



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

Paul Dombrow, AACI, P. App.

Email: pdombrow@gsiadvisors.com

www.gsiadvisors.com

Paul Dombrow

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

Paul Dombrow is an accredited real estate appraiser (AACI, P.App) with the Appraisal Institute of Canada and a member of the Ontario Expropriation Association. He brings over 20 years of progressive experience across multiple facets of the real estate industry, including brokerage, property management, land development consulting, and valuation. His well-rounded background provides a comprehensive understanding of real estate markets and development dynamics, which informs his valuation analyses and expert advisory services.

Mr. Dombrow specializes in the valuation of complex urban properties, with a particular focus on expropriation, litigation support, and development land. He has completed numerous assignments involving full and partial takings, injurious affection, and disturbance damages under the Expropriations Act. His expertise also extends to municipal land valuation matters, including cash-in-lieu of parkland determinations and Education Development Charge (EDC) site valuation studies.

He has extensive experience valuing medium- and high-density residential development sites, often requiring detailed highest and best use analyses and sensitivity to planning policy and development risk. His clients include municipalities, legal counsel, public agencies, developers, and institutional investors.

Paul is recognized for his analytical approach, technical writing skills, and ability to communicate complex valuation concepts in a clear, defensible, and practical manner. His work is consistently grounded in current market data and adheres to the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).





DESIGNATIONS AND PROFESSIONAL AFFILIATIONS

Appraisal Institute of Canada — Accredited Appraiser Canadian Institute (AACI, P. App.)

Ontario Expropriation Association (OEA) — Board of Directors

International Right of Way Association - Chapter 29 – Executive Board (IRWA) – Executive Board Toronto Real Estate Board (TREB)

Canada Real Estate Association (CREA)

PROFESSIONAL EXPERIENCE

SENIOR REAL ESTATE APPRAISER

gsi Real Estate & Planning Advisors Inc. Sept. 2009 – Present

Qualified as an expert witness at the Superior Court of Justice.

Lead appraisals across a broad spectrum of property types including residential, multi-residential, commercial, industrial, institutional, and development land.

Prepare valuation reports for financing, litigation, expropriation (Sections 25 & 30), injurious affection, cash-in-lieu of parkland (Section 42), EDC studies, and retrospective value opinions.

Conduct comprehensive highest and best use analyses and market rent studies.

Apply detailed knowledge of zoning, land use policy, and urban development trends.

Contribute to technical reviews and peer reports for public sector clients.

Board of Directors, 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).

Conduct MLS research and analysis of comparable sales.

Prepare purchase agreements, review leases, and advise on market conditions.



EDUCATION

BComm — Bachelor Real Estate and Housing

University of Guelph

PGCV Diploma Post Graduate Certificate in Real Property Valuation

UBC Sauder School of Business

SELECTED PROFESSIONAL ASSIGNMENTS

CASH-IN-LIEU OF PARKLAND – VARIOUS MIXED-USE DEVELOPMENT SITES, TORONTO, ON

Prepared market value appraisals for numerous medium- and high-density residential condominium development sites across the City of Toronto. The purpose of these valuations was to support the determination of appropriate cash-in-lieu of parkland contributions in accordance with Section 42 of the Planning Act. Analyses involved highest and best use assessments, market-supported pricing, and planning policy interpretation.

EXPROPRIATION – VARIOUS PROPERTIES ALONG EGLINTON AVENUE, TORONTO, ON

Provided valuation assistance and contributed to report preparation for multiple claimant properties impacted by the Eglinton Crosstown LRT project. Assignments included expropriations involving full and partial takings, with consideration of injurious affection, loss of access, and development constraints arising from transit-related infrastructure.

LITIGATION SUPPORT – RESIDENTIAL PROPERTY DISPUTE

Prepared a retrospective appraisal to estimate the market value of a residential property in the context of a failed real estate transaction. The property had initially sold under competitive market conditions, but the purchasers failed to close, resulting in a subsequent resale at a significantly lower price. The appraisal involved a detailed analysis of market conditions, comparable sales, and transaction timing to provide an independent opinion of value as at the second sale date. The report was prepared to support legal proceedings and was intended for use in dispute resolution.



GROUND RENT VALUATION – HIGH-DENSITY DEVELOPMENT SITE, WALMER ROAD, TORONTO, ON

Assisted with market research, rental apartment analysis, and valuation modelling to estimate the fair market ground rent for a large high-density residential development site in Forest Hill. The analysis considered both condominium and rental apartment development scenarios to inform a long-term land lease structure.

LAND VALUATION FOR COST SHARING – COMMUNITY USE LANDS, MILLIKEN CENTRE SECONDARY PLAN

Prepared a current market value appraisal of designated community use lands within the Milliken Centre Secondary Plan. The analysis was based on the highest and best use of the subject lands, assuming the community land use overlay did not apply. Two scenarios were considered: (1) without planning approvals in place and (2) with planning approvals in place. The report provided a reasoned range of values to support internal decision-making and assist in negotiations for an updated Cost Sharing Agreement.

EXPROPRIATION – SUBSURFACE TAKINGS FOR YONGE NORTH SUBWAY EXTENSION, YORK REGION, ON

Prepared multiple appraisal reports on behalf of different property owners affected by the subsurface expropriation of stratified fee simple interests required by Metrolinx for the Yonge North Subway Extension (YNSE). Analyses considered the potential impacts of the subsurface encumbrance on redevelopment, future use, and overall market value.