

Elizabeth Howson, B.E.S., MCIP, RPP

Principal

Elizabeth Howson has been involved in all aspects of land use planning including general policy formulation and specific development proposals. The projects involved have reflected varying levels of complexity and have included work in urban, rural and recreational settings. In addition, in the majority of her assignments, Ms. Howson has acted as project manager of multi-disciplinary project teams.

Education

Bachelor of Environmental Studies
(Urban & Regional Planning)
University of Waterloo - 1975

Professional Affiliation

Full Member, Canadian Institute of Planners
Registered Professional Planner

Awards

North Oakville Secondary Plan & Implementation Strategy,
Ontario Professional Planners Institute, Excellence in Planning, 2010

Cornell Secondary Plan,
Canadian Institute of Planners, Award for Planning Excellence, 1994

Professional Experience

Macaulay Shiomi Howson Ltd.,
Principal, 1983 to present

Walker Wright Young Associates Limited,
Planning Consultants, Senior Planner, 1981 to 1983

City of London Planning Department,
Planner, 1978 to 1981

James F. Maclaren Limited, Planning and Engineering Consultants, Planner I, Planner II. 1975 to 1978

Project Experience

Some specific consulting projects which Ms. Howson has had major responsibility in serving public clients include:

- Official Plans: Towns of Grimsby, Milton, Cobourg, Whitchurch-Stouffville, East Gwillimbury, and Richmond Hill, Townships of Brighton, Chandos, Galway and Cavendish and Village of Lucan
- Secondary Plans
 - » New Toronto, City of Toronto
 - » North Oakville East and West, Town of Oakville
 - » Community of Sharon, Town of East Gwillimbury
 - » East Markham/Ninth Line Community (Cornell) Ministry of Housing East Markham Project Team
 - » Upper Middle Road/Appleby Line: Mixed Use Activity Area, City of Burlington
 - » Bronte Creek Business Park, City of Burlington
 - » Shell Lands, Town of Oakville/City of Burlington
 - » Community of Stouffville Phase 2 Secondary Plan, Town of Whitchurch-Stouffville
 - » Tremaine Road, Region of Halton, City of Burlington, Town of Oakville
 - » Bristol Survey, Town of Milton
 - » Boyne Survey and Milton Education Village, Town of Milton
 - » Sherwood Survey, Town of Milton
 - » 401 Industrial/Business Park Secondary Plan, Town of Milton
 - » Derry Green Business Park Secondary Plan, Town of Milton
 - » Georgetown GO Station, Town of Halton Hills
 - » Uxbridge Urban Area, Township of Uxbridge
 - » Elgin Densmore, Town of Cobourg
 - » Development Area B (Cobourg West), Town of Cobourg
- Town of Oakville Residential Intensification Study

- Community of Stouffville Residential Intensification Study, Town of Whitchurch-Stouffville
 - Residential Intensification: Arterial Roads and Existing Apartment Sites, City of North York
 - North Oakville Zoning By-law and Implementation Strategy, Town of Oakville
 - Cooksville District Specific Area Review, City of Mississauga
 - Downtown Stouffville Community Improvement Plan, Town of Whitchurch-Stouffville
 - Tannery District Community Improvement Plan, Town of Cobourg
 - Uxbridge Urban Area Downtown Vision & Action Plan, and Community Improvement Plan, Township of Uxbridge
 - Funeral Homes Study, Town of Markham
 - Places of Worship Study, Town of Markham
 - Yonge Street Corridor Transitway Study, Region of York
 - Highway 7 Transitway Corridor Study, Region of York
 - Peer Review, New Amherst Secondary Plan, Town of Cobourg
 - Peer Review, Phase 3 Urban Expansion (OPA 198), Town of Oakville
 - Urban Area Expansion/Housing Official Plan Policies and Related Zoning Regulations, Town of Markham
 - Commercial Policy Review, City of Peterborough
 - Official Plan and Zoning By-law Streamlining Guidelines, Ministry of Municipal Affairs
 - Halton Parkway Belt Plan and Site Specific Proposals Review, City of Burlington
 - Niagara Escarpment Conformity Exercise, City of Burlington, and Towns of Milton and Halton Hills
 - Oak Ridges Moraine Conservation Plan Conformity Exercises, East Gwillimbury, Whitchurch-Stouffville, and Uxbridge
 - Zoning By-law, Phase I Urban Expansion Area, Town of Milton
 - Advisor to the County of Middlesex, Boundary Negotiations with City of London
 - Presentation of evidence as an expert planning witness before the O.M.B. on a variety of matters including official plan amendments, rezonings and land division proposals
- As a consulting planner for private clients, her work has included:
- Technical support for a range of development projects including:
 - » Various apartment developments, City of Toronto
 - » Range of minor variance applications, City of Toronto
 - » Automobile dealership and related office/restaurant uses, City of Toronto
 - » Provision of advice to owner of industrial building with respect to protection of use related to adjacent development proposals, City of Toronto
 - » Expansion veterans care facility, City of Toronto
 - » Berczy Village Secondary Plan, Town of Markham
 - » Vaughan City Centre, a mixed use project, City of Vaughan

- » Humber Flats residential community, Town of Richmond Hill
 - » Office/industrial/mixed use campus, Town of Markham
 - » Canadian Tire store, City of Peterborough
 - » Commercial plaza, Town of Ancaster
 - » Detailed design, medium density townhouse blocks, City of Burlington
 - » Conversion of industrial buildings for mixed use project, City of Peterborough
 - » Industrial subdivision, City of Vaughan
 - » Three Neighbourhood Plans for Mattamy Development Corporation, City of Pickering
- Ronald McDonald House development approvals, City of Toronto
 - Presentation of evidence as an expert planning witness before the O.M.B. on a variety of matters in the City of Toronto and other municipalities, including commercial developments, a group home proposal, a day camp proposal, an affordable housing project, conversion of an industrial building to office use and minor variance issues
 - Assessment of development/redevelopment potential on specific sites