



Real Estate & Planning Advisors Inc.

■ REAL ESTATE APPRAISAL ■ EXPROPRIATION/LITIGATION ■ LAND USE PLANNING

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Farhan Qurashi

Partner | Real Estate Appraiser (AACI, P. App., PLE)

Mr. Qurashi is an accredited real estate appraiser (AACI, P.App) with more than a decade of valuation experience. His practice involves appraisal and consulting assignments relating to expropriation, litigation, cash-in-lieu of parkland and property dispositions. He appeared as an expert witness before the Ontario Superior Court of Justice and has provided independent appraisal evidence in mediation proceedings before the Ontario Land Tribunal involving property valuation and compensation.

He has undertaken a wide range of valuation assignments for both the private and public sector, across a multitude of property types including development land, office, industrial, shopping malls, retail plazas, institutional, agricultural, special purpose, multi-residential, and residential. He engages in complex real estate valuations including partial interests, injurious affection as a result of expropriation, valuation of ground leases, as well as assignments involving subsurface rights and air rights. In addition, he undertakes assignments involving rent renewals and provides real estate advisory and consulting services.

Mr. Qurashi brings extensive cross-sector expertise to the appraisal profession, with a diverse background in finance, analytics, and operational roles held throughout his career.

DESIGNATIONS & AFFILIATIONS

AACI, P.App Appraisal Institute of Canada Designated Member (AACI, P.App)

PLE Professional Association of Land Economists Designated Member (PLE)

OEA Member of the Ontario Expropriation Association

EDUCATION

BMATH Honours Bachelor of Mathematics, University of Waterloo





AREAS OF PRACTICE

REAL ESTATE APPRAISAL & LITIGATIONS SUPPORT SERVICES

- Institutional (Government Assets)
- Community Benefits Charges (S.37 & S.42)
- Development Land
- Commercial Property Appraisal
- Residential Property Appraisal
- Agricultural & Special Purpose Properties
- Highest and Best Use Analysis
- Cash Flow Pro Formas & Financial Analysis
- Shopping Centres and Retail
- Air Rights Valuation
- Subsurface Rights Valuation
- Expropriation (Injurious Affection & Disturbance Damages)
- Retrospective Claims
- Expert Witness Testimony

SPECIALTY SERVICES

- Ground Lease Arbitration
- Acquisition/Disposition Services
- Fractional & Partial Interest Valuation
- Easement Valuations
- Expert in Discounted Cash Flow Analysis and Modelling, Financial Analysis, Yield and Direct Capitalization appraisal techniques

PARTIAL LIST OF PROFESSIONAL ASSIGNMENTS

APPRAISAL & CONSULTING

- Conducted extensive valuation and market research on major high-rise residential development projects within the Greater Toronto Area and downtown core.
- Undertook detailed valuation of provincially owned improved land, considering multiple scenarios including retention, demolition, and leaseback arrangements, to form strategic disposition decisions.
- Valuations of Greenfield/Infill subdivision development lands.
- Valuation of developable air rights within active rail corridors.
- Valuation of various interests of self-storage development land subject to a long-term ground lease including fee simple, leased fee, and leasehold interests.
- Valuations of Greenfield/Infill subdivision development lands.



APPRAISAL & CONSULTING (Continued)

- Expert valuation report for the market value discount for an undivided interest in a shopping centre.
- Valuation of residential, estate residential, and condominium
- Pro-Forma Valuation of retail and shopping malls assets
- Valuation studies of large special purpose (institutional) properties.
- Valuation of retrospective market rents of a lease overhold of an improved industrial property with surplus land.
- Valuation of Greenbelt land and storm water ponds
- Estimate of appropriate compensation for the expropriation of sub-surface strata requirements in the downtown core subject to significant and complex right-of-way utility and access easements, and leases.

PARTIAL CLIENT LIST

Mr. Qurashi has conducted projects throughout the Province of Ontario on behalf of major law firms, numerous municipalities, large development corporations, major banks, Infrastructure Ontario, City of Toronto, and school boards.

Law Firms

- Borden Ladner Gervais LLP
- Scargall Owen King LLP
- WeirFoulds LLP
- Goodmans LLP
- Fogler Rubinoff LLP
- Dentons LLP

Provincial Agencies

- Infrastructure Ontario
- Metrolinx

Municipalities

- City of Toronto
- Region of York

Federal Agencies

- Canadian National Railway Corp

Developers

- Greenpark Group
- Remington Group
- Rice Group
- Condor Properties

School Boards

- Toronto District School Board (TDSB)