



CURRICULUM VITAE

Carol M. Wiebe, BES

EDUCATION

1980
Bachelor of Environmental Studies
(Honours), University of Waterloo

Carol Wiebe is a principal with MHBC and has worked in planning, design and land development since 1980. Ms. Wiebe began her career working for a major land development and consulting firm in Toronto, where she was involved in numerous mixed-use, commercial and industrial land development projects. In 1986 she moved to Waterloo Region and joined MHBC in 1994. She is now responsible for the operations of our London office which opened in 2001 and continues to serve a wide variety of clients involved in all aspects of land development throughout Southern Ontario.

Ms. Wiebe is experienced with both neighbourhood and site design, and has provided planning and design exercises involving lands in both urban and rural settings. She has provided planning services to major commercial developers involved with retail and office projects. Ms. Wiebe has also been involved with numerous residential developments based on traditional neighbourhood design principles and more recently has addressed the growing interest in cultural heritage, urban agriculture and LEED ND issues. In addition to design services, Ms. Wiebe provides project management expertise for a wide range of development projects.

Ms. Wiebe also provides specialized services in mediation and alternative dispute resolution, relative to planning or land use issues. She has provided expert evidence at numerous tribunals including Ontario Municipal Board Hearings.

Ms. Wiebe has been an active member of the local and provincial Home Builders Associations for many years. She has participated on many committees, workshops and forums dealing with housing matters, downtown revitalization, and economic development.

PROFESSIONAL ASSOCIATIONS

- 2008- Present **Member**, City of Waterloo Uptown Vision Committee
- 2002-2008 **Member**, London Health Sciences Centre - Property and Facilities Committee
- 2001-2004 **Member**, London Home Builders Association
- 2003-2004 **Member**, City of Waterloo Student Accommodation Advisory Committee

CONTACT

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- 1992-2001 **Member**, City of Waterloo Municipal Liaison Committee
- 1991-2001 **Director**, Kitchener-Waterloo Home Builders' Association
- 2000-2005 **Director**, Waterloo North Hydro Inc.
- 1997-2000 **Commissioner**, Waterloo North Hydro Commission
- 2000-2001 **President**, Rotary Club of Kitchener
- 1995-Present **Member**, Rotary Club of Kitchener
- 1998-2001 **Treasurer**, Better Business Bureau of Mid-Western Ontario

PROFESSIONAL HISTORY

- Feb. 1996 - Present **Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- June 1994 - Feb. 1996 **Senior Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- May 1987 - June 1994 **Senior Planner**, Cumming Cockburn Limited (Waterloo)
- Jan. 1987 - May 1987 **Manager**, Inducon Consultants of Canada Limited (Cambridge)
- Nov. 1980 - Jan. 1987 **Project Coordinator**, Inducon Consultants of Canada Limited (Toronto)

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SELECTED PROJECT EXPERIENCE

Consultant to private developers for design, project coordination and approvals for plans of subdivision including the following:

- Mixed use residential development, Riverbend Community, City of London
- Mixed use residential development, Fanshawe Park Road, City of London
- 160 acre eco-design residential development, Kilworth, Middlesex Centre
- 50 acre estate residential development, Poplar Hill/Coldstream, Middlesex Centre
- 60 acre woodland retirement community, City of London
- 25 acre redevelopment of former gravel pit, Fanshawe Park Road, City of London
- 53 acre residential development, Boler/Southdale Area, City of London
- 57 acre residential development, Eastbridge District, City of Waterloo.
- 225 acre multi-phase residential development, Eastbridge District, City of Waterloo.
- 180 acre mixed use residential plan, Huron Secondary Plan, City of Kitchener.
- 30 acre, rural estate development, Heidelberg, Township of Woolwich.
- 300 acre, new urbanism community, Clair Hills District, City of Waterloo.
- 165 acre, mixed use community plan, including Civic Square, commercial "village centre", recreational trails and residential neighbourhoods, Township of Wilmot.
- 160 acre residential plan to redevelop a former industrial site, Township of Wilmot.

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- 110 acre residential plan which incorporated significant natural features, (wetlands) into overall design of neighbourhood, City of Cambridge.

Preparation, review and coordination of approvals for site plans and condominium plans including the following:

- Preparation of numerous site plans for freehold and condominium residential projects for Auburn Developments, City of London
- Preparation of numerous site plans for freehold and condominium residential projects for Sifton Properties Limited, City of London
- Preparation of site plans for numerous high density residential projects in London, Cambridge, Waterloo for Tricar
- A medium density and high density residential development, Southdale Road, City of London
- Redevelopment of older residential area for commercial site plan, Adelaide Street, City of London
- Preparation of conceptual site plans for multi-phase retirement project, Village of Watford
- A mixed medium and high density residential development, Westmount Road, City of Kitchener.
- Medium density residential development for private non-profit group, City of Cambridge.
- Multi-phase condominium development in City of Waterloo which involved redevelopment of inner-City industrial site.
- a large multi-phase condominium townhouse development located in a mixed use area (light industrial, medium density residential and commercial), City of Kitchener.

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Preparation and approval of Official Plan and Zoning By-Law Amendments for numerous projects including the following:

- A redevelopment of former residential lots to commercial development to permit a neighbourhood scale food market, Adelaide Street, City of London
- Official Plan, Zoning bylaw Amendment for the redevelopment of an inner City block to allow for a mixed use office/retail/residential development, City of Waterloo
- Official Plan and Zoning by-law amendment for High Density redevelopment project of former industrial site, City of Waterloo
- Official Plan and Zoning by-law amendment for high-tech office campus in industrial business park, City of Waterloo
- A multi-phase suburban office complex in the City of Etobicoke which required analysis of traffic and parking patterns, to develop site specific regulations for this development.
- A 60 acre business park development adjacent to Highway 401 in the City of Kitchener, involving extensive review of Official Plan and Secondary Plan policies to allow for office uses at this location.
- A proposal to expand an existing rural settlement area to permit new residential development, thereby requiring amendments to Regional and Township Official Plan, Township of Wilmot.
- Official Plan and By-Law Amendment to allow for the creation of a professional office development within an older residential area located on a major arterial road, City of Waterloo.

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Preparation of feasibility studies, planning opinions and advice to clients on numerous projects including:

- Planning opinion to a non-profit group wishing to expand their office and group home and required variances to By-Law which had been appealed to OMB, City of Waterloo.

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- Feasibility/site location studies for numerous industrial clients wishing to establish suitable locations within the GTA.
- Development feasibility analysis for commercial developer to expand zoning uses within business park locations in City of Waterloo
- Site selection studies for developers looking for suburban office sites, City of London and Region of Waterloo
- Numerous site evaluations for clients looking for development opportunities for medium density (infilling) opportunities within London, Woodstock, Sarnia, and Kitchener/Waterloo.

Assisted in the preparation of District (Community) Plans and Secondary Plans, and/or review of same on behalf of clients:

- Uplands North Area Plan, City of London
- Clair Hills District Plan, City of Waterloo
- London Psychiatric Hospital, Area Plan, City of London
- Eastbridge District Plan, City of Waterloo
- Huron Secondary Plan, City of Kitchener
- Doon-South Secondary Plan, City of Kitchener
- Sunningdale North Area Plan, City of London
- Uplands North Area Plan, City of London

Developed public participation programs for numerous development applications and community plans in numerous municipalities including: Waterloo, Kitchener, Cambridge, London, Woodstock, Tavistock, Exeter, Sarnia

Provided expert planning testimony at numerous Ontario Municipal Board hearings throughout Southern Ontario including Waterloo, Kitchener, Woodstock, London, Middlesex Centre, Lambton, and Sarnia.

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