

Kevin Villeneuve, B.Comm, AACI, P. App.

Real Estate Appraiser

SENIOR DIRECTOR

Kevin is an accredited Real Estate Appraiser and member of the Appraisal Institute of Canada. He earned an undergraduate degree in Business (majoring in Global Business Management) from St. Mary's University in 2007, and also earned a post-graduate certificate in Real Property Valuation from the University of British Columbia in 2014.

Kevin is responsible for the preparation of appraisal and consulting assignments for a variety of property types across the Greater Toronto Area and Southern Ontario on behalf of legal counsel, developers, municipal governments, and agencies. His primary responsibilities include managing the completion of valuation reports that are prepared for litigation, arbitration, acquisition/disposition, and expropriation purposes.

Kevin has experience appraising a variety of major asset classes including, office, industrial, retail, land, and special purpose properties, including evaluating the impact of injurious affection resulting from an expropriated partial taking, and appraisals for Section 37 and 42 of the *Planning Act*.

Education

PGCV	Post Graduate Certificate in Real Property Valuation <i>University of British Columbia (UBC) and the Appraisal Institute of Canada (AIC)</i>
B.Comm	Bachelor of Commerce (Global Business Management) <i>St. Mary's University, Halifax, Nova Scotia</i>

Prior Experience

2019 - Current	Senior Director	MPR Advisors Inc. <i>Planning & Appraisal</i>
2014 - 2019	Real Estate Appraiser	gsi Real Estate & Planning Advisors Inc.
2012 - 2014	Senior Real Estate Analyst	Altus Group Limited <i>Expert Services</i>
2010 - 2012	Real Estate Analyst	Altus Group Limited



**Professional Qualifications
and Memberships**

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

Member of the Appraisal
Institute of Canada (Ontario)
Toronto Chapter

Member of the Ontario
Expropriation Association
(OEA)



Selection of Professional Assignments

Section 42 - Cash-in-Lieu of Parkland
(Medium and High Density Residential, with Retail at-grade)

Ground Rent Valuations

Quantification of Loss and Damages from Expropriation

Valuation of Development Land

Appraisal Review

Representative Projects –

Various Mixed-Use Condominium Development Sites: Prepared valuations regarding the estimation of market value of numerous medium and high density residential (condo) development sites throughout the City of Toronto for the purpose of determining the appropriate cash-in-lieu of parkland payment under Section 42 of the *Planning Act*.

Walmer Road, Toronto: Provided assistance with market research, a rental apartment study, and valuation matters used to develop an estimate of the fair market (ground) rent for a large high density residential development site in Forest Hill according to condominium development and rental apartment development.

Bloor Street West, Toronto: Provided assistance with market research, a retail leasing study, and valuation matters (discounted cash flow model) used to develop an estimate of the fair market (ground) rent for a long-term ground lease underlying two mixed use complexes.

Eastern Avenue, Toronto: Research, analysis, and valuation report preparation for litigation purposes concerning a commercial site involving an expropriation with no land taken (i.e., estimating the diminution in market value due to the works).

Front Street North, Orillia: Research, analysis, and valuation report preparation to legal counsel on behalf of the municipality to negotiate to the acquisition (potential expropriation) of a leasehold interest from a future development site near the City's waterfront.

Dunlop Street, Barrie: Research, analysis, and valuation report preparation to legal counsel on behalf of the owner concerning the partial expropriation of a development site involving injurious affection to the remainder.

Various Takings along Eglinton Avenue, Toronto: Valuation assistance and report preparation for multiple properties relating to the Eglinton Crosstown LRT project (Claimants).

Concorde Park Place: Research, valuation, and report preparation for two high density residential development blocks.

Condominium Development Land, Toronto: Research, valuation and report preparation assistance for a development land parcel on Toronto's waterfront pertaining to a limiting distance agreement between the owner and the City.

Mississauga Road, Brampton: Research, valuation, and report preparation for negotiation of development land for a future government agency building.

Commercial Parking Lot in the City of Hamilton: Litigation assistance regarding the technical review of an appraisal used for mortgage financing purposes including review, analysis, and report preparation.