Use & Outline Plan, William Blake Homes, Ongoing
- Former YMCA Land Use Redesignation, Heritage Station, GF MGT LTD, Ongoing
- Harvest Hills-96 Land Use & Outline Plan, RE&DS, City of Calgary, Ongoing
- Liberty ST 1 & 2, Belvedere Land Use & Outline Plan, Zahmol Properties, 2023 & Ongoing
- Riverbend TOD Land Use & Outline Plan, RE&DS, City of Calgary, 2024
- Telsec Eau Claire, Land Use Redesignation for Highrise Tower in Calgary Greater Downtown, 2023
- Rangeview West, Land Use & Outline Plan, Danube, 2022
- Aspen, Land Use & Outline Plan, William Blake Homes, 2022
- Midfield Heights Project Management, Land Use & Outline Plan, RE&DS, City of Calgary, 2021
- Fish Creek Exchange Land Use Amendment, Graywood Developments, 2020
- Rangeview Land Use & Outline Plan - Section23, 2018
- Livingston Stage 1, 2 Land Use & Outline Plan - Brookfield Residential, 2015
- Ollerenshaw Mahogany Stage 2 – Ollerenshaw Ranch, 2013
- Walden Stage Master Plan– Genstar, 2007, 2010
- Mahogany Master Plan – Hopewell Residential, 2007

Rocky View & Foothills County

- Heritage Estates Area Structure Plan, Hage Family, Ongoing
- Bragg Creek Hamlet Core, Master Site Development Plan and Land Use, RJK Developments, 2021
- McNabb Lands Concept Plan and Vision – McNabb Family, 2018

Town of Okotoks

- Windwalk Outline Plan and Land Use - Windwalk Development, 2016
- Drake Landing – United Inc. (Award for Solar/Geothermal Energy Integration), 2010
- Crystalridge – United Inc., 2002

City of Airdrie

- Osborne Acres Neighbourhood Structure Plan, GDS Communities, Ongoing
- Reunion Land Use – Hopewell Residential, 2006
- Downtown Commercial/Multifamily – Point of View, 2001