

Roxy is an accomplished urban design professional with a diverse background in architecture, urban design, and land use planning. Roxy’s analytical approach enables her to solve urban design challenges of various scales and develop innovative and pragmatic design solutions for clients.

Roxy has extensive experience working on private sector development proposals throughout Toronto and the GTHA, providing her urban design expertise and contributing to obtaining planning approvals. She is actively engaged in leading the preparation of block and master plans, conducting built form analyses, and undertaking comprehensive urban design studies, briefs, and guidelines. She has also given expert evidence at the Ontario Land Tribunal and prepared evidence for hearings at the Toronto Local Appeal Body and OLT.

Roxy joined Bousfields in 2013 as an urban designer, building on her experience working in the field of architecture, and became an Associate with the firm in 2017. Roxy holds a Bachelor of Architectural Science, specializing in Design, from Toronto Metropolitan University and a Master of Environmental Studies, specializing in Urban and Regional Planning, from York University. Roxy is a full member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario.



**ROXY SHIELL**  
B.Arch. Sci., M.E.S. (Pl.), MCIP, RPP  
**PRINCIPAL**

**PROFESSIONAL EXPERIENCE**

<b>Principal</b> Bousfields Inc.	<b>2024 - present</b>
<b>Senior Associate</b> Bousfields Inc.	<b>2019 - 2023</b>
<b>Associate</b> Bousfields Inc.	<b>2017 - 2018</b>
<b>Urban Designer</b> Bousfields Inc.	<b>2013 - 2016</b>
<b>Architectural Technologist</b> PDA Architects	<b>2007 - 2012</b>

**EDUCATION, PROFESSIONAL AFFILIATIONS & MEMBERSHIPS**

- Master of Environmental Studies, York University, 2015
- Bachelor of Architectural Science, Ryerson University, 2007
- Full Member, Canadian Institute of Planning
- Full Member, Ontario Professional Planning Institute
- Associate Member, Urban Land Institute
- Curtner Urban Leadership Program Alumni (2021-2022), Urban Land Institute

## PROJECT EXPERIENCE

### Residential/Mixed Use Development Applications

- 263 Adelaide Street West, Neilas Inc., City of Toronto
- 25 Richmond Street East, Great Gulf, City of Toronto
- 30 Mutual Street & 88 Queen Street East, St. Thomas Developments, City of Toronto
- 30 Widmer Street, Plazacorp, City of Toronto
- 60 Shuter Street, Menkes Developments, City of Toronto
- 905 Don Mills Road, DCMS Realty Inc., City of Toronto
- 250 Lawrence Avenue West, Graywood Developments, City of Toronto
- 357 King Street West, Great Gulf, City of Toronto
- 55-63 Charles Street East, MOD Developments, City of Toronto
- 260-270 & 274-322 King Street West, Great Gulf, City of Toronto
- 33 Dunfield Avenue & 44 Lillian Street, Collecdev, City of Toronto
- 4615 Hurontario Street, 136 Eglinton Avenue East & 25, 35, 55, 105 & 110 Elia Avenue, Elia Corporation, City of Mississauga
- 21-53 Broadview Avenue, 344 Eastern Avenue & 18-34 & 40 Lewis Street, Streetcar Developments, City of Toronto
- 241 Church Street, Graywood Developments, City of Toronto
- 245 Morningside Avenue, First Capital Realty Inc., City of Toronto
- 241 Richmond Street West & 133 John Street, Tridel, City of Toronto
- 254-260 Adelaide Street West, CreateTO/CentreCourt, City of Toronto
- 1 Promenade Circle, Liberty Development, City of Vaughan
- 2600-2700 Steeles Avenue West, Zancor Homes Ltd., City of Vaughan
- 33-49 Avenue Road & 136-138 Yorkville Avenue, First Capital Realty Inc., City of Toronto
- 34-70 Montgomery Avenue, First Capital Realty Inc., City of Toronto
- 1830 Weston Road, Castlepoint Numa, City of Toronto

### Site and Master Planning, Guideline Development and Architectural Control

- Double Oak Homes Architectural Review and Control, Remington Homes, Town of Halton Hills
- Grand Cornell Community Urban Design Guidelines, Lindvest Properties, City of Markham
- Richmond Park Estates Architectural Review and Control, Gladebrook Homes, Town of Georgina
- 71-79 Main Street South Urban Design Brief (McGibbon Condominium), Silvercreek Commercial Builders Inc., Town of Halton Hills
- Tippet Urban Design Guidelines, City of Toronto

- 125 McDonald Boulevard Architectural Review and Control, Finoro Custom Homes, Town of Halton Hills
- 411 Victoria Park Avenue & 2510-2530 Gerrard Street East, Diamon Kilmer Development, City of Toronto

### Ontario Land Tribunal Hearing Preparation

- 2779 Yonge Street (Alaska Condominium), City of Toronto
- 10747 Bayview Avenue, CIM Development, Town of Richmond Hill
- 200 St. Clair Avenue West, Goldman Group, City of Toronto
- 170 Spadina Avenue, Plazacorp, City of Toronto
- 203 Jarvis Street, Manga Hotels Inc., City of Toronto
- 203 College Street, Parallax Development Corporation, City of Toronto
- 250 Lawrence Avenue West, Graywood Developments, City of Toronto
- 26-38 Burnhamthorpe Road & 45-49 Burnhamthorpe Crescent, Distrikt Developments, City of Toronto
- By-laws 119-2018 and 120-2018 Appeals, City of Toronto
- 2908 Yonge Street, Latch Developments, City of Toronto
- 5-15 Raglan Avenue, Goldman Group, City of Toronto
- 175 Wynford Drive, Freed Developments, City of Toronto
- 1-3 Concorde Gate & 10-12 Concorde Gate, Fengate Asset Management, City of Toronto
- 5-19 Cosburn Avenue & 8-40 Gowan Avenue, Marlin Spring, City of Toronto
- Block 39 Concession 6 Plan 57M798, Skyline Real Estate Holdings, City of Kawartha Lakes
- 295 Jarvis Street, CentreCourt, City of Toronto
- 38 Walmer Road and 188 Lowther Avenue, TAS Impact, City of Toronto
- 4615 Hurontario Street, 136 Eglinton Avenue East & 25, 35, 55, 105 & 110 Elia Avenue, Elia Corporation, City of Mississauga
- 619-637 Yonge Street and 1-9 Isabella Street, YI Developments, City of Toronto
- 353-355 Adelaide Street West, 46 Charlotte Street, & 16 Oxley Street, Fengate Asset Management, City of Toronto
- 499 Mohawk Road East, New Horizon Development Group, City of Hamilton