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

Peter Rusin AACI, P. App.
Email: prusin@gsiadvisors.com
www.gsiadvisors.com

Peter Rusin

Partner | Expropriation Appraiser and Real Estate Consultant (AACI, P. App.)



BACKGROUND

Peter Rusin is an accredited appraiser, holding the AACI, P.App designation in good standing with the Appraisal Institute of Canada and is a licensed real estate broker. He possesses extensive background and experience in appraisals, negotiations for the acquisition of real property and real property rights, with a main focus on expropriation appraisal and expropriation consulting work.

Over the course of his approximately 30+ years career, Mr. Rusin has provided a wide range of real property consulting, advisory, appraisal, property acquisition and negotiation services for a diverse clientele in both the private and public sectors throughout the Province of Ontario.

Experience and engagement in a variety of assorted transportation infrastructure initiatives across the GTHA and other areas of the Province have included but not been limited to assignments for land assemblies and redevelopment projects, property acquisitions and dispositions, and major projects such as: Provincial Regional Express Rail Expansion; Hamilton LRT; Hurontario LRT; GO Stations; York Region Bus Rapid Transit; Road and Rail Grade Separations; Toronto Subway Extension; Transit Oriented Development mixed-use development negotiations and consulting; Pre and Post Expropriation critical timeline file management; Pre-Construction Engineering and Environmental Due Diligence, Local Municipality Road Widening & Transportation Infrastructure Improvement Projects; etc. The full range of services provided specific to Expropriation related matters include appraisal, amicable settlement negotiations, consulting, litigation support, preparations for mediation and arbitration.

Peter’s past role as Member of the Board of Negotiation (part of the previous OMB) now known as the Ontario Land Tribunal (OLT) rounds out his diverse range of experience.

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PROFESSIONAL ASSIGNMENTS

A sampling of professional assignments is summarized below.

ASSORTED APPRAISAL and CONSULTING WORK

Assorted appraisal assignments dealing primarily with Expropriation related matters for a wide range of clients and assorted transportation infrastructure projects throughout the GTHA as well as other regions across the province of Ontario. Expropriation appraisal reports prepared were for estimating compensatory entitlements including loss in market value, injurious affection, disturbance damages, equivalent reinstatement, and for assisting parties in reaching final settlement agreements, and for assisting owners and their legal representatives in support of claims for fair and equitable compensation resulting from expropriation; litigation support and attendance at the Ontario Land Tribunal (OLT). Other unique appraisal and consulting work has included but was not limited to: waterlot valuations; ANSI valuations for tax credits; Ecological Gift programs; CRA and Income Tax Act related work; partitioning of lands, etc.

- Regional Express Rail Projects (Province of Ontario); role as negotiator and project manager/supervisor; various assignments including property acquisitions, curing encroachment issues, Permissions to Enter for pre-construction due diligence for EA process, appraisal review, provision of expropriation expert advice, assorted negotiations, managing appraisal and survey consultants, etc.,
- Rail Corridor assignments included Georgetown South, Lakeshore East, Lakeshore West, Stouffville, Barrie, Kitchener. Work involved attendance at public meetings; appraisal review; preparation of appraisal/consulting reports to guide in project planning and business case decision making for reaching amicable settlements; various grade separations for LSE Corridor, partial taking property disturbance damage impacts, business loss estimates along Steeles Road/Rail grade separation project limits, development of strategies for complex multi-party negotiation cases, secure signed encroachment letters and conduct management of encroachment remediation issues, propose mitigation engineering and construction design options, conduct market investigations and due diligence, etc.
- Kerr Street Grade Separation Project (Town of Oakville and Metrolinx joint project). Pre-expropriation property acquisition negotiations and the budget preparation for the Kerr Street and Burloak Drive grade separations.

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- Speers Road improvement Project (Town of Oakville). Property acquisition negotiations.
- Hurontario LRT Project (City of Mississauga and Metrolinx joint project). Property acquisition negotiations.
- York Region Bus Rapid Transit BRT (York Region); role as negotiator. Acquisition of property requirements on amicable basis both, prior to and post expropriation.
- Milliken GO Station expansion (Metrolinx); role as negotiator. Property acquisition negotiations on amicable basis and running parallel with expropriation process, including collaboration with land owner developers to plan for high density mixed-use transit order development schemes.
- Unionville GO Station expansion (Metrolinx); role as negotiator. Property acquisition negotiations for advancing towards reaching amicable settlement while running parallel with formal expropriation process.
- Torbram Road / Rail Grade Separations (City of Mississauga); role as negotiator; successful delivery of all real property and real property rights on amicable basis and Section 30 agreements, without need for formal expropriation proceedings.
- Highway 407 OMB cases; managed the successful resolution of approximately 14 long outstanding expropriation files related to expropriation cases at the OMB for properties located across Halton Region, on behalf of the provincial government, including the application of precedent setting land compensation decisions related to expropriation schemes in accordance with the Expropriations Act.
- Equivalent reinstatement valuations for real estate and business operations.
- Assembling land for higher density redevelopment.
- Acquisition and disposition of different types of properties across the GTHA and southern Ontario for a wide range of private sector and public sector clients.
- Due Diligence in support of development land valuations; assisting major land development companies, school boards, various levels of government.
- Valuation and acquisition of greenbelt and parkway belt lands for government purposes.

- Assorted valuations and acquisitions/ dispositions in support of expropriation cases and surplus properties, islands and strategic lands in northern regions (ie. Thunder Bay, North Bay, Georgian Bay islands, Temagami, Moosonee, etc.).
- Develop property acquisition and disposition policies and procedures for the provincial government, including a property acquisition strategy for the provincial government to save money on expropriation projects.
- Appraisal, Planning, and Consulting reports prepared to satisfy the requirements of the Income Tax Act, the Excise Tax Act, and the Land Transfer Tax Act, the Planning Act, the Expropriations Act, etc.

WORK EXPERIENCE

2016 – present: GSI Real Estate & Planning Advisors Inc. – Appraiser / Consultant / Partner

2008 – 2016: Royal LePage - Broker / Appraiser / Negotiator / Consultant

2007 – 2008: Ontario Realty Corporation - General Manager, Sales & Acquisitions

1996 – 2007: GSI Real Estate & Planning Advisors Inc. – Appraiser / Consultant

1990 – 1996: Ministry of Transportation - Real Estate Officer, Appraiser / Negotiator

PROFESSIONAL / ACADEMIC:

- AACI; Fully Accredited Appraiser Canadian Institute of Canada (member since 1989)
- Previous member / part time chair on the Board of Negotiation (OMB / LPAT, now OLT); Environmental & Land Tribunals Ontario – years 2011 to 2014
- Qualified Expert Witness at the OMB / LPAT / now OLT
- Real Estate Broker License - Ontario Real Estate Association (licensed since 1988)
- University of British Columbia Real Estate Division; Urban Land Economics courses
- B.A., (Urban Geography); McMaster University, Hamilton ON
- Engaged in continuing education and professional certification programs
- Member of the Appraisal Institute of Canada

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- Member of the Ontario Expropriation Association; previously 1st VP on Board of Directors
- Previous member of local real estate board; previously active on Arbitrations Committee
- Previous Member City of Burlington Committee of Adjustment; Committee of Revision, and Property Standards Committee
- Insured by Real Estate Council of Ontario & Appraisal Institute of Canada

Province of Ontario Policy Papers:

1. "The Acquisition Proposition" – developing Ontario's future through a renewed land acquisition strategy; confidential policy paper and presentation made to the Ministry of Public Infrastructure Renewal, on how to strategically plan and implement a process for acquiring land to accommodate large public sector transportation infrastructure projects at minimum cost and maximum financial return on investment to the government.

2. "Real Estate Advice Report" – would land values around proposed Anchor Hubs and Major Transit Interchange/ Potential Gateway Hubs be expected to climb after Metrolinx announcements and would it be prudent for the government to acquire infrastructure lands ahead of the commencement of major projects; confidential policy report identifying opportunities and developing early-stage strategies for property acquisition.

3. "Guide Site Selection Process" – provide an updated outline of the site selection process for infrastructure projects in the Province of Ontario, and how to acquire real property effectively and efficiently.

4. "Provincial Secondary Land Use Program" – development of a terms of reference for the disposition and leasing of Hydro lands to private and public sector parties across the Province of Ontario as part of the Rates and Charges Manual.

5. "Sales and Acquisitions" – a guide to supporting the provincial government Strategic Plan and Revenue Goals by generating non-tax revenue, reducing ongoing operating and capital cost expenses, inter-ministry and inter government transfers, and to support Provincial Policy objectives; Affordable Housing, PPS, Growth Plan, etc.