

Peter joined Bousfields in 1987, becoming a partner in 1990. Managing complex and demanding projects for both the public and private sector, he possesses a particular talent for integrating sound public policy based planning with both greenfield development and urban intensification. He has over 40 years' experience in the land use planning field, having worked previously for an economic consultant, a law firm, and the City of North York.

Over the past 20 years, he has increasingly focused on large-scale mixed-use intensification projects in Downtown Toronto and throughout the Greater Toronto Area and has been the planner for many of the tallest and highest profile redevelopment proposals in the City. As well, he has given evidence at numerous Ontario Land Tribunal hearings (formerly the Ontario Municipal Board) and has been involved in a number of hearings and mediations regarding policy initiatives from the City and Province, predominantly on behalf of the development industry.



**PETER F. SMITH**  
 MCIP, RPP  
**PARTNER**

**PROFESSIONAL EXPERIENCE**

<b>Partner</b> Bousfields Inc.	<b>1990 - Present</b>
<b>Senior Planner</b> John Bousfield Associates Limited	<b>1987 - 1990</b>
<b>Planner III</b> City of North York	<b>1987</b>
<b>Planner</b> Weir & Foulds, Barristers & Solicitors	<b>1982- 1987</b>
<b>Planner</b> Paterson Planning & Research Limited	<b>1979 - 1982</b>

**EDUCATION, PROFESSIONAL AFFILIATIONS & MEMBERSHIPS**

- B. E.S. (Hon. Urban & Regional Planning),  
University of Waterloo (1979)
- Member, Canadian Institute of Planners
- Member, Ontario Professional Planners Institute

## RELEVANT PROJECT EXPERIENCE

### Mixed-Use Intensification Projects

- The One, 1 Bloor West (for Mizrahi)
- 1 Yonge Street (for Pinnacle International)
- Bloor Collegiate site redevelopment (for Capital Developments)
- Yonge-St. Clair block development (for Wittington Properties)
- Consilium Place, Scarborough City Centre (for Kevric Developments)
- High Tech Transit-Oriented Community, Richmond Hill (for Metrus/Condor)
- 20-26 Maitland Street, Toronto (for Plazacorp)
- 351-369 Queens Quay East, Toronto (for Gulfdream)
- 700 University Avenue, Toronto (for KingSett)
- 1306-1310 The Queensway, Etobicoke (for KingSett)
- 2075 Kennedy Road, Scarborough (for KingSett)
- 145 Wellington Street West, Toronto (for H&R REIT)
- 1540-1550 Bloor Street West, Toronto (for Trinity Development)
- 12-20 Cordova Avenue, Etobicoke Centre (for Minto)
- 15-21 Holmes Avenue, North York Centre (for Capital Developments)
- RioCan Hall Redevelopment, Toronto
- Queen & Parliament, Toronto (for One Properties)
- Bread Company Condos, 193 McCaul Street (for Lamb Developments)
- 11 Yorkville, Toronto (for Metropia)
- 1 Front Street West, Toronto (for Larco)
- 120 Church Street, Toronto (for Madison Group)
- 350 Bloor Street West/Spadina (for Andrin/The Brown Group)
- Bauhaus, 284 King Street East (for Lamb Developments)
- 5300 Yonge Street, North York Centre (for Diamante)
- 10 St. Mary Street, Toronto (for Mattamy)
- 2069 Lakeshore Road, Burlington (for Carriage Gate Developments)
- Television City Condos, Hamilton (for Lamb Developments)
- Yonge-Davisville, Toronto (for Times Group)
- Grand Park Village, Etobicoke (for Freed Developments)
- Vanguard Condos, 7089 Yonge Street, Markham (for Devron Developments)
- Peter & Adelaide (for Graywood Developments)
- Celestica Redevelopment (Wynford Green), Eglinton/Don Mills (for Diamondcorp)
- Richview Square Redevelopment, Etobicoke (for Trinity/Create TO)
- 55-65 Broadway (for Times Group)
- Chelsea Hotel Redevelopment (for Great Eagle Holdings)
- 25 St. Dennis Drive, Toronto (for Preston Group)
- 90 Eastdale Avenue, Toronto (for Preston Group)
- Woodsworth Condos, 452 Richmond Street West (for Lamb Developments)
- XO/XO2 Condos, 1182/1221 King Street West (for Lifetime)
- 30 Merton Street (for QuadReal)
- Queen and Sherbourne (for One Properties)
- 350-390 Queens Quay West (for Pacific Reach)
- Social Condos (Church/Dundas) for Pemberton
- East 55 Condos, 55 Ontario Street (for Lamb Developments)
- Wish Condos, 3105 Sheppard Avenue East, Scarborough (for Liberty Developments)
- AYC Condos, 181 Bedford Road (for Diamondcorp)
- 400 Front Street West (for State Building Group)
- 316 Bloor Street West (for State Building Group)
- Kingsway by the River, 4208 Dundas Street West, Etobicoke (for Urban Capital)
- Panda Condos, 20 Edward Street (for Lifetime)
- Montgomery Square, 2388 Yonge Street (for Rockport Group)
- Eglinton & Brentcliffe (for Diamondcorp/Camrost)
- Liberty Market Tower (for Lifetime)
- Station Place, 5249 Dundas Street West, Etobicoke Centre (for Main + Main)
- 1 Yorkville (for Bazis)
- Islington Terrace Condos, 64-70 Cordova Avenue (for Tridel)
- The Selby, 592 Sherbourne Street (for Diamondcorp)
- FedEx Lands Redevelopment, East Bayfront (for Rom-Grand)
- 75 Canterbury Place, North York Centre (for Diamante)
- E Condos, 8 Eglinton Avenue East (for Bazis)
- 150 and 155 Redpath (for Freed Developments)
- Yonge Sheppard Centre, North York Centre (for RioCan)
- Parkside Square, Sheppard Avenue East (for Tribute)
- Art Shoppe redevelopment, Yonge/Eglinton (for Freed Developments)
- 90 Harbour Street, Toronto (for Menkes)
- Garrison Point, Toronto (for Diamondcorp & CreateTO)
- Karma Condos, 15 Grenville Street (for Lifetime/CentreCourt)
- 5 St. Joseph Street, Toronto (for MOD/Graywood)
- Pier 27, Toronto Waterfront (for Cityzen/Fernbrook)
- Theatre Park, Toronto (for Lamb Developments)
- Cinema Tower, Toronto (for Daniels Corp.)
- Don Mills Centre Residential Neighbourhood (for FRAM)
- Bridlewood Mall Redevelopment, Scarborough (for Malibu)
- Gooderham and Clear Spirit Towers Distillery District, Toronto (for Cityscape)

## RELEVANT PROJECT EXPERIENCE

- West Queen West Triangle, Toronto (for Verdiroc)
- London on the Esplanade, Toronto (for Cityzen)
- Uptown Residences, Yonge/Bloor, Toronto (for Pemberton)
- 18 Yonge Street, Toronto (for H&R REIT)
- Herons Hill, North York (for Monarch)
- Atria IV Redevelopment, North York (for Tridel/Dorsay)
- N.Y. Towers, North York (for Daniels Corp.)
- World Trade Centre (now Pinnacle Centre), Toronto (for Camrost)
- McGuinness Redevelopment, Etobicoke (for Camrost)
- Sharkey's Site, Oakville (for Daniels Corp.)
- Bridgehome 2000, North York
- Lakeshore Village, Etobicoke (for Daniels Corp.)

### Commercial (Office/Hotel)

- Hudson Hotel, 445-451 Adelaide Street West (for Lamb Developments)
- Markham Suites Hotel, Markham
- GlaxoSmithKline, 7333 Mississauga Road, Mississauga
- 99 Atlantic, Toronto (for Kevric)
- New Four Seasons Hotel, Toronto (for Menkes)
- Hilton Hotel Expansion, Niagara Falls

### Low and Mid-Rise Residential

- 181 Sterling Road (for Marlin Spring)
- Queen & Bathurst, Toronto (for Trinity Development)
- 950 King Street West, Toronto (for Intentional Capital)
- Avenue and Pears, Toronto (for K. P. Isberg Construction)
- 847-873 Sheppard Avenue West, North York (for Crown Communities)
- 1142 Mona Road Townhouses, Mississauga (for Queenscorp)
- 5131 Sheppard Avenue East, Scarborough (for Diamondcorp)
- 57-63 Finch Avenue West, North York Centre (for Crown Communities)
- 346 Davenport Road, Toronto (for Freed Developments)
- 485 Wellington Street West (for Lifetime)
- Bianca Condos, 420 Dupont Street (for Tridel)
- 840-860 Dupont Street (for Tridel)
- The Oscar Residences, 500 Dupont Street (for Lifetime)
- Litho Apartments, 740 Dupont Street (for RioCan)
- 49 Judson Townhouses, Etobicoke (for Dunpar)
- Charbonnel Townhouses, Avenue Road (for Treasure Hill)
- 543 Richmond Street West, Toronto (for Pemberton Group)

- Stonegate Plaza Redevelopment, Etobicoke (for VanDyk)
- The Harlowe, 604-618 Richmond Street West (for Lamb Developments)
- 151 Avenue Road, Toronto (for Dash Developments)
- Form Condos, 50 McCaul Street (for Tridel)
- 383 Sorauren Avenue, Toronto (for Gairloch Developments)
- Kingston&Co Developments, Toronto (for TAS)
- 128 Hazelton Avenue, Toronto (for Mizrahi)
- 181 Davenport Road, Toronto (for Mizrahi)
- 133 Hazelton Avenue, Toronto (for Mizrahi)
- 36 Hazelton Avenue, Toronto (for Zinc Developments)
- Work Lofts/Flatiron Lofts (for Lamb Development)
- Burnhamthorpe Road Townhouse Development, Mississauga (for Dunpar)
- Waterstone Court, Oakville
- St. Jude Community Homes, Toronto
- St. Paul's Dovercourt, Toronto
- Little Brothers of the Good Shepherd, Toronto
- Avenue Homes, Unionville
- 117 Eglinton Avenue East, Toronto
- St. Clair/Walmer Road Townhouses, Toronto
- Village-by-the-Grange Expansion, Toronto (for Tridel)
- 520 Kingston Road, Toronto (for Cityhome)
- 186 Redpath, Toronto (for Plazacorp)
- Front/Jarvis, Toronto (for Camrost)

### Institutional

- Verve Seniors' Residence, 905 Don Mills Road
- Bais Yaakov School, 15 Saranac Boulevard
- Estonian House, 9-11 Madison Avenue
- Havergal College, 1451 Avenue Road
- Ryerson Student Residence, 186-188 Jarvis Street
- West Park Healthcare Centre Expansion, Toronto
- Regent Park Community Health Centre, Toronto
- Learning Centre for Children with Autism, North York
- St. Stephen's Community House, Toronto

### Official Plans, Secondary Plans and Reviews

- Downtown Tall Building Setback OPA and By-laws (for BILD/KingSett)
- OPA 320 LPAT Mediation, Toronto (for BILD/GTAA)
- Richmond Hill OP Parkland Policy OMB Hearing (for Times Group)
- OPA 199 OMB Mediation, Toronto (for BILD)
- OPA 231 OMB Mediation, Toronto (for BILD)
- OPA 258 Hearing (Development Permit System Policies) (for BILD)
- OPA 76 OMB Hearing, Ottawa (for Minto)
- Churchville Heritage Conservation District Plan (for City of Brampton)

## RELEVANT PROJECT EXPERIENCE

- Prince Edward County Growth & Settlement/Service Strategy
- Nobleton Community Plan (for Township of King)
- South Urban Community Secondary Plan (for former City of Gloucester)
- East Terrace Neighbourhood Plan, Grimsby
- York Mills Office Centre Secondary Plan Review, North York
- Highway 7/Highway 400 Land Use and Density Study (for City of Vaughan)

### Community Design Plans

- Riverside South Community, Ottawa, 55,000 population and business park (for City of Ottawa)
- Georgetown South, Halton Hills, 2,500 residential units (for Halton Hills Village Homes Inc.)
- Port of Newcastle, Clarington, 1,000 residential units (for Kaitlin Group)

### Residential Subdivisions

- Kanata Golf and Country Club Redevelopment, Ottawa
- Dolime Quarry Redevelopment, Guelph (for River Valley Developments)
- Royal Park, Woodbridge Highlands, Vaughan
- Kipling South, Woodbridge, Vaughan
- Halton Hills Village Homes, Georgetown South, Halton Hills
- Kaitlin, Lake Wilcox, Richmond Hill
- City View, Barrie
- Jofian, Kleinburg

### Retail Developments

- Laird Drive Commercial Development, Toronto (for First Capital Realty)
- Chartwell Commercial Development, Scarborough (for First Capital Realty)
- New Format Commercial Development Major Mackenzie Dr./Weston Rd., Vaughan (for SmartCentres)
- New Format Commercial Development, Hurontario/Steeles (for City of Brampton)
- Harmony/Taunton Centre, Oshawa, 750,000 sq. ft. (for First Professional)
- Metro East Trade Centre Commercial Expansion, Pickering, 430,000 sq. ft. (for Gentra Inc.)
- New Format Retail Developments, Airport/Highway 7, Brampton, 650,000 sq. ft. (for First Professional)
- Commercial/Industrial Development, Airport/Bovaird, Brampton, 480,000 sq. ft. (for First Professional)
- Crossroads Centre, Weston Road/Highway 401, North York, 350,000 sq. ft. (for First Professional)

### Recreational/Residential Developments

- Angus Glen Golf Club, Markham
- King Valley Residences (60 units) and ClubLink Corporate Offices, King Township
- Emerald Hills Golf Course Expansion and Residences (80 units), Whitchurch-Stouffville (for ClubLink)
- Maple Downs Golf Course Expansion
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### Waterfront Planning

- Orillia Central Waterfront (for City of Orillia)
- Oshawa Harbour Plan (for Oshawa Harbour Commission)
- Oakville Waterfront Plan, OPA 10 (for Baillie/Dorion)

### Reports/Policy Review

- Development Permit Demonstration Project, March 2000 (for Ministry of Municipal Affairs and Housing)
- Provincial Policy Statement Five Year Review Stakeholder Consultation, December 2001 (for Ministry of Municipal Affairs and Housing)
- Submission on 1989 Housing Policy Statement (for Urban Development Institute)
- Submission on 1996 Provincial Policy Statement (for Urban Development Institute)