



British Columbia Expropriation Association

www.bcexpropriationassociation.ca

2011 FALL CONFERENCE

MEMBER	Full Programme including 2 breakfasts, lunch and dinner	\$395 X _____	\$ _____
	EARLY BIRD registration – \$365 if registering on or before October 12, 2011. Note: Those qualifying for member rate will be those members in good standing.		
NON-MEMBER	Full Programme including 2 breakfasts, lunch and dinner	\$470 X _____	\$ _____
	EARLY BIRD registration – \$440 if registering on or before October 12, 2011.		
NON-MEMBER	Dinner only (Friday, Nov. 4)	\$ 50 X _____	\$ _____
			TOTAL: \$ _____

ACCOMMODATION:

Registrants should make hotel reservations directly with the Terminal City Club at 604-488-8606 and ask for the “BC Expropriation Association Group Rate” or book by email to jprice@tcclub.com.

REGISTRATION & PAYMENT:

Register and pay online or complete this form and mail it with your cheque to the address below. Go to www.bcexpropriationassociation.ca.

Name _____

Firm _____

Address _____

Phone _____ Fax _____

E-mail _____

Enclosed is my cheque payable to the B.C. Expropriation Association in the amount of \$ _____

Full refunds (less a \$25 administration charge) will be available until October 27, 2011. No refunds will be available after October 27, 2011.

I will be attending the dinner on Friday.

Yes No

I will be accompanied by a dinner guest

Yes No

PLEASE RETURN TO:

BC Expropriation Association
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Vancouver, BC V6H 4E4
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The British Columbia Expropriation Association invites you to attend our 19th Annual Fall Conference. Once more we have gathered together some excellent presenters to provide information on a variety of expropriation and land use topics. Attend this Conference to obtain up-to-date information and stay connected with those who practise in the fields of acquisition and expropriation of land for public purposes. This event is very popular, so register early to ensure your attendance.

DATES:

Friday November 4, 2011
Saturday November 5, 2011

LOCATION:

Terminal City Club, 837 West Hastings St.,
Vancouver, British Columbia

ACCOMMODATION:

A limited number of rooms have been made available to us at the Terminal City Club until October 3, 2011 at a rate of \$145 per night. For those who would like to stay there, please make your reservations as soon as possible directly with the Terminal City Club at 604-488-8606 or book by email to jprice@tcclub.com and ask for the “BC Expropriation Association Group Rate”.

PROGRAM CREDITS:

This year’s Conference qualifies for Continuing Professional Development program credits from the Appraisal Institute of Canada, the Law Society of BC and the International Right of Way Association.

2011 FALL CONFERENCE PROGRAMME

8:00 AM REGISTRATION & CONTINENTAL BREAKFAST**9:00 AM WELCOME & INTRODUCTION**

The Master of Ceremonies for this year's Conference is Emily Mak, Legal Counsel, Metro Vancouver

9:15 AM THE ECONOMIC OUTLOOK & BC'S REAL ESTATE MARKET

Cameron Muir, Chief Economist for the British Columbia Real Estate Association

Mr. Muir will present his insights on economic forces impacting the real estate market in this province.

10:15 AM BREAK**10:30 AM WADING IN TO RIPARIAN RIGHTS**

Terry Frounfelker, AACI, R.I. (BC), Senior Property and Tax Administrator, Real Estate, Port Metro Vancouver and

Emily Mak, Legal Counsel, Metro Vancouver

Riparian rights are understood to be part of an owner's bundle of property rights but what do they really mean?

The panel will discuss the nature of riparian rights and the regulation of waterways, case law on the scope of the protection of riparian rights and the conflicts that can arise among competing interests.

11:15 AM TIME AFTER TIME

Neil Hahn, AACI, Garnett Realty Advisors Ltd., Vancouver and

Evan Cooke, Borden Ladner Gervais LLP, Vancouver

A review of legal and appraisal issues relating to time adjustments in recent case law.

12 NOON LUNCH**1:00 PM 19TH ANNUAL GENERAL MEETING**

All Association Members are encouraged to attend our annual meeting and meet the Directors.

1:30 PM THE EFFECT OF HIGH VOLTAGE POWER LINES ON PROPERTY VALUES

Joshua Kitsul, AACI, Altus Group Limited, Vancouver

This presentation will examine the impact and effect of high voltage power lines on property values with a specific focus on the upgrading of existing lines.

2:15 PM REACHING AGREEMENT OVER BAD NEWS

Gordon Sloan, ADR Education, Victoria

Expropriation is often viewed as bad news by property owners. This session will look at how property agents can help an expropriating authority and an owner reach agreement through skilled communication and negotiation.

3:00 PM BREAK**3:15 PM VIEW FROM THE EDGE – THE IMPACT OF RISING SEA LEVELS ON VANCOUVER**

Andrew Yan, MCIP, Urban Planner, Bing Thom Architects and Researcher, BTAworks

Rising sea levels due to climate change is a serious issue that could affect how people and governments think about major infrastructure and assets, urban planning, and property values. New research from BTAworks, the research and development division of Bing Thom Architects, provides a sobering view of the implications of sea level rise in Vancouver.

4:00 PM ANNOUNCEMENTS**4:45 PM COCKTAILS – no host bar****6:30 PM DINNER & ENTERTAINMENT****8:00 AM CONTINENTAL BREAKFAST****9:00 AM OPENING REMARKS – Emily Mak****9:15 AM TRANSFORMATION OF VANCOUVER NEIGHBOURHOODS**

Brent Toderian, MCIP, Director of Planning, City of Vancouver

In an effort to deal with the pressures of population growth and green initiatives, the City of Vancouver has begun several planning initiatives to get ahead of the curve. In this session, Mr. Toderian will discuss three of those initiatives, namely:

- the densification of existing single family areas and neighbourhood working groups;
- the review of zoning and densities along existing Skytrain and Canada Line corridors;
- green initiatives within the downtown core and the resulting impact on on-site parking requirements for new development.

10:15 AM BREAK**10:30 AM PRODUCTION OF DOCUMENTS IN COMPENSATION CLAIMS IN THE EXPROPRIATION CONTEXT**

C.E. (Ted) Hanman, Cox Taylor, Barristers and Solicitors, Victoria

Ted Hanman will attempt the impossible by making this topic relevant and interesting to the people who have the documents (the expropriating authorities), the people who create the documents (the land agents, appraisers and employees) and the people who are responsible to list the documents (the lawyers). Comments will cover planning for document production in project situations; the scope of relevance of documents; the scope of privilege, expert instructions and freedom of information applications.

11:00 AM UNDERSTANDING SECTION 33 OF THE EXPROPRIATION ACT

Alan V.W. Hincks, B.C. Ministry of Attorney General, Legal Services Branch, Victoria and

James G. Yardley, Murdy & McAllister, Barristers and Solicitors, Vancouver

The panel will provide insight into the interpreta-

tion of Section 33 of the *Expropriation Act* and how the courts have applied the exclusions to the calculation of market value in determining compensation claims.

11:45 AM CLOSING REMARKS – Emily Mak**DOOR PRIZES**

Bring your business card to enter the draws for great prizes. You have to be present at the time of the draw to win, so be sure to "Stay to Play" to be eligible. As always, our fabulous Grand Prize is sure to be one that is highly coveted!

BOOK EARLY

Online registration and payment are available. This year we are offering an EARLY BIRD saving of \$30 for those who register for the conference on or before October 12, 2011. To simplify administration and ensure your place at the conference, use of our online system is recommended. Go to www.bcexpropriationassociation.ca

SPONSORS

The Directors of the Association wish to recognize and extend sincere thanks to the following sponsors who have so generously contributed funds to help make this Conference a continuing success:

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