

Alastair Wishart, B.A. (Hons), M.Sc., AACI, P. App.

Real Estate Appraiser

SENIOR DIRECTOR

Alastair is an accredited Real Estate Appraiser. He received an undergraduate degree in Urban & Economic Geography from the University of Toronto and a Master of Science degree in Urban Planning from the University of Toronto.

Mr. Wishart has over 20 years of experience providing professional valuation and advisory services to a range of clients, including developers, financial institutions, lawyers, investors and the public sector. Alastair's practice focuses primarily on the valuation of development land for expropriation purposes, acquisition/disposition purposes, financing, tax purposes and mediation/litigation support. Alastair's advice is regularly sought by clients who value thorough research and objective analysis.

Alastair has given evidence in various private litigation and mediation matters and has presented evidence in the Ontario Superior Court to discuss urban planning issues in the context of a valuation dispute.

Education

B.A.(Hons)	Bachelor of Arts (Hons), Urban & Economic Geography <i>University of Toronto, Ontario</i>
M.Sc.	Master in Urban Planning <i>University of Toronto, Ontario</i>
DULE	Diploma in Urban Land Economics <i>University of British Columbia</i>

Prior Experience

2023 - Current	Senior Director Real Estate Appraiser	MPR Advisors Inc. Planning & Appraisal
2015- 2023	Senior Director Real Estate Appraiser	Altus Group Limited
2010 - 2015	Partner Real Estate Appraiser	Integrus Real Estate Counsellors
2010 - 2015	Partner	Fovere Capital Management
2002 - 2010	Appraiser	Integrus Real Estate Counsellors



**Professional Qualifications
and Memberships**

Appraisal Institute of Canada
Accredited Appraiser Canadian
Institute (AACI, P. App.)

Member of the Ontario
Expropriation Association
(OEA)

Golden Key National Honour
Society

Selection of Professional Assignments

Quantification of Loss and Damages from Expropriation

Representative Projects –

Mr. Wishart has acted on behalf of claimants and expropriating authorities in determining compensation resulting from real property expropriation for public infrastructure improvements (partial and complete takings). Examples include:

- various takings for the Eglinton Crosstown LRT (Claimants)
- various takings for Highway No. 407
- VIVA Transit improvements in the City of Vaughan and the Town of Newmarket (Claimants)
- Subway extension (City of Toronto)
- school sites (Toronto District School Board, Durham District School Board, Peel District School Board).

Acquisition & Disposition

Various Acquisition & Disposition Assignments: Estimated the market value of a variety of property types for acquisition and disposition purposes. Clients include:

- City of Toronto
- Canada Lands Company
- Ontario Realty Corporation
- Toronto Parking Authority
- Ontario Pension Board
- Toronto Catholic District School Board
- Archdiocese of Toronto
- Brookfield Homes
- Empire Communities
- PSP Investments (Downsview Airport Site)

Tax Reporting

Various Tax Reporting Assignments: Prepared appraisal reports for Canada Revenue Agency (CRA) income tax reporting purposes, primarily for Greater Toronto Area land developers and homebuilders.

Section 37 (Incl. Bonus Density)

Various Residential Condominium Development Sites: Valuation of high-density residential condominium development sites for the purpose of determining the appropriate *Section 37 Planning Act* payment and the market value of 'bonus density' to be acquired from the City of Toronto.

Private Litigation

Various Private Litigation Matters: Valuation of various property types and attendance at private litigation proceedings.

Portfolio Valuation

Portfolio Appraisals: Experience valuing a range of development land portfolios. Clients include Mattamy Homes and Empire Communities.

Rent Renewal

Rent Renewal: Experience in assisting landlords and tenants in valuing various commercial properties for rent renewal purposes.

Special Purpose Properties

Special Purpose Properties: Experience valuing a variety of special-purpose properties including enclosed shopping centres/malls and golf courses.

CLIENT LIST (partial) –

Law Firms -

- Aird & Berlis LLP
- WeirFoulds LLP
- Scargall Owen-King LLP
- Davies Howe Partners LLP
- Borden Ladner Gervais LLP
- Thomson Rogers
- Gowlings WLG
- McCarthy Tetrault LLP
- Lax O’Sullivan Lisus Gottlieb LLP
- Blaney McMurtry LLP
- Daoust Vukovich LLP
- Miller Thomson LLP
- Chappell Partners LLP

Municipalities -

- City of Toronto
- Regional Municipality of York
- Region of Durham
- City of Mississauga
- City of Vaughan
- City of Markham
- Town of Ajax
- City of Oshawa
- Town of Newmarket
- City of Belleville

Developers -

- Mattamy Homes
- Empire Communities
- Brookfield Homes
- PlazaCorp.

Other -

- Durham District School Board
- Archdiocese of Toronto
- PSP Investments
- Magna

Hearings

Ontario Realty Corporation v. P. Gabriele & Sons Limited. Ontario Superior Court of Justice. 2009.