Real Estate &
Planning Advisors Inc.

■ Real Estate Appraisal ■ Expropriation/Litigation ■ Land Use Planning

Address : 100 Allstate Parkway, Suite 502, Markham, ON, L3R 6H3 Telephone : 905.695.0357

Catherine A. Spears MCIP, RPP
Email: cspears@gsiadvisors.com
www.gsiadvisors.com

Catherine A. Spears

Partner | Registered Professional Planner (MCIP, RPP)



Ms. Spears has been with gsi since its inception in 1991, and has over 41 years of experience in the private sector providing a broad range of land use planning, land development, expropriation and project management experience. Ms. Spears has operated as an executive in real estate development for two of Canada's largest real estate development companies and has an impressive list of development projects for which she has obtained municipal approvals. Ms. Spears brings a broad range of planning and development experience to gsi.

In addition, Ms. Spears has appeared before the Ontario Land Tribunal (OLT), the former Ontario Municipal Board (OMB), the Local Planning Appeals Tribunal (LPAT), the Toronto Local Appeal Body (TLAB), Superior Court of Justice (Ontario), Board of Negotiation and Arbitration Hearings. Ms. Spears has completed a number of innovative assignments ranging from highest and best uses analyses, planning justification reports, expropriation reply reports, official plan and zoning amendments, Committee of Adjustment (minor variance and consents), plans of subdivision and condominium, forensic planning investigations (land), site section and development proformas and feasibility analysis and all facets of land development approvals including site plans and building permit processing.

CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

Registered Professional Planner – Full Member 1986

Canadian Institute of Planners – Full Member 1986

Ontario Professional Planners Institute – Full Member 1986

Appraisal Institute of Canada – Candidate Member 1991–1997

EDUCATION

M.Sc. (PL) — Master of Science in Planning — 1989 University of Toronto Ontario Graduate Scholarship

B.E.S. — Bachelor of Environmental Studies — 1981, University of Waterloo. Honours, Urban & Regional Planning (Hons.U.&R.Pl.)

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PRIOR EXPERIENCE

1990 - 1991 Bramalea Limited Vice President, Land Group

1986.- 1990 Inducon Development Corporation Inducon Urban Properties Corporation Inducon Developers of Ontario Ltd. Director of Planning (1988 – 1990) Development Co-ordinator (1986 – 1988)

1983 - 1986 Leon Kentridge & Associates Limited Planner

AREAS OF PRACTICE

Ontario Land Tribunal: Formerly the LPAT and OMB, providing expert opinion evidence and testimony at the OLT. Preparation of a witness statement, visual evidence, Document Book(s), reply reports and an evidence outline for lawyers on behalf of government agencies, developers/ landowners and resident associations related to development approvals and expropriation claims.

Toronto Local Appeal Body: Providing expert opinion evidence and testimony related to minor variance and consent applications in the City of Toronto. Preparation of a witness statement, visual evidence, Document Book(s), and an evidence outline for lawyers on behalf of government agencies, developers/ landowners and resident associations.

Superior Court of Justice (Ontario): Providing expert opinion
evidence and testimony related to civil lawsuits involving land disputes. These assignments involve a variety of property types and include the preparation of a court ready report, visual aids and reply reports.

Board of Negotiation Hearings: Providing expert opinion evidence and testimony at the Board of Negotiation to attempt to preempt a full LPAT Hearing related to expropriation claims.

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AREAS OF PRACTICE (Continued)

Board of Negotiation, continued: These assignments relate to the expropriation of land by public authorities that require the establishment of market value at the effective date. For these projects, establishing the Highest and Best Use for both the "with" and "without" the taking and establishing hypothetical development schemes, are a major component of the valuation.

Assessment Review Board: Providing land use planning and development potential Highest and Best Use consulting reports for the City of Toronto related to property tax appeals made to the Assessment Review Board. These assignments involve the preparation of a court ready report and expert reply reports in an attempt to preempt a full LPAT Hearing.

Development Approvals and Project Management: Providing land use planning, development and project management skills to obtain planning approvals related to residential, retail commercial and industrial projects, including applications for official plan and zoning by- law amendment, draft plan of subdivision and condominium, site plan approval and minor variance and consent.

Building Permit Approvals and Divisional Court: Providing skills and expertise to expedite building permit approvals for private and public sector clients. Recent examples include obtaining the building permits for Sobeys OCADO "VIOLA" distribution and fulfilment centre in Vaughan, Ontario and permits for numerous RONA and Reno-Depot retail warehouses in various formats across Ontario. This may include attendance at Divisional Court related to Orders to Comply.

Arbitration Hearings: Providing expert opinion evidence and testimony at Arbitration Hearings. An example relates to long-term ground leases with renewal terms that require the establishment of market value at the renewal date. Establishing the Highest and Best Use and hypothetical development schemes was a major component of the valuation.

Development Consultancy – Other Assignments: Providing support and assistance to private sector clients with respect to asset acquisition (due diligence investigations), asset disposition, consulting on development potential, timing, approaches and deal structuring.

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PARTIAL CLIENT LIST

Law Firms

Ackerman Law
Battiston & Associates
Borden Ladner Gervais LLP
Charney Lawyers
Davies Howe LLP
Dentons LLP
DLA Piper LLP
Fasken Gardiner Roberts LLP
Fraser Millner Casgrain LLP
Goodman and Carr LLP
Lax O'Sullivan Scott Liscus LLP
McCarthy Tétrault LLP
Miller Thompson LLP
Morris Rose Ledgett LLP
Rueters LLP
Scargall Owen-King LLP
Stevenson Whelton LLP
Thomson Rogers LLP
Wardle Daly Bernstein Bieber LLP
WeirFoulds LLP

Developers

Baif Development Limited
Batty Investments Ltd.
Bordeaux Developments (Genstar)
Bramalea Limited
Brooklin Limited Partnership
Camrost Feldcorp
Canfirst Capital Management
Cresford Developments / B&H
Dream Corporation
Dundee Capital Management
Fineway Properties Group
First Professional Management
Fram Building Group
High Rise Group
Inducon Development Corporation
Kleinburg Investments Ltd.
KIANIK Home Development

Developers Continued

Kingsett Capital
Kodiak SOS Investments Ltd.
Kreadar Enterprises Ltd.
Longboat Developments Inc.
Markborough Properties
Markson Investments
Mirmor Investments Ltd.
Morningside Heights Developments
Orton Parkway Limited
Paletta International Corporation
Pinetree Developments Company Ltd
Sorbara Group
Steeles Markham Developments Inc. (Fieldgate Development)
Strathallen Capital Corporation
Sweet Corn Farms Inc. (N. Nutson)
Tri-lag Corporation
TNT Canada Inc.
Vaughan West Business Park (NHD Developments Ltd., H&R Real Estate Investment and Royal Plastics)
York Properties Group
Wycliffe Homes

Real Estate Development/ and Management Companies

BentallGreenOak LLP
Beutel, Goodman & Company Ltd.
Dream Unlimited Corporation
GE Capital
Greenwin Construction
McCOR Management Inc.
Nexacor Realty Management
Plenary Group/ PCL Construction
Prudential Insurance
Realspace Management Group Inc.
Sun Life Assurance Company of Canada

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Public Authorities

Atomic Energy Board
Attorney General
Management Board Secretariat
Ontario Realty Corporation
Public Works Canada
Toronto Community Housing
TTC Canada Square
York Region School Board

Municipalities

City of Hamilton
City of Toronto
City of Scarborough
Town of Caledon
Town of Whitby
Metro Toronto

Institutions

Bank of Montreal
Citibank Canada
George Brown College
Queens University
Scotia Bank
St. Joseph Health Care Hospital
Our Lady of Mercy
TD Canada Trust

Resident Associations

Halton Hills Ratepayers
PMFB Conservation Society
Teddington Park Residents Association Inc.
St. Lawrence Neighbourhood Association

Golf Courses

The Hunt Club (Toronto)

Utility Companies

Bell Canada
Rogers Cable

Companies

Beaver Valley Stone
City Tire (M. Kay)
David Duncan House
Hine Riechard Tomlin Inc
Miller Paving
Octagon (K. Strakathis)
Reno-Depot Inc.
RONA Inc.
Sobeys Inc.

Speaking Engagements

Toronto-Dominion Bank Real Esta Seminar Series - “Developers Risk: Politics Planning and the Market”
University of Waterloo SURP Guest Lecturer – “Land Development and Proformas”
Ontario Chapter American Institute of Construction – Toronto Convention Centre - “The Hurdles of the Municipal Permit Process”
University of Waterloo SURP Guest Lecturer “Planners at the Ontario Municipal Board”

Awards

University of Toronto – Ontario Graduate Scholarship
1983 -1984
1984 - 1985