

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

Real Estate Appraiser

**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 has assisted in the research, construction and analysis of appraisal reports and consulting assignments across the Greater Toronto Area and Southern Ontario. His primary responsibilities include research, analysis, valuation, and report preparation for litigation, arbitration and expropriation purposes.

Kevin has experience appraising a variety of major asset classes including, office, industrial, retail, land, and special purpose properties, as well as evaluating the impact of injurious affection resulting from an expropriated partial taking.

**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	Real Estate Appraiser	MPR Advisors Inc. <i>Planning &amp; 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

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

Ground Rent Valuations

Office Lease Litigation

Quantification of Loss and Damages from Expropriation

Land Rate Study

Valuation of Development Land

Appraisal Review

## Representative Projects –

**Various Mixed-Use Condominium Development Sites:** Provided valuation support 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.

**400 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.

**131-151 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.

**Office Property, Toronto:** Litigation support including market research and valuation analysis (discounted cash flow model) to Harrison Pensa LLP in regard to a breach of lease case involving a single tenant office building of 20,000 square feet located near Pearson International Airport.

**Commercial Property, Windsor:** Research and valuation assistance for litigation purposes concerning a rural commercial site involving an expropriation with no land taken (i.e. estimating the diminution in market value resulting from the works).

**Multiple Locations in Southwestern Ontario:** Valuation assistance and report preparation to Deloitte LLP for negotiation purposes relating to the acquisition (potential expropriation) of multiple construction aggregate sales and storage facilities (via self-unloading ships) across Southwestern Ontario (Windsor, Kingsville, and Sombra).

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

**Regional Municipality of York:** Residential (development) land rate study for the Regional Municipality of York related to a future (potential) infrastructure site in the Town of Georgina.

**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.

**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.