

## Paul Dombrow

### Senior Real Estate Appraiser (AACI, P.App.)

Mr. Dombrow has over 15 years of experience in different areas of real estate including sales, property management and valuation. He is an accredited real estate appraiser (AACI, P. App) with the Appraisal Institute of Canada, and a member of the Ontario Expropriation Association.

Mr. Dombrow has been involved in numerous real estate valuation assignments including those related to expropriations of full and partial takings, estimation of market value of medium and high-density residential development sites for the purpose of determining the appropriate cash-in-lieu of parkland payment, market rent studies, Education Development Charge (EDC) Site Valuation Studies, and technical appraisal review reports.

### CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

- Appraisal Institute of Canada – Designated Member AACI
- Ontario Expropriation Association (OEA)
- Association of Ontario Land Economists – Designated Member PLE
- Toronto Real Estate Board (TREB)
- Canada Real Estate Association (CREA)

### EDUCATION

BCOMM Bachelor Real Estate and Housing  
University of Guelph

PGCV Diploma Post Graduate Certificate  
in Real Property Valuation  
UBC Sauder School of Business



## **EXPERIENCE**

### **SENIOR REAL ESTATE APPRAISER –**

**gsi Real Estate & Planning Advisors Inc.**

Sept. 2009 – Present

- Perform a wide range of real estate valuation assignments for both the private and public sectors involving a multitude of property types including: residential, rural residential, multi-residential, office, industrial, retail, institutional and development land.
- Provide complete appraisal and consulting services to support client requirements such as: securing financing, achieving fair assessment for Parkland Levies (Section 42), achieving fair assessment for Education Development Charges (EDC), determining fair expropriation valuations (for partial and full takings by governments), determining injurious affection, current and retrospective market values, and determining Highest and Best Use.
- Specialties include: in-depth knowledge of government Official Plans and zoning, comparable sales research, real estate trends (time adjustments factors), highest and best use of a property, valuations, report writing and presentation.
- Board of Directors of the Ontario Expropriation Association.

### **REAL ESTATE SALESPERSON –**

**Forest Hill Real Estate Inc.**

Nov. 2018 – Present

Slavens & Associates Real Estate Inc.

Feb. 2007 – Nov. 2018

- Facilitate transactions (buyers, sellers, commercial leases).
- Specialties: MLS database research; research and presentation of comparable sales; preparation of Purchase and Sale Agreement; lease reviews; knowledge of Toronto real estate market / economy.