



2024



British Columbia
Expropriation Association

ANNUAL FALL CONFERENCE

DATE & LOCATION

October 18 & 19
Terminal City Club
837 West Hastings St.
Vancouver

COST

Members: \$525

Non-Members: \$610

**EARLY BIRD discount: \$30 for registering
on or before September 30, 2024**

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 32nd 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 International Right of Way Association, the Appraisal Institute of Canada and the Law Society of British Columbia.

FRIDAY, OCTOBER 18

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

Ryan Wyse, Market Intelligence Manager, rennie
Ryan will present an overview of the current economic climate and its implications for the real estate sector. As a leading analyst with rennie, Ryan's expertise spans over a decade, making him well-positioned to discuss emerging trends, market forces, and potential impacts on real estate professionals.

10:10 - 10:30 AM

Networking Break

10:30 - 11:15 AM

Creating Your AI Roadmap

Kirsten Sutton, The NoW of Work
Kirsten will break down the complexities of Artificial Intelligence (AI) and its applications for business. This session will focus on the practical steps executives can take to integrate AI into their business strategy, using clear, non-technical language. Kirsten will provide guidance on how to align AI initiatives with organizational goals to drive transformative results.

11:15 - 12:00 PM

ICYMI: What You Need to Know in Appraisal News

David Kirk, Cunningham & Rivard Appraisals Ltd.
David will provide an appraisal industry update, touching on key issues such as land use restrictions, parkland valuation trends, and strategies for aligning property agents and appraisers. This session is essential for staying current with recent appraisal methodologies and compensation considerations.

12:00 PM

Lunch

1:00 PM

32nd Annual General Meeting



**1:30 - 2:15 PM****Understanding the Haida Agreement***Bruce McIvor, First Peoples Law LLP*

Bruce will review the landmark agreement between the Province of BC and the Haida Nation that recognizes Haida Aboriginal title across Haida Gwaii. This session will explore the historical context, Indigenous rights, and the implications for expropriation authorities and landowners, particularly in terms of consultation requirements.

2:15 - 3:00 PM**Pipeline Right of Way Acquisition Under the Canadian Energy Regulator Act***Bruce Melville, Hamilton Duncan*

Bruce will explore the acquisition of land for pipelines, focusing on the Canadian Energy Regulator Act. This session will contrast the procedures and compensation principles under the CER Act with those of the BC Expropriation Act, offering insights from Bruce's decades of experience in navigating property rights.

3:00 - 3:20 PM**Coffee Break****3:20 - 4:30 PM****Annual Case Law Update***Evan Cooke, Eyford Partners**Phong Phan, BC Ministry of Attorney General*

Evan and Phong will present a detailed review of recent expropriation-related case law. This extended session is a perennial favourite, offering valuable insights into how evolving jurisprudence is affecting expropriation proceedings.

4:30 PM**Cocktails and Networking****6:00 PM****Banquet****8:00 AM****Breakfast****9:05 - 9:10 AM****Opening Remarks****9:10 - 10:10 AM****A Conversation About Looking Back and Ahead to the Future***Ryan Daum, Tsawwassen First Nation**Moderated by Emily Mak*

This year, Tsawwassen First Nation members celebrate 15 years of self-government under what was then an historic modern-day treaty in BC. Through self-government, TFN is pursuing an ambitious program of sustainable economic development, with TFN exercising municipal, provincial, and federal types of jurisdiction over 724 hectares of Tsawwassen Lands. Key initiatives include a master-planned, mixed-use community of up to 2,800 residential market housing units, over \$100 million invested in community-wide infrastructure improvements, and the largest non-resource development deal ever signed by a BC First Nation. Today, there are more employment opportunities on Tsawwassen Lands than members available to fill them. We welcome Mr. Daum, Manager of Economic Development, to share the transformational vision for the land base and how economic development activities will support self-reliance for generations.

10:10 - 10:30 AM**Networking Break****10:30 - 11:15 AM****Section 42: We Can't Seem to Escape Our Past***Jeff Frame, Forward Law*

Jeff will discuss the historical and legal intricacies of Section 42 of BC's Transportation Act. With a career spanning over 30 years in real property law, Jeff will dissect how historical precedents continue to affect current road construction and public highway disputes, providing a fresh take on an often-overlooked section of the law.

11:15 - 12:00 PM

“Here’s the Windup...!” – What Happens When Strata Corporations Decide to Call it a Day

Edward L. Wilson, Lawson Lundell LLP

Edward, an authority in strata windups, will explain the growing trend of strata corporations opting for dissolution. Ed will guide attendees through the legal logistics of windups, differences in valuation, and market dynamics that affect whether a windup proceeds consensually or through expropriation.

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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