Real Estate & Planning Advisors Inc.

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

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Kenneth F. Stroud

Real Estate Appraiser (AACI, P. App, Fellow, PLE, SR/WA)



Mr. Stroud is an accredited appraiser with over fifty years of experience, and is the President of gsi Real Estate & Planning Advisors Inc. He holds the AACI designation from the Appraisal Institute of Canada, and is a Past National President of the Institute. Prior to forming gsi, Mr. Stroud was the Executive Administrator of the Planning, Property & Economic Development Departments for the Corporation of the City of North York. Ken has also held a number of positions in the private and public sectors including that of Chief Appraiser/Negotiator with the Realty Services Branch (Provincial Government of Ontario).

Mr. Stroud has appeared before the Ontario Land Tribunal, Superior Court of Justice (Ontario), Assessment Review Board and Arbitration Hearings. He has a strong background in appraisals, market analysis, economic development, and land use planning.

CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

AACI, P.App, Appraisal Institute of Canada Fellow Designated Member (AACI, P.App)
1990-1991 National President

PLE Professional Association of Land Economists Designated Member (PLE)

F.R.I. Real Estate Institute of Canada Past Designated Member (F.R.I.)

SR/WA International Right of Way Association Designated Member (SR/WA)

LAI Lambda Alpha International Honorary Land Economics Society

OEA Member of the Ontario Expropriation Association

FELLOWSHIPS & AWARDS

1989 Recipient of Award of Distinction, Ontario Association, Appraisal Institute of Canada.

1991 Bestowed Fellowship, Appraisal Institute of Canada.

Kenneth F. Stroud
Real Estate Appraiser (AACI, P. App, Fellow, PLE, SR/WA)

AREAS OF PRACTICE

LITIGATION SERVICES

- Expropriation (Injurious Affection)
- Forensic Review
- Retrospective Claims
- Expert Witness Testimony

REAL ESTATE APPRAISAL

- Institutional (Government Assets)
- Property Tax Assessment Appeals
- Community Benefits Charges (S.37 & S.42)
- Development Land
- Commercial Property Appraisal
- Highest and Best Use Analysis
- Feasibility Studies & Cash Flow Pro Formas

SPECIALTY SERVICES

- Ground Lease Arbitration
- Asset Rationalization
- Acquisition/Disposition Services
- Environmental Contamination
- Facility and Accommodation Plans
- Expropriation and valuation of subways, LRT, rail lines and sub-surface easements

PARTIAL LIST OF PROFESSIONAL ASSIGNMENTS

APPRAISAL & CONSULTING

- Conducted extensive valuation and market research on major condominium projects in the Greater Toronto Area.
- Market and Financial Studies in the retail franchising industry including site selection and analysis throughout Ontario.
- Valuation of real estate portfolios for lending institutions to determine the security value of loans to real estate developers.
- Comprehensive waterlot evaluations for the petroleum industry.
- Valuation of active and surplus service station properties throughout Ontario.
- Valuation of industrial properties in the downtown core.
- Valuation for transit corridor routes in the Greater Toronto Area.

APPRAISAL & CONSULTING (Continued)

▪ Macro market rental and feasibility analysis for cash crop and pasture agricultural lands in the Greater Toronto Area.
▪ Valuations of Greenfield/Infill subdivision development lands.
▪ Valuation studies of large special purpose (institutional) properties.
▪ Provide turn-key land acquisition service on large governmental projects.
▪ Facilitator role for dispute resolution on real property issues.
▪ Highest and best land use studies including financial evaluations for multi-use/multi-owner schemes.
▪ Conducted contamination loss valuations and impact studies for private and public interests.
▪ Forensic review and audits, fraud investigation and due diligence for litigation liability.
▪ Expert advice relating to economic and market issues for valuation of ground lease renewals.
▪ Arbitrator role in several major ground lease disputes.
▪ Conducted market impact studies on gaming industry.
▪ Proposal Call Manager for major tenant redevelopment opportunity (Revenue Canada Taxation Toronto Office).
▪ Valuation of privately owned land for tax benefits under the Income Tax Act.
▪ Valuation of various types of land uses for the Ministry of Natural Resources for conservation acquisition, throughout the province.
▪ Comprehensive valuations, expert witness testimony and trial preparation assistance for major expropriations throughout the Province of Ontario.
▪ Portfolio valuations for numerous regional shopping centres and retail plazas throughout the Province of Ontario.

GOVERNMENT

▪ Appointed by the Premier of Ontario as a member of the Greater Toronto Coordinating Committee (1988-1991).
▪ Chaired the Mayor’s Committee on Infill Housing, City of North York.
▪ Developed for the City of North York a Financial Model Approach for financing of the Sheppard Subway Line.
▪ Participated in the development of the North York Official Plan Policies for the Yonge Street corridor.
▪ Undertook the role as Principal Negotiator for major development proposals, for the City of North York.

GOVERNMENT (Continued)

▪ Continuous interaction on planning and development matters with Public, Developers, Business Associations, Politicians, Professionals, and other Government Agencies.
▪ General Manager of the North York Performing Arts Centre Corporation 1988 to 1993.

PRIOR EXPERIENCE

1988-1991 Executive Administrator, Planning, Property and Economic Development Departments, City of North York.

1984-1988 Commissioner of the Property and Economic Development Department, City of North York.

1981-1984 Commissioner of the Property Department, City of North York.

1979-1981 Chief Negotiator, Realty Services Branch, Ministry of Government Services, Province of Ontario.

1976-1979 Chief Appraiser, Realty Services Branch, Ministry of Government Services, Province of Ontario.

1975-1976 Manager, Appraisal Services (Canada), Bank of Nova Scotia.

1973-1975 Senior Appraiser Real Estate Department, City of North York.

1970-1973 Construction Inspector, Party Chief Construction Surveys, Department of Highways, Province of Ontario.

PUBLICATIONS & SEMINARS

▪ Numerous Publications in Canadian Journals and Periodicals dealing with Real Estate and Development Industries.

▪ Speaker at National and International Conferences and Seminars conducted by the Appraisal Institute of Canada and The Pan Pacific Congress of Valuers. Certified lecturer for the Appraisal Institute.

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PARTIAL CLIENT LIST

Mr. Stroud has conducted projects throughout the Province of Ontario on behalf of most of the major law firms, numerous municipalities, large development corporations, major banks, Infrastructure Ontario, Waterfront Toronto, Metrolinx, colleges, universities and school boards.

Law Firms

- Aird & Berlis LLP
- Bennett Jones LLP
- Blake, Cassels & Graydon LLP
- Borden Ladner Gervais LLP
- Chappell Bushell Stewart LLP
- Davies Howe Partners
- Devine Park LLP
- Epstein Cole LLP
- FJS Lawyers
- Fogler, Rubinoff LLP
- Fraser Milner Casgrain LLP
- Goodmans LLP
- Gowling WLG (Canada) LLP
- Lang Michener LLP
- Mathany & Higgs LLP
- McCarthy Tetrault LLP
- Miller Thomson LLP
- Mint Law
- Overland LLP
- Rayman Barristers LLP
- Scargall Owen-King Lavictoire LLP
- Sullivan Mahoney LLP
- Thomson Rogers LLP
- Torys LLP
- Unified LLP
- WeirFoulds LLP

Government & Public Agencies

- CreateTO
- Dept. of Public Works & Gov't. Services
- Infrastructure Ontario
- Metrolinx
- Ministry of Natural Resources
- Ministry of the Attorney General Ontario Heritage Trust
- Ontario Power Generation
- Toronto and Region Conservation Authority
- VIVA Transit
- Waterfront Toronto

Municipalities

- City of Brampton
- City of Markham
- City of Mississauga
- City of Richmond Hill
- City of St. Catharines
- City of Sudbury
- City of Toronto
- City of Vaughan
- Region of Durham
- Region of Halton
- Region of Peel
- Region of York
- Town of Ingersoll
- Town of Parry Sound
- Town of Whitby

Corporate Clients

- Canadian National Railway Corp.
- CoffeeTime
- McDonalds
- Rogers
- Sobeys
- Suncor (Sunoco Inc. / Petro-Canada)
- TDL Group Ltd.

Developers

- Baywood Homes
- Brookvalley Homes Inc.
- Camrost-Felcorp
- Condor Properties Ltd.
- Diamond Corp.
- Embee Properties Inc.
- Emery Investments
- Great Gulf
- Menkes Developments Ltd.
- Metrus Developments
- Paletta International Corp.
- Remington Group Inc.
- Runnymeade Development Corp.
- Senator Homes
- Sundial Homes
- The CORA Group Inc.
- Tridel
- Trinisin Management Corp.
- Wyndcliffe Developments Inc.

Education

- Centennial College
- Durham Catholic DSB
- George Brown College
- Toronto Catholic DSB
- Toronto DSB
- Toronto French School (Priv.)
- Toronto Metropolitan University
- York Catholic DSB
- York Region DSB