



CURRICULUM VITAE

Eldon C. Theodore, BES, MUDES, MCIP, RPP, LEED® AP

EDUCATION

2009

Master of Urban Design Studies
University of Toronto

2002

Bachelor of Environmental Studies,
Honours Urban and Regional
Planning
University of Waterloo

Eldon Theodore is a Partner with MHBC, specializing in land use planning and urban design. Mr. Theodore joined the firm in 2002, holds an Honours Bachelor Degree in Urban and Regional Planning from the University of Waterloo and a Masters Degree in Urban Design Studies from the University of Toronto. Mr. Theodore is also a Leadership in Energy and Environmental Design Accredited Professional (LEED® AP) with the Canada Green Building Council.

Mr. Theodore specializes in providing design and sustainable development services to public and private sector clients across Ontario. His experience includes the application of urban design and sustainable initiatives through policy preparation, site design analysis, community visioning, design briefs and community design guidelines. Mr. Theodore is also trained in conducting intensive design charrettes to help establish places of distinction and create value in a community. As a LEED® AP, Mr. Theodore's design expertise also extends to the evaluation, design and accreditation of sustainable sites and built form.

Mr. Theodore's urban planning experience includes obtaining development approvals (Subdivisions, Condominiums, Site Plans, Official Plan and Zoning By-law Amendments, Consents, and Minor Variances), project coordination and management, undertaking special studies and associated research, expert witness at the Ontario Municipal Board and presentations to Committees, Council and the general public.

Mr Theodore is a full member of the Canadian Institute of Planners and the Ontario Professional Planning Institute, and a registered professional planner.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners (CIP)
Full Member, Ontario Professional Planners Institute (OPPI)
Member, Canada Green Building Council (CaGBC)
Member, University of Waterloo Planning Alumni of Toronto
Chair of the OPPI Community Design Working Group
Member of the Congress for New Urbanism
Treasurer of the Congress for New Urbanism Ontario Chapter
Trained in the NCI Charrette System

CONTACT

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PROFESSIONAL HISTORY

- 2013 – Present **Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2010 – 2013 **Associate/Urban Designer**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2002 – 2010 **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2001 **Junior Planner**, City of Kitchener
- 2000 **Junior Planner**, City of Vaughan
- 2000 **Project Planner**, Regional Municipality of Hamilton-Wentworth
- 1999 **Policy Analyst**, Canadian International Development Agency

PROFESSIONAL EXPERIENCE

Experience in all facets of development applications including applications for minor variance, severance, Plan of Subdivision, Plan of Condominium, Site Plan approval, demolition approval, zone change and Official Plan Amendment.

Urban Design

- Site Design Analysis
- Urban Design Guidelines and Design Briefs
- Sustainable Design
- Design Visioning
- Urban Design Policy Preparation
- Charrette Facilitation

Project Management

- Subdivision approval/plan registration
- Site Plan Approval,
- Coordination of technical requirements with sub-consultants
- Coordination to secure building permits

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Site Plan Approvals

- Residential (townhouse developments, apartment buildings, infill development)
- Commercial (stand-alone retail, shopping centres, mixed use formats, business centre)
- Industrial (truck storage facility, storage facility)
- Recreational (golf course)

Subdivision Approvals

- Residential Plans (urban, suburban, estate residential)
- Commercial Plan (Shopping Centre, Business Park)

Expropriation

- Research and preparation of planning reports to assess impacts
- Identify highest and best use based on research for the expropriation of properties

Other

- Presentation and representation at public meetings, committees and municipal Council on behalf of clients.
- Provide expert evidence for hearing before the Ontario Municipal Board.
- Undertake extensive research of land use policy and regulation, and prepare planning justification reports in support of development applications.
- Preparation of due-diligence reports identifying the detailed requirements the approval of residential, commercial and Industrial developments in municipalities cross Ontario.

SELECTED PROJECT EXPERIENCE

Urban Design

- Urban Design and Architectural Control Guidelines – Burnham Meadows, Otonabee-South Monaghan
- Complete Community Conceptual Design for the North West Shore Community – Township of Severn
- Regina Downtown Development and Market Study design exercise
- Shortlisted Finalist for the Capithetical Urban Design Competition (<http://vimeo.com/35824098> and <https://vimeo.com/54570508>)
- Joint Urban Design Guidelines with DSAI for the Wicksteed commercial centre – Toronto
- Infill Redevelopment Proposal for Jane Finch Mall – Toronto

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- Visioning and Site Design – Georgian College Collingwood Campus
- Urban Design Guidelines for a subdivision in the Baden Settlement Area - Baden
- Community Plan Design for the Trent Waterway Community - Peterborough
- Waterloo Region Central Corridor Transportation Study (evaluation of light rail potential) - Waterloo Region
- Urban Design Briefs - Brighton Commercial Centre, Sarnia Mixed Use Community, Ingersoll Mixed Use Community, Dufferin and Centre Commercial Centre, Toronto Wicksteed Development,
- Mixed Industrial/Commercial Community Concept – South Georgetown
- Design Analysis of Downtown Residential Development Opportunities - Regina, SK
- Urban Design Brief for Vaughan Metropolitan Centre Office Tower– Vaughan
- Byngmount Beach Community Charrette - Mississauga

Due Diligence Research and Investigation

- Longos Growth Potential – Southern Ontario
- Southwest Sector Background Research - Kitchener
- Potential Townhouse Locations - Waterloo, Collingwood, Ajax
- Former Eby Estates Potential Subdivision - Kitchener
- Former Harding Property Potential Subdivision - Kitchener
- Former Canadian Tire Store Redevelopment - Kitchener
- Small Street Properties in the East Bayfront - Toronto
- Design Centre at Queen and 50 - Brampton

Residential Subdivisions

- Williamsburg Commercial/Residential Subdivision - Kitchener
- Tilt and Stauffer Drive Residential Subdivision - Kitchener
- Kolb Drain Residential Subdivision- Kitchener
- Country Hills Residential Subdivision - Kitchener
- Conestogo Estate Residential Subdivision - Woolwich
- Conservation Lands Residential Subdivision - Waterloo
- Ridel Property Residential Subdivision - Kitchener
- Groh Drive Residential Subdivision - Kitchener
- Max Becker/Bleams Road Residential Subdivisions - Kitchener
- Big Spring Farms Residential Subdivision - Kitchener
- Bridgeport Residential Subdivision - Kitchener
- Bryan Court Residential Subdivision - Kitchener
- Buffalo Springs Estate Residential Subdivision - Oro-Medonte
- Trinity Richmond Hill Commercial Subdivision - Richmond Hill

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- Locke Residential Subdivision - Marchmont Community, Severn
- Rimkey Subdivision - Ardtrea Community, Severn
- Manoke Beach Road Subdivision - West Shore Community, Severn
- Turnbull Subdivision - West Shore Community, Severn

Condominiums

- Greg Court Condominium - Kitchener
- Deer Ridge Drive Condominium - Kitchener
- Kirkham-Markham Commercial Condominium – Markham
- 7089 Yonge Street - Markham

Site Plan

- Longos Distribution Warehouse - Vaughan
- The Diamond at Don Mills - Toronto
- Queen Street proposed Residential Apartment - Kitchener
- Vista Gate Plaza - Kitchener
- Home Improvement Store Development (Home Depot) - Chatham-Kent, Collingwood, Midland, Mississauga, Toronto, Whitby, Smith Falls, Clarington, Barrie
- Bayview Country Club - Markham
- Dufferin and Steeles/Steeles and Alness Commercial Centre - Toronto
- Wilson Avenue Townhouse Infill - Toronto
- Morningside Mall Redevelopment - Toronto
- Moodie Drive Waste Truck Storage Facility - Ottawa
- Kirkham and Markham Commercial Centre - Markham
- Shoppers Drug Mart Developments - Burlington, Markham, Pickering, King City, Stratford, Clarington
- 1390 Don Mills Road Commercial Centre - Toronto

Ontario Municipal Board /Superior Court Experience

- Expert Witness – 435 Midwest Road, Toronto
- Expert Witness – Menoke Beach Road Subdivision, Severn
- Expert Witness – 1390 Don Mills Road, Toronto
- Expert Witness – 10670 Yonge Street, Richmond Hill
- Expert Witness – 7089 Yonge Street, Markham
- Expert Witness – 305 Lake Drive, Georgina
- Expert Witness – 34A Winchester Avenue, Toronto
- Superior Court Expert Witness – 24 Progress Avenue, Toronto
- Assistance - O'Shanter Condominium Conversion - Toronto
- Assistance - Bidwell Subdivision Expansion - Oro-Medonte

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- Assistance - Home Depot York Mills and Lesmill - Toronto

Other Projects

- Mon Sheong Retirement Complex Integrated Planning approvals
- Redevelopment of YMCA Cedar Glen Camp
- Kawartha Lakes Zoning By-law Preparation - Kawartha Lakes
- Property Expropriation Reports - Woodstock, Southgate, Kitchener
- Benton Street Demolition Report - Kitchener
- Competitor Monitoring for a major Grocery Store Chain - The Greater Toronto Area
- Identification of Growth Projections and Growth Areas for the Greater Golden Horseshoe

Special Initiatives

- Assisted in the establishment of CNU's Ontario Chapter
- Assisted with preparing the Illustrated Guide to the Accessibility Standard for the Design of Public Spaces under the Accessibilities for Ontarians with Disabilities Act
- Assisted CNU Ontario Chapter Board of Directors in a visioning charrette to determine the mission and mandate of the Chapter going forward
- Presentation at the 2014 CityAge Conference – The Innovation City: *Building the Supercluster* on the topic of Future Proofing The Innovation City: *Building and planning strategies to cope in a century of change*

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