

# Ian A. R. Graham

MCIP, RPP

Director



Ian brings 34 years of professional planning experience to the firm's land use and urban planning projects, which include land use policy research and studies, Official Plan amendments and Zoning By-law Amendment applications, land use examinations, a detailed understanding of zoning by-law legislation and the writing of zoning by-laws. Ian has proven project management capability and the experience needed to take a complex project from inception through to successful implementation. Ian's depth of municipal planning experience has also contributed to his strong record providing successful expert testimony at the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board).

## Professional Positions

Director  
R.E. Millward + Associates  
2013 - Current

Publisher  
NRU Publishing Inc.  
1999 - Current

## Education

Master of Science (Planning),  
University of Toronto  
1986

Bachelor of Arts (Honours),  
Geography,  
McMaster University  
1984

## Memberships

Member, Canadian Institute of  
Planners

Registered Professional  
Planner, Ontario Professional  
Planners Institute

Member, American Planning  
Association

Member, American Institute of  
Certified Planners  
1996 - 2010

Toronto French School Board  
Director  
2001 - 2006

## Selected Projects

### **The Arbour - George Brown College (2018 - Ongoing)**

As part of a multidisciplinary team, R.E. Millward + Associates is coordinating the development application for a 10-storey mass-timber building for George Brown's Waterfront Campus. Ian is acting as the firm's Committee of Adjustment lead, including delivering a presentation to the Toronto and East York C of A and now leading the planning approach to addressing Toronto Local Appeal Body appeals.

### **ORCA Project (2015 - Ongoing)**

Ian acted as the lead planning consultant and project manager for an Official Plan Amendment application submitted on behalf of PITS Developments Inc. to the City of Toronto in 2017. The project proposes building over the active rail corridor in downtown Toronto to accommodate a high-density mixed use development and significant open space. Ian has prepared draft Official Plan Amendments and managed the preparation of all supporting planning studies, coordinating with multiple stakeholders and subconsultants to advance this complex, large-scale project. This matter is before LPAT for consideration in 2020.

### **57-77 Wade Ave (2017 - 2020)**

R.E. Millward + Associates was retained to assist with obtaining approval for amendments to the City of Toronto's Zoning By-law 569-2013 and the former City of Toronto Zoning By-law 438-86, as well as for the site plan application. Ian worked collaboratively with the architects and other project consultants to develop a project that met the needs of the client and the city planning policy objectives. Ian assisted in the preparation of a Planning Rationale and Zoning By-law Amendments, and participated in meetings with relevant agencies and the local residents.

### **City of Toronto Zoning By-law Conformity Study - Phase One (2019 - 2020)**

Building on the Scarborough Employment District By-law 24982 Conformity Study, R.E. Millward + Associates undertook a review of all in-force zoning by-laws in the City of Toronto to ensure conformity with Official Plan Amendment 231 (modifications to land use designations in the City of Toronto, specifically pertaining to the *Employment Areas*). This study included recommendations to amend zoning regulations set out in the former municipal zoning by-laws as well as the Toronto City-wide Zoning By-law 569-2013 for land uses within Toronto's *General* and *Core Employment Areas*. Ian's experience with zoning by-

Don Mills Flyers 1995 Hockey  
Team, Co-Manager  
2009 - 2011

Member, Ontario Association  
of Land Economists

Member, BILD

Member, Urban Land Institute-  
Toronto Chapter

Member, Lambda Alpha  
International, Simcoe Chapter

Ecowaste / Montrose Property  
Holdings Ltd., Richmond BC,  
Board of Directors  
(2015 - present)

Bishop's College School Board  
Director  
(2017 - present)

### Professional Activities

Raconteur at the OPPI  
Conference on Active  
Transportation in Markham  
(September 2012)

Moderator and Presenter at  
Planning related Conferences  
and Workshops throughout  
Ontario (1998-2015)

Co-host of the "Chief Planner's  
Breakfast" Seminars with the  
Canadian Urban Institute,  
Toronto - Ted Tyndorf  
(December 2004, 2005),  
Gary Wright (December 2006  
- 2011), Jennifer Keesmaat  
(December 2012 - 2016),  
Gregg Lintern (December  
2017 - 2019)

laws was an asset for the successful completion of this study and implementation of the recommendations.

### **Scarborough Employment District By-law 24982 Conformity with Official Plan Amendment 231 (2018 - 2019)**

R.E. Millward + Associates completed a review of Scarborough Employment District Zoning By-law 24982 in relation to the policies established in Official Plan Amendment 231. Ian's experience with developing the Employment Industrial zoning regulations for the City-wide Zoning By-law 569-2013 led to in-depth technical knowledge of employment and industrial land use policies.

### **Area-Specific Zoning By-law for Urban Centres Secondary Plan Area - Town of Newmarket (2016 - 2018)**

R.E. Millward + Associates developed a new area-specific zoning by-law that intended to implement the vision of compact, complete, integrated mixed-use development established in Newmarket's Urban Centres Secondary Plan. Ian served as the project manager for the creation of the area-specific by-law, responsible for project oversight and coordination as well as technical analysis of planning policy and the structuring and drafting of the by-law. The by-law was approved by Town Council in September 2018.

### **170 Spadina Avenue - LPAT Hearing (2017)**

Ian provided land use planning expertise in opposition to a proposed mixed use building that was out of scale and set too close to our client's property. Subsequent discussions have taken place to accommodate a development that fits better within the site's context. Ian delivered successful testimony based on a thorough understanding and application of Toronto land use planning and tall building's policies.

### **Comprehensive Zoning By-law Review - City of Markham (2014 - 2016)**

R.E. Millward + Associates co-managed a two-part Zoning Issues and Strategic Directions Study on the City of Markham's comprehensive new zoning by-law with Gladki Planning Associates. Ian conducted an extensive examination of existing zoning regulations, by-law structure, and Official Plan policy compliance and implementation strategies for a city-wide zoning by-law. Ian also oversaw the examination of regulatory approaches to Secondary Suites, Rooming Houses and Short Term Accommodation and developed draft legislation for the client.

### **61 Fairfax Crescent (2014 - 2015)**

R.E. Millward + Associates was retained to provide policy advice in support of an application for a retirement and nursing home in Scarborough. The proposal consists of a four-storey, 229-unit building adjacent to residential neighbourhoods and an employment district. Ian managed the Committee of Adjustment and Site Plan Application processes, providing strategic advice to the architects and developer to ensure the built form fit within the local context.

### Selected Professional Experience

### **Project Manager (Acting) – City-wide Zoning By-law 569-2013 (2005 - 2013), City of Toronto**

Ian oversaw the development of the Employment Industrial zoning regulations for

city-wide Zoning By-law 569-2013. This exercise involved an understanding of employment and industrial land use policy, negotiations and discussions with the Toronto Industry Network and others interested in the role and impact of zoning regulations on manufacturing and other employment uses found in the Employment Areas. Ian addressed complex planning issues related to manufacturing uses, sensitive uses, distance separation, and controls to mitigate land use conflicts.

**Publisher, News and Information Services, NRU Publishing Inc. Toronto (1999 - Present)**

Ian is responsible for overseeing a variety of news, information products related to municipal issues in the City of Toronto and GTHA. Services include two weekly e-mail newsletters, Novae Res Urbis- Toronto and Greater Toronto and Hamilton Area which have a broad base of subscribers and advertisers interested in municipal, planning, and political issues.

**President & Founding Partner, Urban Intelligence Inc. Planning Consulting, Government Relations and Research Services, Toronto (1997 - 2003)**

Principal-in-charge of planning consulting and project management services on a variety of urban planning, development, and policy projects throughout the Greater Toronto Area and Ontario for clients in both the public and private sectors. Provided planning testimony before the Ontario Municipal Board.