

Valuation and Consulting Experience and Professional Positions

Experience: Since 1972, Tony Sevelka has conducted appraisals and studies of most forms of real estate including office buildings, apartment buildings, shopping centres, service stations, subdivision and other development land, industrial land and buildings, rights-of-way, and special purpose facilities such as racquet clubs, hockey rinks, hotels and motels, resorts, nursing and retirement homes, airport hangars, and Lester B. Pearson International Airport's Terminal 3.

Mr. Sevelka has honed his real estate valuation and consulting skills over more than 50 years. He maintains an awareness of relevant case law by conducting ongoing research of case law involving real property in common law jurisdictions such as Canada, United States and United Kingdom.

Currently: President: International Forensic & Litigation Appraisal Services Inc. and International Valuation Consultants Inc.

Formerly: Director: MacKenzie, Ray, Heron & Edwardh, Forensic & Litigation Appraisal Division; Senior-Manager: Peat Marwick Thorne Real Estate Valuation and Consulting Services; Senior Appraiser: Stewart Young and Mason Limited; and Real Estate Appraiser: Mortgage Insurance Company of Canada, Bank of Nova Scotia Mortgage Department, Picken & Mason Limited, I.I. Nash Associates Limited, E.J. Strachan Limited, Ministry of Government Services - Realty Branch, and Realty Research Group Limited.

Professional Qualifications

- **Fellow, Royal Institution of Chartered Surveyors (FRICS)** - 2005 - Royal Institution of Chartered Surveyors (UK)
- **Counselor of Real Estate (CRE)** - 1991 – Counselors of Real Estate (resigned in 2016 as a member in good standing)
- **Member Appraisal Institute (MAI)** - 1986 – Appraisal Institute (US)
- **Appraisal Institute-General Review Specialist (AI-GRS)** – 2018 – Appraisal Institute
- **Senior Real Estate Analyst (SREA)** - 1986, and **Senior Real Property Appraiser (SRPA) & Senior Residential Appraiser (SRA)** - 1984 - Society of Real Estate Appraisers
- **Accredited Appraiser Canadian Institute (P. App. & AACI)** - 1984 - Appraisal Institute of Canada
- **Real Estate Broker - Certificate Program** (390 contact hours) - 1994 - Ontario Real Estate Association (OREA)
- **Member** - IC&I Council of the Canadian Real Estate Association
- **Expert Testimony** - Qualified as an expert witness by the Supreme Court of Ontario - Ontario Municipal Board - Ontario Court (General Division)
- **Arbitration Act** - Experienced Real Estate Arbitrator

Formal Education

- **Diploma (Real Property Assessment)** - Seneca Polytechnic
- **BGS (Bachelor General Studies; Major: Real Estate Studies)** - Thompson Rivers University
- **Legal Studies:** Comprising more than 800 hours of coursework (Various colleges/universities)

Professional Chapter and Committee Involvement

- Candidate Advisor (2013-2018) : Appraisal Institute
- Peer Reviewer (2014) : Appraisal Institute of Canada
- Member (2002-2004) : General Experience Sub-Committee of the Appraisal Institute
- President (1996) : Western New York/Ontario Chapter - Appraisal Institute
- Member (1995-1996) : Licensing Education Committee - Ontario Real Estate Association
- President (1990-1994) : Ontario Chapter - Appraisal Institute (formed by the merger of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers)
- Board Member (1993-1994) : General Appraisal Board Experience Subcommittee on Experience Rating - Appraisal Institute
- Adjudicating Committee (1992-1994) : Professional Practice Committee of - Appraisal Institute of Canada
- Ad-Hoc Committee (1991-1993) : Involved in revisions to the Code of Ethics and Rules of Professional Conduct and Standards of Professional Practice of the Appraisal Institute of Canada
- National Standards Committee (1993): Member of the National Standards Committee (formerly an Ad-Hoc Committee) - Appraisal Institute of Canada
- Admissions Committee (1990-1991) : Chairman Ontario Chapter - American Institute of Real Estate Appraisers
- Investigative Member (1990-1991) : Professional Practice Committee – Appraisal Institute of Canada
- Member (1990) : Professional Development Committee - Appraisal Institute of Canada
- Vice-President (1989) : Ontario Chapter - American Society of Appraisers
- Assistant Regional Member (1989) : Ethics Administration and Review & Counseling Divisions - Appraisal Institute

Academic Contributions:

- Instructor: University of British Columbia Sauder School of Business (Real Estate Division)
- Participated in the review and editing of the chapters on Highest and Best Use Analysis and Appraisal Review, The Appraisal of Real Estate, 14th ed., © 2013, Appraisal Institute.
- Participated in the review and editing of the entire 3rd edition of Real Estate Valuation in Litigation, renamed Real Property Valuation in Condemnation, © 2018, Appraisal Institute.
- Participated in the review and editing of all six chapters of the Income Capitalization Approach, The Appraisal of Real Estate, 15th ed., © 2020.
- Participated in the review and editing of the following professional development courses offered by the Real Estate Division, Sauder School of Business, University of British Columbia, in partnership with the Appraisal Institute of Canada:
 - CPD 103: Agricultural Valuation
 - CPD 113: Request for Proposals (RFPs) – Winning Strategies
 - CPD 114: Valuation for Financial Reporting – Real Property Appraisal and IFRS
 - CPD 115: Appraisal Review
 - CPD 122: Expropriation Valuation
 - CPD 123: Adjustment Support in the Direct Comparison Approach

Interviews:

- *Government Land Flips*, Mississauga Times; April 2000
- *Appraisal Standards*; Rutherford Report; 1993; Volume 2; Number 1;
- *Focus on Valuations/Appraisers*; Law Times; 1993; April 26 - May 2;
- *Failure, fraud dog real estate syndications*; The Financial Post; 1990.

Presentations:

- *Uniform Standards of Professional Appraisal Practice* (USPAP now known as CUSPAP) - (speaking engagements at several chapter meetings of the Ontario Association Appraisal Institute of Canada)
- *Appraisal Review* (part of Ontario Association Appraisal Institute of Canada professional development seminars)
- *Quality Control* (part of Ontario Association Appraisal Institute of Canada professional development seminars)
- *Expropriation & Condemnation: The Larger Parcel* (October 2002 for the Ontario Expropriation Association)
- *Appraisal Review From An Underwriting Perspective* (October 2002 for the Royal Bank of Canada)
- *Case Study: Reviewing Expropriation Appraisals and Set-off for Betterment* (Ontario Ministry of Transportation)
- *Case Study: Valuation of Expropriated School Block* (December 2005 - Dufferin/Peel Catholic School Board)
- *Case Study: Office Building Valuation and Tenant Occupancy Cost Analysis* (2007 - Ontario Realty Corporation)
- *Appraisal Review Webinar CPD 115* (June 2009 - on behalf of University of British Columbia)
- *Expropriation Valuation Webinar CPD 122* (November 2012 - on behalf of University of British Columbia)
- *Appraisal Training Session*, City of Mississauga (November 2025) – Delivered a full-day, professional training session on appraisal methodology and applied valuation principles for municipal staff

Articles, Academic Contributions, Interviews and Presentations**Published Articles on Valuation-Related Issues:**

- *The Apartment Market Under Rent Control/An Investment Perspective*; Toronto Home Builders Association.
- *Capitalization & Valuation Process*; Society of Real Estate Appraisers; The Real Estate Appraiser & Analyst - Spring 1985.
- *Alternative Valuation Methods for Leasehold Properties*; Society of Real Estate Appraisers; The Real Estate Appraiser & Analyst - Spring 1986.
- *Valuation of Leased Income-Producing Properties Exhibiting Excess Rent*; Appraisal Institute of Canada; The Canadian Appraiser - Volume 37, Book 2, Summer 1993. [Valuation of Leased Income – Producing Properties Exhibiting Excess Rent \(intval.com\)](http://intval.com)
- *Intellectual Dishonesty from an Appraisal Perspective*; Appraisal Institute of Canada; The Canadian Appraiser - Volume 38, Book 4, Winter 1994.
- *Pension Fund Appraisals: Where's The Value?*; North American Real Estate Review (www.forbes@infobahncom.com.).
- *Appraisal Review: An Emerging Discipline*; Appraisal Institute of Canada; The Canadian Appraiser - Winter 1996 (Part I) and Spring 1997 (Part II). [Appraisal Review: An Emerging Discipline \(intval.com\)](http://intval.com)
- *Rental Dispute Arbitration*; Appraisal Institute of Canada; The Canadian Appraiser - Summer 1998 (Part I) and Fall 1998 (Part II). [Rental Dispute Arbitration \(intval.com\)](http://intval.com)
- *Ground Lease Interpretation-Rent Review & Adjustment Valuation Issues*; Appraisal Institute of Canada; The Canadian Appraiser - Spring 2002. [Ground Lease Interpretation – Rent Review & Adjustment Valuation Issues \(intval.com\)](http://intval.com)

- *Expropriation & Condemnation-The Larger Parcel*; Appraisal Institute (of the U.S.); The Appraisal Journal - January 2003. [Expropriation and Condemnation: The Larger Parcel](#)
- *The Forensic Appraiser*, Appraisal Institute of Canada; The Canadian Appraiser - Winter 2003. [The Forensic Appraiser \(intval.com\)](#)
- *Where the Overall Cap Rate Meets the Discount Rate*, Appraisal Institute; The Appraisal Journal – Spring 2004. [Where the Overall Cap Rate Meets the Discount Rate \(intval.com\)](#)
- *When is Subdivision the Highest and Best Use?*, Appraisal Institute of Canada; The Canadian Appraiser - Spring 2004. [When is Subdivision the Highest and Best Use? \(intval.com\)](#)
- *Subdivision Development Method: Risk, Profit & Developer Surveys*, Appraisal Institute; The Appraisal Journal - Summer 2004. (2005 Swango Award for best article) [Subdivision Development Method: Risk, Profit & Developer Surveys \(intval.com\)](#)
- *Appraisal Standards & Professional Negligence Claims*, Appraisal Institute; The Appraisal Journal - Fall 2004. [Appraisal Standards & Professional Negligence Claims \(intval.com\)](#)
- *Ground Lease Rental Disputes*, Appraisal Institute of Canada; The Canadian Appraiser - Volume 48, Book 4, 2004. [Ground Lease Rental Disputes \(intval.com\)](#)
- *A Review of the Subdivision Development Method*, Appraisal Institute of Canada; The Canadian Appraiser - Volumes 49 + 50, 2005. [sevelkasubdiv.pdf \(ubc.ca\)](#) and [sevelkasubdiv2.pdf \(ubc.ca\)](#)
- *Expropriation Appraisal Review*; Appraisal Institute; The Appraisal Journal - Spring 2008 [Expropriation Appraisal Review \(intval.com\)](#)
- *Ground Leases: Rent Reset Valuation Issues*; Appraisal Institute; The Appraisal Journal - Fall 2011. [Ground Leases: Rent Reset Valuation Issues \(AJ\) \(intval.com\)](#)
- *Ground Leases: rent reset valuation issues (Parts 1 & 2)*; Appraisal Institute of Canada; Canadian Property Valuation – Volume 56, Books 2, 2012. (Reprinted with permission from The Appraisal Journal (2011, Fall) ©2011 by the Appraisal Institute, Chicago, Illinois. All Rights Reserved.) <https://www.aicanada.ca/article/ground-leases-rent-reset-valuation-issues/>
- *Partial Taking Expropriation: The Remainder*; Appraisal Institute of Canada; Canadian Property Valuation – Volume 58, Book 1, 2014. <https://www.aicanada.ca/article/partial-taking-expropriation-the-remainder/>
- *Determining the Viability of the Remainder*; IRWA; Right of Way – July/August 2015. <https://www.irwaonline.org/members/publications/archives-2015-present/>
- *Compensation for Leasehold Takings and Apportionment of Awards*; Appraisal Institute; The Appraisal Journal – Fall 2018. [Compensation for Leasehold Takings and Apportionment of Awards \(intval.com\)](#)
- *An Analysis of Partial Takings and Contributory Value in the Context of Various Court Decisions*; Appraisal Institute; The Appraisal Journal – Spring 2019. (Reprinted in the Canadian Property Valuation Magazine, Volume 63, Book 4, 2019) <https://www.aicanada.ca/article/an-analysis-of-partial-takings-and-contributory-value-in-the-context-of-various-court-decisions/>
- *A Forensic Appraiser's Perspective: Government Overpaid for Land Relying on Unauthorized Appraisal*; Appraisal Institute of Canada; Canadian Property Valuation – Volume 63, Book 1, 2019. <https://www.aicanada.ca/article/a-forensic-appraisers-perspective-government-overpaid-for-land-relying-on-unauthorized-appraisal/>
- *Long-Term Leases: Rent Reset Analysis*; Appraisal Institute; The Appraisal Journal – Winter 2020. (Reprinted in the Canadian Property Valuation Magazine, Volume 65, Book 1, 2021.) <https://www.aicanada.ca/article/long-term-leases-rent-reset-analysis/>
- *Arbitration and Appraisal: Rent Reset Issues*; 03(01) December 2023, 1-16, Journal of Policy and Governance, DOI: <https://doi.org/10.33002/jpg030201>
- *Sterilization of Homeowners' Land a De Facto Taking Without Compensation*, Right of Way, March/April 2024, <https://www.irwaonline.org/members/publications/archives-2015-present/>

Published Articles on Aggregate Extraction and Its Land-Use, Environmental and Social Impacts:

- *Blasting Quarry Operations: Adverse and Cumulative Effects, Lawsuits and Complaints, and Suggested Remedies*, Journal of Environmental Law & Policy, April 2023 [jelp03-01-01-sevelka-m00339.pdf](https://grassrootsjournals.org/jelp03-01-01-sevelka-m00339.pdf) (grassrootsjournals.org)
- *Blasting Quarry Operations: Land Use Compatibility Issues and Potential Property Value Impacts*, Journal of Environmental Law & Policy, December 2022 [jelp02-03-01-sevelka-m00310.pdf](https://grassrootsjournals.org/jelp02-03-01-sevelka-m00310.pdf) (grassrootsjournals.org)
- *Preventing the Potentially Deadly Consequences of Flyrock: Mandatory Minimum Setbacks and Separation Distances Required*; 5(4): 66-98. Doi: November 2022; Journal of Natural Resources DOI:[10.33002/nr2581.6853.050405](https://doi.org/10.33002/nr2581.6853.050405) and [nr-06-02-01-sevelka-addendum-m00352.pdf](https://grassrootsjournals.org/nr-06-02-01-sevelka-addendum-m00352.pdf) (grassrootsjournals.org)
- *Adverse Effects: Thirteen Homeowners Near A Blasting Quarry Bought Out by Quarry Owner*, Journal of Natural Resources, 6(1) (April 2023): 224-248. [nr-06-01-10-sevelka-m00333y.pdf](https://grassrootsjournals.org/nr-06-01-10-sevelka-m00333y.pdf) (grassrootsjournals.org)
- *Property Value Impacts Occasioned By Aggregate Extraction Operations*, Volume 67 | Book 1 / 1 | 2023, <https://www.aicanada.ca/article/property-value-impacts-occasioned-by-aggregate-extraction-operations/>
- *Sterilization of Homeowners' Land and Loss of Property Value Occasioned by Aggregate Extraction in Ontario: A De Facto Taking Without Compensation*; 03(01) (June 2023), 1-22 – Journal of Policy and Governance [Loss of Property Value in Ontario.pdf](https://nationbuilder.com/Loss_of_Property_Value_in_Ontario.pdf) (nationbuilder.com)
- *Flyrock Throw Calculations: Unscientific and Unreliable – The “Hits” Just Keep on Coming*; Journal of Environmental Law & Policy; 03(02) (August 2023), 1-26 – <https://doi.org/10.33002/jelp03.02.01>
- *Ontario Aggregate Industry and Ministry of Natural Resources Continue to Ignore or Trivialize the Notoriously Dangerous and Potentially Deadly Consequences of Flyrock from Blasting (Detonation of Explosives)*; Journal of Policy & Governance; 04(02) (December 2024), 1-33, DOI: <https://orcid.org/0000-0002-2210-421X>
- *Sustainable Land Use Planning in Ontario: Protecting Against Aggregate Extraction Operations*; Journal of Natural Resources; 8(1) (April 2025), 82-137 - Doi: <https://doi.org/10.33002/nr2581.6853.080104>
- *Niagara-On-The-Lake Sues Quarry Owner Over Alleged Environmental Violations: Potential Impacts On Local Property Owners*; Journal of Environmental Law & Policy; 05(01) (April 2025), 70-86. DOI: [10.33002/jelp050103](https://doi.org/10.33002/jelp050103)
- *Navigating valuation challenges and disclosure requirements for Pits and Quarries*; Canadian Property Valuation, Appraisal Institute of Canada; Canadian Property Valuation – Volume 69, Book 1, 2025. [CPV1-25-Pits-and-Quarries English.pdf](https://www.aicanada.ca/article/property-value-impacts-occasioned-by-aggregate-extraction-operations/)
- *Flyrock: The “Hits” Just Keep On Coming*; Journal of Policy & Governance; 05(01), (June 2025), 1-15. [http://doi.org/10.33002/jpg050101](https://doi.org/10.33002/jpg050101)
- *Critical Limitations of the 1980 Bureau of Mines Siskind et al. Study (RI 8507)*, 05(02), (December 2025), 88-130. [http://doi.org/10.33002/jpg050204](https://doi.org/10.33002/jpg050204)
- *Systemic Underreporting of Flyrock: The Unpredictable and Inevitable By-Product of Blasting Rock*, scheduled for publication in the June 2026 issue of the Journal of Policy & Governance.

Presentations

- *Planners Oblivious to Municipal Legal Precedents Not in Conflict with Provincial Legislation* (PowerPoint November 24, 2024, Gravel Watch, Ontario)
- *Flyrock: An Inevitable By-Product of Quarry Blasting Operations & Property Value Impacts* (PowerPoint September 2023, City of Piqua, Ohio)
- *Flyrock* (City of Burlington Community Planning, Regulation and Mobility Committee – Public (September 18, 2023) [filestream.ashx](https://www.escribemeetings.com/filestream.ashx) ([escribemeetings.com](https://www.escribemeetings.com)))
- *Impact of Blasting Quarry Operations on the Environment* (Grassroots Institute Summer 2023 Field School Presentation (PowerPoint September 2023))

Published Text

- *Environmental, Legal and Social Implications of Aggregate Extraction (Mining) Operations*, ISBN: 978-1-7778455-82, TGI Books / The Grassroots Institute, © Tony Sevelka & The Grassroots, Published February 2024, Creative Commons Attribution 4.0 <http://creativecommons.org/licenses/by/4.0/>, DOI: [10.33002/enrlaw-04](https://doi.org/10.33002/enrlaw-04)

Reviewer

- "Understanding Environmental Consequences of Quarry Operations: A Residents' Perception Study in the Neighbourhood of Sanlong Quarry, Obaagun, Osun State, Nigeria" *Environmental Health Insights*, 18(1): (2024). [Understanding Environmental Consequences of Quarry Operations: Residents' Perception Study in the Neighbourhood of a Quarry in Osun state, Nigeria - Temitope M Taiwo, Timothy O Ogunbode, 2024](#)
- "Revamp of Diesel LHD to Battery Minimising Operational Cost in Underground Metal Mines" *Journal of Mines, Metals and Fuels*, 71(12): 2678-2684, Vijaya Raghavan, for inclusion in the Book: *Engineering Research: Perspectives on Recent Advances Vol. 3*, 161-170. <https://doi.org/10.9734/bpi/erpa/v3/4178>
- "Mitigation and Gold Panning: Collaboration between Indigenous and Non-indigenous People in Artisanal Mining in Gaoua, Burkina Faso" *Grassroots Journal of Natural Resources*, 8(2) (2025): 59-79. [nr.08-02-04-sangaré-sawadogo-kabore.d.pdf](https://doi.org/10.33002/enrlaw-04)

Professional Achievement Award

- The **W.C. McCutcheon Award** is granted to outstanding volunteers of the AIC (Appraisal Institute of Canada) who are long-standing committee volunteers and have demonstrated leadership and commitment to the AIC and to the appraisal profession as a whole. Tony Sevelka, P. App., is the 2024 recipient of the W.C. McCutcheon Award.

Community Advocate Award – Watershed Guardian Awards (Ontario Headwaters Institute, 2026)

- Recognized for leadership in evidence-based public advocacy on aggregate impacts, watershed protection, and land-use planning. Awarded for sustained contributions to community education, technical analysis, and environmental stewardship in support of Ontario's headwater systems.

Continuing Professional Education

- Appraisal Standards and Ethics – Appraisal Institute U.S. (every five-year cycle)
- Standards of Professional Practice – Appraisal Institute of Canada (every two-year cycle)
- Appraisal Review - Income Properties
- Critical Analysis of The Income Approach to Valuing Revenue Producing Real Estate
- Tracking The Net Effective Rent
- Analyzing Operating Expenses
- Tenant/Landlord Representations and Commercial Leases
- Litigation Valuation (14 hours)
- Eminent Domain and Condemnation 2001 & 2011 (14 hours)
- Business Valuation I & II (14 hours)
- Hotel/Motel Valuation (14 hours – Appraisal Institute)
- Hotel/Motel Valuation (12 hours – Appraisal Institute of Canada)
- Small Hotel/Motel Valuation
- Appraisal of Nursing Facilities
- Subdivision Valuation
- Valuation of Detrimental Conditions in Real Estate
- Feasibility Analysis and Highest and Best Use
- Search, Acquisition & Ownership of Commercial Real Estate Developments (13 hours)

- Real Estate, The Money Market & Difficulties of Forecasting Future Investment Benefits
- Fraud Symposium (14 hours)
- Organizational Communications
- Scope of Work: Expanding Your Range of Services
- Internet Search Strategies for Real Estate Appraisers
- Data Verification Methods
- Spreadsheet Programs in Real Estate Appraisals – The Basics
- Real Estate Investment Analysis
- The Discounted Cash Flow Model: Concepts, Issues and Apps.
- Appraisal Curriculum Overview – General & Residential (15 hours)
- How to Value Income Properties, Real Estate Investment & Lease Analysis, Development Analysis & the Valuing of Land, Office, Retail and Industrial Leasing, and Creating & Profiting from Joint Ventures (13.75 hours - webinars)
- Real Estate Finance Statistics & Valuation Modeling (15 hours)
- Rates and Ratios: Making sense of GIMs, OARs & DCF
- Mortgage Fraud
- Business Practices & Ethics
- Peer Review Training – Appraisal Institute of Canada
- Mediation Concepts
- Business Communication Skills (12 hours)
- Legal Studies (10 hours)
- Law for Non-Lawyers: Introduction to Law (12 hours)
- Introduction to American Law (14 hours)
- English Common Law: Structure and Principles (12 hours)
- Alternative Dispute Resolution (12 hours)
- Arbitration (25 hours)
- Property and Liability: An Introduction to Law and Economics (40 hours)
- Real Property Law (40 hours)
- Real Estate Finance (40 hours)
- Business Statistics (40 hours)
- Business Math (80 hours)
- Appraisal Review Theory - General (33 hours)
- International Equivalency Course: General [Appraisal Curriculum] (36 hours)
- Business Law (45 hours)
- Dispute Resolution (40 hours)
- Administrative Law (36 hours)
- Legal Research and Writing (36 hours)
- Contract and Torts (56 hours)
- Interviewing Witnesses and Presenting Evidence (50 hours)
- Legal Components in a Forensic Investigation (50 hours)
- Evidence and Litigation Process (42 hours)
- Site Planning and Development (42 hours)
- Analysis and Critique of Current Fraud Cases (50 hours)
- Litigation Practice and Procedures 2 (42 hours)
- Basics of Environmental Law (3-credit College Course)
- Oil, Gas and Mineral Rights (3-credit College Course)
- Evidence (3-credit College Course)
- Intentional and Negligence Torts (3-credit College Course)
- Basics of Civil Litigation (3-credit College Course)
- Land Use and Zoning (Digital Badge)
- Introduction to Sustainable Development (42 hours)
- Introduction to Research (42 hours)
- Artificial Intelligence (21 hours)

Representative Assignments

Rent Reset (Valuation and Arbitration)

Participated either as an appraiser or as an arbitrator in several rent reset assignments involving ground leases and space leases, and arbitrating property values:

- Greater Toronto Airport Authority (GTAA) & Air Canada airport hangar - ground lease, City of Mississauga
- Mississauga Chinese Centre, City of Mississauga - space lease
- Harbour Castle Conference Centre, City of Toronto - ground lease
- St. Michaels College, City of Toronto - ground lease
- King Street East, City of Toronto - ground lease
- York Street, City of Toronto - ground lease
- Simpson's Downtown Department Store, City of Toronto - ground lease
- Canada Square, City of Toronto - ground lease
- TTC Land, Davisville Avenue and Yonge Street, City of Toronto – ground lease
- TTC Land, Wellesley Avenue and Yonge Street, City of Toronto – ground lease
- Bloor Street West, City of Toronto - ground lease
- Flea Market, Town of Richmond Hill - space lease
- False Creek Strata Site, City of Vancouver - ground lease
- Etobicoke Sites, Ontario - ground leases
- Records Storage Facility, City of Toronto – space lease
- Truck Terminal, City of Mississauga - arbitrated property value of fee simple interest
- School Blocks, Peel Region - arbitrated property value of fee simple interest
- Hawaii -advisor to coalition of Lessees and attorneys for numerous ground leases
- Montreal – advisor to ground Lessee
- California – rebuttal witness in ground lease dispute
- Yonge Street, City of Toronto –property lease
- False Creek, Vancouver – advisor to 13 Leasehold Strata Corporations
- Newmarket, Ontario – property lease

Portfolios (Valuation and Coordination)

- Canada Post Corporation Portfolio, Canada-wide - commissioned and reviewed over 300 appraisals
- Nursing Homes, Southwestern Ontario
- Airport Hangars, Canada-wide) - encumbered by ground leases
- Hockey Arena & Racquet Clubs, Metropolitan Toronto
- Racquet Clubs, Greater Toronto Area
- Lehndorff Properties Investment Portfolio Review, Canada-wide
- Confidential Investment Portfolio, Greater Toronto Area
- Highmark Properties Apartment Buildings, Ontario-wide
- Everlast Construction Industrial/Office Portfolio, Peel Region - reviewed and summarized 289 leases, and examined each tenant file in valuing the leased fee interest of 26 buildings
- Gas Bars & Service Stations, Ontario-wide - forensic appraisals

Expropriation (Appraisals and Reviews)

- Several properties - St. Lawrence Square, City of Toronto
- Willow Park Trailer Camp, Town of Georgetown - Counselor to CVCA and advisor to legal counsel
- Provincial and Federal - airport & community, Town of Pickering
- Several properties - Province of Saskatchewan - confidential appraisal reviews, and advisor to legal counsel
- Cash-In-Lieu of Park Dedications, Regional Municipality of York
- Partial Takings, Highway No. 427, Ministry of Transportation
- Partial Takings, Highway No. 407, CHIC
- Partial Takings, Highway No. 403, Management Board Secretariat
- Partial Takings, road widenings, Regional Municipality of York
- Partial Takings and Tie-backs, Eglinton LRT, Greater Toronto Area
- Partial Takings, Highway 10 & Steeles Avenue, Regional Municipality of Peel

- Partial Takings, Highway 410 Extension, Regional Municipality of Peel
- Partial Takings, Highway 12 Widening, County of Simcoe
- Partial Takings, Retainer Assignments (2007 – current), Ministry of Transportation
- Partial Takings & Buyouts, Highway 407 extension, Ministry of Transportation
- Partial Takings & Buyouts, Mississauga Road widening, Region of Peel
- Partial Taking & Buyout, Dufferin Street Realignment, City of Toronto
- Partial Taking, George Bolton Parkway, Town of Caledon
- Partial Taking, Highway 10 & Highway 24, Caledon, Ministry of Transportation
- Partial Takings and Appraisal Reviews, Highway 10, Mississauga, Peel District School Board

Special Use

- Confidential Forensic Investigations, Canada-wide - Portfolios of several Trust Companies, Life Insurance Companies & Banks
- Calculation of Leasehold Interest (217 stores in shopping centres) , Canada-wide - bankruptcy proceedings for retail shoe chain - reviewed and summarized 217 leases
- Business Valuation, Yonge Street, City of Toronto
- Portfolio of industrial buildings & land, Hamilton Region - bankruptcy proceedings
- Feasibility Study, Yonge & Chaplin, City of Toronto - Land encumbered by TTC ground lease
- Feasibility Study & Valuation of Salvation Army site, St. Andrews Street, City of Cambridge - former nursing home
- The Fitness Institute, City of Toronto
- Main Square, City of Toronto - mixed-use apartment and retail complex encumbered by ground lease and sub-lease
- Retirement Residence, City of Sudbury - forensic appraisal review and mediated negligence claim
- Britannia Fire Station, City of Mississauga - sale to college

Hotels, Motels & Resorts

- Hotel Admiral, City of Toronto (encumbered by ground lease),
- Chimo Hotel, Woodbine Avenue, City of Markham
- Hotel Lord Berri, City of Montreal
- Apartment/Hotel (confidential) City of Vancouver
- Bangor Lodge Resort, Town of Bracebridge
- Old Stone Inn, City of Niagara Falls
- Hotel La Citadelle, City of Montreal
- Holiday Inn, Town of Oakville (encumbered by ground lease)
- Todd Brooker Lodge, Town of Collingwood (condominium hotel)
- Hotel, City of Barrie (litigation)

Office Buildings & Complexes

- University Avenue, City of Toronto
- Carlton Street, City of Winnipeg
- Bloor Street West, City of Toronto
- Yonge Street, City of Toronto
- Chatham/Goyeau, City of Windsor (mixed-use apartment and office complex)
- Columbia Way, City of Markham
- Meyerside Drive, City of Mississauga
- Skymark Avenue, City of Mississauga

Industrial Buildings & Complexes

- Warner-Lambert (mixed use industrial/office complex), City of Toronto
- Woodbine Downs, City of Toronto
- Steelcase complex, Bramalea Road, City of Mississauga
- Bronte South, Town of Milton
- Automotive Plant, Town of Markham
- Trowers Road, City of Vaughan

- Imasco Plant, Leslie Street , City of Toronto
- Crestmoor Industrial Campus, City of Toronto
- Combustion Engineering, Town of Cornwall
- Trimco Plant, Town of Dundalk
- Alcan Cable Plant, Town of Bracebridge
- Vaughan (30,000 sf) (litigation)

Commercial Properties & Complexes

- Simcoe Town Shopping Centre, Town of Simcoe
- Park Road Square Shopping Centre, City of Timmins
- Glendale Mall, City of St. Catharines
- Main Square, City of Toronto (encumbered by ground lease)
- Sherwood Plaza, City of Markham
- High Point Mall, City of Mississauga
- Montevideo Road, City of Mississauga
- Lawrence Avenue East, City of Toronto
- Queen Street South, City of Hamilton
- Janetown Plaza, City of Toronto
- Steeles Avenue West, City of Toronto
- Eglinton Avenue East and Laird Drive Strip Plaza, City of Toronto
- Outlet Centre, City of Windsor Area
- Shopping Centre, City of Vaughan

Land

- Industrial land, Town of Pickering - 400 acres
- Famous Players Portfolio, City of Toronto
- Office land, Consilium at City Centre, City of Toronto
- Mixed - use land portfolio, Toronto Region
- Commercial land, City of Vaughan - 55 acres
- Mixed-use land, City of Mississauga - 800 acres
- Mixed-use future urban land, City of Barrie - 690 acres
- School blocks, Peel Region - school board acquisitions from developers
- Peel District School Board and City of Mississauga – Sole appraiser/arbitrator in land exchanges
- Abandoned CP 34-mile spur line from Streetsville in Mississauga to Orangeville, acquired by Town of Orangeville

Apartment Buildings & Condominiums

- Palace Place, City of Toronto
- Bromsgrove Road, City of Mississauga
- Wentworth/Cedar Streets, City of Oshawa
- Bogert Avenue, City of Toronto (encumbered by ground lease)
- Maitland Place, City of Toronto
- St. Clair Avenue West, City of Toronto
- Driftwood Avenue, City of Toronto
- Provence Trail, City of Toronto
- Jameson Avenue, City of Toronto
- Lawrence Avenue, City of Toronto
- Graydon Hall Drive, City of Toronto
- Chatham/Goyeau, City of Windsor (mixed-use apartment and office complex)
- Highmark Properties Apartment Buildings, Ontario-wide

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Updated: March 2026