

Kate has several years of experience in land use planning, joining Bousfields Inc. in 2006 as a full-time planner and becoming a Partner in 2015. Specializing in land use planning matters, she has been involved in a number of intensification and infill projects, as well as large-scale subdivision and greenfield projects, throughout the City of Toronto and the Greater Toronto Area. These projects range from small-scale residential and mixed-use developments to large, multi-unit developments with varying degrees of complexity, as well as commercial, office and institutional developments.

Kate has been involved in various community and city-building projects, many at the project management level, and has extensive experience in obtaining development approvals including Official Plan and Zoning By-law Amendments, Site Plan Approval, Plans of Subdivision and Condominium and Consent and Minor Variances. She has also been responsible for undertaking due diligence studies, highest and best use/optimal use studies, providing strategic advice and planning opinion letters, and site selection and development feasibility. She has also appeared as an expert planning witness at the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) and has been involved in appeals to the Toronto Local Appeal Body, as well as presenting to Council, Committees and the general public.

Kate is a full member of the Canadian Institute of Planner and a Registered Professional Planner in Ontario.



**KATE COOPER**  
 BES, MCIP, RPP  
**PARTNER**

## PROFESSIONAL EXPERIENCE

<b>Partner,</b> Bousfields Inc.	<b>2015 - Present</b>
<b>Associate,</b> Bousfields Inc.	<b>2011 - 2015</b>
<b>Planner,</b> Bousfields Inc.	<b>2006 - 2011</b>
<b>Planner,</b> MMM Group	<b>2005 - 2006</b>
<b>Planner,</b> GSP Group Inc.	<b>2003 - 2005</b>
<b>Student Planner,</b> City of Waterloo	<b>2001</b>

## EDUCATION, PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

- B.E.S. Honours, University of Waterloo, 2002
- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Member, Urban Land Institute

## RELEVANT PROJECT EXPERIENCE

### Residential/Mixed-Use Developments

- 1 Yonge Street, City of Toronto, Pinnacle International
- 5415-5481, 5485-5487 Dundas Street West and 15-25 Shorncliffe Road, City of Toronto, Pinnacle International
- 152-164 Bathurst Street and 623-631 Richmond Street West, City of Toronto, Originate
- 111-125 River Street, City of Toronto, Lifetime Developments
- 8200 Warden Avenue, City of Markham, Lifetime Developments
- Ladies' Golf Club of Toronto, City of Markham, Tridel
- 15-19 Cordova Avenue, City of Toronto, Tridel
- Dundas Street West and Des Newman Boulevard, Town of Whitby, Delmanor
- 1891 Eglinton Avenue East, City of Toronto, Mattamy
- 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street, City of Markham, SmartCentres
- 1, 2 and 10 Audley Street, 29, 31, 59 and 71 Portland Street and 8 Newcastle Street, City of Toronto, Freed
- 9700 Yonge Street, City of Richmond Hill, Elm Developments
- Promenade Mall Redevelopment, City of Vaughan, Liberty Group
- 2951 Highway 7 West and 190 Maplecrete Road, City of Vaughan, Liberty Group
- 3005 Bloor Street, City of Toronto, One Properties
- 415 Yonge Street, City of Toronto, Yonge Limited Partnership
- 2405-2417 Lake Shore Boulevard West, City of Toronto, Winzen Group of Companies
- NW corner of Highway 7 & Bur Oak Avenue, City of Markham, Elm Developments / JD Developments
- 1 Blue Goose Street, City of Toronto, Allegra Homes
- 2600 and 2700 Steeles Avenue West, City of Vaughan, Zancor Homes
- 3882 Highway 7, City of Markham, Kingsberg Homes
- 7810, 7822, 7834 & 7846 McCowan Road, City of Markham, Regency Properties
- Alcona Community, Town of Innisfil, Alcona Downs Development Inc.

### Commercial/Office Developments

- 9390 Woodbine Avenue, City of Markham, King Square Limited

### Institutional Developments

- 55 Lake Shore Boulevard, City of Toronto, Infrastructure Ontario
- 202 Jarvis Street and 136 Dundas Street, City of Toronto, Infrastructure Ontario
- Chestnut Street and Armoury Street, City of Toronto, Infrastructure Ontario
- 2601 14th Avenue, City of Markham, Infrastructure Ontario
- London Normal School, City of London, Infrastructure Ontario
- Whitby Psychiatric Hospital Lands, Town of Whitby, Infrastructure Ontario
- London Psychiatric Hospital Lands, City of London, Infrastructure Ontario
- Highway 69 (now 400), Town of Parry Sound, MTO

## RELEVANT PROJECT EXPERIENCE

### Highest and Best Use/Optimal Use Studies

- 55 Lake Shore Boulevard, Toronto, Infrastructure Ontario
- 202 Jarvis Street and 136 Dundas Street, Toronto, Infrastructure Ontario
- Chestnut Street and Armoury Street, Toronto, Infrastructure Ontario
- 2601 14th Avenue, Markham, Infrastructure Ontario
- London Normal School, London, Infrastructure Ontario
- Whitby Psychiatric Hospital Lands, Whitby, Infrastructure Ontario
- London Psychiatric Hospital Lands, London, Infrastructure Ontario
- Highway 69 (now 400) Parry Sound (MTO)

### Other Work

- Observatory Lands Secondary Plan, Town of Richmond Hill

### Tribunal Work

- 415 Yonge Street, City of Toronto, Yonge Limited Partnership
- 3005 Bloor Street, City of Toronto, One Properties
- 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street, City of Markham, SmartCentres
- 165-179 North Queen Street & 98 Index Road, City of Toronto, SmartCentres
- 8200 Warden Avenue, City of Markham, Lifetime
- Mimico (Portland/Audley/Newcastle), City of Toronto, Minto Communities
- 1891 Eglinton Avenue East, City of Toronto, Mattamy
- 2600 and 2700 Steeles Avenue West, City of Vaughan, Zancor Homes
- Southeast corner of Bayview Avenue and Elgin Mills Road, Town of Richmond Hill CIM Developments
- 2815 14th Avenue, City of Markham, Viola Management Inc.