



2023 BC EXPROPRIATION ASSOCIATION ANNUAL FALL CONFERENCE

PRE-CONFERENCE SEMINAR

October 26, 2023
Expropriation 101

BC Hydro
333 Dunsmuir Street
Vancouver, BC

Cost: \$60

CONFERENCE

October 27 and 28, 2023

Terminal City Club
837 West Hastings Street
Vancouver, BC

Members: \$475 Non-Members: \$550

There is an EARLY BIRD discount of \$30 for registering on or before September 30, 2023.

Visit www.bcexpropriationassociation.ca to register and pay electronically. You can also renew your Association membership at the same time.

The British Columbia Expropriation Association invites you to our 31st Annual Fall Conference. Enlightening presenters and panelists will offer practical guidance and continuing professional education on a variety of topics related to expropriation. You will also have opportunities to network with other professionals who are involved with the acquisition and expropriation of land for public purposes.

ACCREDITATION

Continuing Professional Development program credits are expected from the Appraisal Institute of Canada and the Law Society of British Columbia.

THURSDAY, OCTOBER 26, 2023

1:30 - 4:00 PM

EXPROPRIATION 101

Greg Hengel

Garnett Wilson Realty Advisors

Sarah McCalla

Norton Rose Fulbright Canada LLP

Suzanna Crescenzo

McEwen Valuation and Forensic

Ms. Crescenzo (Chartered Business Valuator), Mr. Hengel (appraiser), and Ms. McCalla (lawyer) will give a high-level introduction to the expropriation/acquisition process, the roles of various professionals at different stages of a project, and perspectives on expropriation/acquisition from the positions of both the expropriating authority and landowner.

FRIDAY, OCTOBER 27, 2023

8:00 AM

REGISTRATION AND BREAKFAST

9:00 AM

WELCOME AND OPENING REMARKS

Emily Mak

Southern Railway of British Columbia Limited

9:10 - 10:10 AM

ECONOMIC OUTLOOK

Ken Peacock

BC Business Council

Mr. Peacock, Chief Economist, will provide his insights as to the past, present and future economic trends in BC, with insights into the real estate sector.

10:10 - 10:30 AM

NETWORKING BREAK

10:30 - 11:15 AM

SHIFTING SANDS:

RECENT ENVIRONMENTAL REGULATORY CHANGES IN BC

Luke Dineley

Borden Ladner Gervais LLP

Navigate the evolving terrain of British Columbia's Environmental Management Act with a focused lens on contaminated sites. This session highlights the latest regulatory changes in Phase 1 and Phase 2 environmental site assessment requirements. Integrating the foundational environmental site assessment with nuances from the Contaminated Sites Regulation, the presenter will provide a comprehensive review of the newest environmental directives.

FRIDAY, OCTOBER 27, 2023, CONTINUED

11:15 - 12:00 PM

FOSTERING RECONCILIATION THROUGH INDIGENOUS ECONOMIC DEVELOPMENT

Courtnee Clark, Lu'ma Developments

Tim Holloway, Avison Young

Delve into Canada's evolving economic story where Indigenous communities, businesses and the public sector are embarking on ground-breaking collaborations. This session spotlights the shift in procurement policies and offers a review of current projects that exemplify the transformative path.

12:00 PM

LUNCH

1:00 PM

31ST ANNUAL GENERAL MEETING

1:30 - 2:15 PM

EXPERT PRIVILEGE: WHAT'S IN, OUT, OPEN, SHUT, OR NOT?

Aurora L. Faulkner-Killam, Cox Taylor

Tim Quirk, BC Ministry of Attorney General

How can a conversation be privileged for some purposes, and disclosable for others? When is a communication part of preparation for litigation and when is it not? Ms. Faulkner-Killam and Mr. Quirk take a look at the recent Ontario decision in *Metrolinx v. 1450638* as context for a conversation on the different ways that discussions with experts can take place, different ways to obtain documents and information relevant to a case, and some of the pitfalls and questions that modern technology presents.

2:15 - 3:00 PM

DESIGN MEETS DEADLINE:

THE FAST-TRACK FUSION OF PROPERTY & BLUEPRINT

Edmond Lee, ELREI Consulting Inc.

Greg Simmons, Simmons Property Services Inc.

Get a behind-the-scenes look into the realm of property acquisition and design interface, an increasingly vital aspect in today's fast-paced major projects with shortened acquisition timelines. Explore the challenges tackled while striving to produce acquisition drawings that land agents, appraisers, and surveyors can effectively employ.

3:00 - 3:20 PM

NETWORKING BREAK

3:20 - 4:30 PM

ANNUAL CASE LAW UPDATE

James Goulden, KC, Norton Rose Fulbright Canada LLP

Phong Phan, BC Ministry of Attorney General

By popular demand, Messrs. Goulden and Phan will provide an extended review of expropriation-related jurisprudence.

4:30 PM

COCKTAILS AND NETWORKING

6:00 PM

BANQUET

SATURDAY, OCTOBER 28, 2023

8:00 AM

BREAKFAST

9:05 - 9:10 AM

OPENING REMARKS

9:10 - 10:10 AM

VIEW FROM THE BENCH

Former Justice Robert T.C. Johnston, KC
Cox Taylor

With 18 years as a Judge of the Supreme Court of British Columbia, and now as an arbitrator, Former Justice Johnston will share observations on what is important to fact finders during pre-expropriation negotiations, instructions to experts, the line between argument and opinion, and a few war stories for illustration from his time as a trial lawyer.

10:10 - 10:30 AM

NETWORKING BREAK

10:30 - 11:15 AM

EXPROPRIATION APPRAISALS: FROM VANCITY TO HOGTOWN

Michael Parsons

Cushman & Wakefield

While the BC and Ontario Expropriation Acts share many similarities, Mr. Parsons will survey how they differ and discuss lessons learned.

11:15 - 12:00 PM

IF YOU BUILD IT, THEY WILL COME

Shannon Price

BC Ministry of Transportation & Infrastructure

In June 2022, Bill 16 enabled the BC Transportation Financing Authority (BCTFA) to acquire land for the purposes of facilitating transit oriented development (TOD). In the Homes for People Plan, released in Spring 2023, the Province's TOD Program has committed to delivering 10,000 housing units within TODs on BCTFA properties. Ms. Price will share the vision, goals and objectives of the TOD Program and how it is positioned to deliver on provincial priorities.

12:00 PM

CLOSING REMARKS

The Directors of the Association wish to recognize and extend sincere thanks to the following sponsors whose generosity helps to make the annual conference a continuing success:

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