

## Ian A. R. Graham

MCIP, RPP

Director



Ian brings 37 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 Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal and the Ontario Municipal Board) and the Toronto Local Appeal Body.

### Professional Positions

#### Director

R.E. Millward + Associates  
(2013 - Current)

#### Publisher

NRU Publishing Inc.  
(1997 - Current)

### Education

#### Master of Science (Planning)

University of Toronto (1986)

#### Bachelor of Arts (Honours), Geography

McMaster University (1984)

### Memberships

#### Canadian Institute of Planners

Member

#### Ontario Professional Planners Institute

Registered Professional Planner

#### American Planning Association

Member

#### Ontario Association of Land Economists

Member

#### BILD

Member

#### Urban Land Institute Toronto

Toronto Member

### Planning Approvals and Applications

#### Basin Media Studios

##### Hackman Capital Corporation of Los Angeles (2022 - Ongoing)

R.E. Millward + Associates was retained by Hackman Capital to assist in the development of a City-initiated zoning by-law amendment for the development of a new multi-studio film complex in Toronto Portland District. The project will also involve overseeing and coordinating a site plan application for the development in concert with CreateTO and the development team in early 2023.

#### 4360 Kingston Road

##### LCH Developments Inc. (2021 - Ongoing)

R.E. Millward + Associates was retained to provide all planning services related for a rezoning and site plan applications for a 13-storey mixed-use building with 417 residential units. The applications were submitted in late-2021 and are under review by the City of Toronto.. This matter is scheduled before the OLT in October 2023.

#### The Arbour, George Brown College, 185 Queens Quay East

##### George Brown College (2018 - 2021)

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

#### Rail Deck District

##### Craft Kingsmen Fengate - Rail Development Limited Partnership (2015 - Ongoing)

Ian acted as the lead planning consultant and project manager for an Official Plan Amendment application submitted on behalf of Rail Development Limited Partnership to the City of Toronto in 2017, which was approved by the Ontario Land Tribunal (formerly LPAT) in 2021. 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 prepared the 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. Working with SvN and a team of consultants, Ian is assisting the team with the rezoning and site plan approval processes in 2022 -2023.

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## **Lambda Alpha International,**

Simcoe Chapter

Member

## **American Institute of Certified Planners**

Member

(1996 - 2010)

## **The York Club**

Board of Directors

(2022 - present)

## **Bishop's College School Board**

Director

(2017 - present)

## **Ecowaste / Montrose Property Holdings Ltd., Richmond BC**

Board of Directors

(2015 - present)

## **Don Mills Flyers 1995 Hockey Team**

Co-Manager

(2009 - 2011)

## **Toronto French School Board**

Director

(2001 - 2006)

## **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)

## **57-77 Wade Ave**

### **Next Property Group (2017 - Ongoing)**

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. The project in 2023 is undergoing minor amendments to the site plan application to consider the development of a laboratory use for the property.

### **Spear Street Capital (2022 - Ongoing)**

R.E. Millward + Associates was retained to assist with obtaining approval for minor variances to the site-specific zoning by-law amendment to allow for a life science laboratory based on the approved development established by Next Property Group in 2020.

## **61 Fairfax Crescent**

### **OCHR Corporation (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 built form fit within the local context.

## **Policy Development, Zoning and Implementation**

### **Zoning Conformity for Official Plan Employment Areas**

#### **City of Toronto (2022 - Ongoing)**

R.E. Millward + Associates is undertaking research and analysis to provide recommendations on how to bring Toronto's city-wide zoning by-law 569-2013 into conformity with Official Plan Amendment (OPA) 231, Employment Areas. Ian is leading the project team on translating land uses and conditions from the former municipal zoning by-laws into the city-wide zoning by-law, and ensuring these conform to municipal policies. Further work involves determining whether land uses in employment industrial zones should remain, be deleted, amended, or if new uses should be added, and the consideration of employment industrial zone land use permissions and zoning standards such as compatibility, adjacency issues, neighbouring zones and major streets.

### **Toronto Metropolitan University Zoning By-law Review**

#### **TMU (2022 - Ongoing)**

R.E. Millward + Associates has been retained by Toronto Metropolitan University to conduct a review and update of zoning by-laws applicable to TMU lands. The project will consist of a harmonization exercise to address the varied zoning regulations on properties owned by TMU in 1980 and since acquired, with attention to the development of a campus-wide bicycle parking/loading rate. A multi-property rezoning application was submitted to the City of Toronto in late 2022.

**Rethink London Zoning By-law  
City of London (2022 - Ongoing)**

R.E. Millward + Associates is working with Sajecki Planning, Scribe, LURA Consulting, and Posad Maxwan to implement The London Plan through a new comprehensive zoning by-law. The London Plan's new approach to planning, replacing conventional land uses with Place Types, will be translated into an innovative zoning by-law that balances land use permissions with use, form and intensity considerations.

**Zoning By-law Conformity Study, Phase One  
City of Toronto (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-laws was an asset for the successful completion of this study and implementation of the recommendations.

**Scarborough Employment District By-law 24982 Conformity Study  
City of Toronto (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.

**ConsumersNext: Consumers Road Business Park and Area Planning Study  
City of Toronto (2015 - 2017)**

In collaboration with DTAH and HDR, R.E. Millward + Associates led a planning study of the Consumers Road Business Park and areas around Sheppard Avenue and Victoria Park in the City of Toronto. The study re-envisioned the area in a way that supports existing and future employment and residential uses. Ian was responsible for ensuring the applicable zoning regulations were updated to reflect the recommended policy directions for a new Secondary Plan.

**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.

**In the Zone - A Seminar on Navigating Toronto's new Citywide Zoning By-law (2013)**

Developed a full day workshop for practicing professionals on the new Zoning By-law 569-2013, including an introduction of the new by-law and a brief history of its mandate and reviews of the by-law structure, terminology, mapping, definitions, organization and application; each zone category and their respective regulations; and specific use, parking, and loading regulations, overlay mapping and site specific exceptions.

**Expert Witness Services**

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

Ian provided 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.

**Selected Past Professional Experience**

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

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 (1997 - 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.

**Kentridge Johnston Ltd. Toronto Associate (1994-1997) and Planner (1989-1993)**

**City of Toronto, Planning Assistant, Planning & Development Department (1988-1989) City of Hamilton, Community Renewal Officer (1987-1988)**