Ian A. R. Graham
Director

R.E. MILLWARD + ASSOCIATES LTD



Ian brings 39 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 (1989-2025)

Ontario Professional Planners Institute
Registered Professional Planner
(1989-2025)

American Planning Association
Member

Ontario Association of Land Economists
Member

BILD
Member

Urban Land Institute Toronto
Toronto Member

Policy Development, Zoning and Implementation

PARC Affordable Housing Project
1499-1501 Queen Street West (November 2025 - February 2026)
R.E. Millward + Associates worked with DTAH Architects to create both an Official Plan and Zonning By-law amendments in support of a 141- affordable housing and mixed-use development. Ian worked closely with DTAH to create both policy and regulation amendment documents in support of the affordable housing project.

Richmond Hill Zoning By-law
City of Richmond Hill (2024 - 2025)
R.E. Millward + Associates is undertoook research and analysis to provide recommendations to bring Richmond Hill's current 41 "parent" Zoning By-laws into a single harmonized city-wide zoning by-law as well as conformity with the City of Richmond Hill's Official Plan (OP) and other recently updated regional and provincial policies. Ian lead 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 and provincial policies. Further work involved determining whether land uses should remain, be deleted, amended, or if new uses should be added, and the consideration of land use permissions and zoning standards such as compatibility, adjacency issues, neighbouring zones and major streets.

Zoning Conformity for Official Plan Employment Areas
City of Toronto (2022 – 2024)
R.E. Millward + Associates conducted 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 led 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 involved 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. The Final Report for this study was completed in 2024.