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# ALANNA GAGLIANI, B.SC, AACI, P.APP

Accredited Commercial Appraiser at D.R. Coell & Associates

## Academic / Membership

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- Member of the Appraisal Institute of Canada since January 4, 2016 (membership#: 909739).
- Member in good standing with the Appraisal Institute of Canada.
- Completed the requirements of The Appraisal Institute of Canada Continuing Professional Development Program for Members.
- Attended the Ecological Gift Seminar in Nanaimo, BC on November 7, 2017.
- Accredited Appraiser Canadian Institute (AACI) since September 28, 2023

## Education

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**University of British Columbia**, Sauder School of Business (September 2015 to June 2023)

Achieved an AACI designation with 16 UBC courses.

**University of Victoria** (2009 – 2014)

Bachelor of Science with a major in Biology.

## Employment History

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D.R. Coell & Associates Inc. Victoria BC (2015 – Present), Associate Appraiser

Conducted physical inspections, verified related documents, and prepared appraisal reports in accordance with established bank guidelines and appraisal standards. Collated and analyzed data from various sources to provide comprehensive evaluations of properties.

Shields Harney Law Corporation, Victoria BC (2014-2015), Legal Assistant

Assist with preparation of legal documents, drafted and managed confidential correspondence with clients, processed a range of standard legal documents including contracts, appeals, subpoenas, and familiar with BC Law registry.

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## Professional Experience:

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- Commercial property valuation including regional, community and neighbourhood shopping centres, single and multi-tenanted retail commercial, mixed-use, and office properties, lodging facilities/hotels, rental apartments.
- Residential: Practice appraisal of all types of residential properties on Vancouver Island including rural gulf islands.
- Development Land: skilled in analysis of property development projects, including pro forma analysis such as a Land Residual Method for new commercial, multi-family, and mixed-use projects.
- Industrial property valuation including light and heavy industrial properties.
- Expropriation Assignments: Past experience includes valuing potential takings for municipalities and property owners including major projects such as the Malahat widening (2016) and the Shelbourne Valley Project in Saanich involving 40+ properties.
- Knowledge of the local market in Greater Victoria and Vancouver Island and completed various assignments in smaller market areas such as Cranbrook, Prince Rupert, Kitimat, Haida Gwaii, and Whitehorse, Yukon.
- Other assignments include insurance appraisals for all property types, historic research for First Nations Specific Land Claims, rental valuation, and reports and briefs for appeals before the Property Assessment Appeal Board.

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## Clients

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- Provincial & Federal Governments, and Public Agencies such as the City of Langford, District of Saanich, School District 61, and the Ministry of Child Care and Education.
- Lending institutions including the top 5 banks as well as small credit unions.
- First Nations
- Private and Corporate Clients