

## DOOR PRIZES – STAY TO PLAY!

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. There will be more fantastic prizes up for grabs this year and all will be highly coveted!

## BOOK EARLY

Online registration and payment are available. This year we are offering an EARLY BIRD savings of \$30 for registering on or before October 2, 2015. To simplify administration and ensure your place at the conference, use of our online system is highly recommended. Go to [www.bcexpropriationassociation.ca](http://www.bcexpropriationassociation.ca)

## SPONSORS

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

### GOLD SPONSOR:

**BLG**  
Borden Ladner Gervais

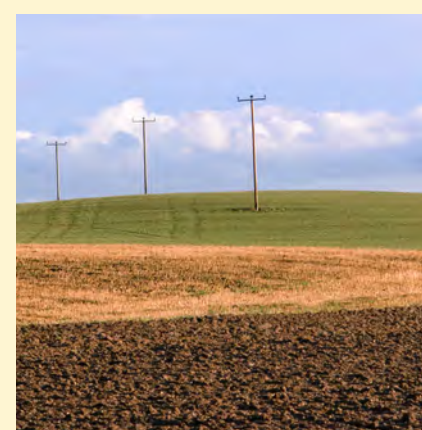
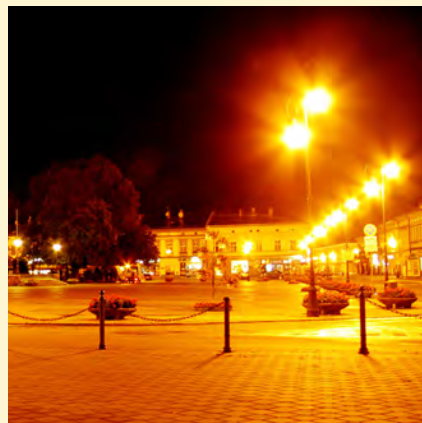
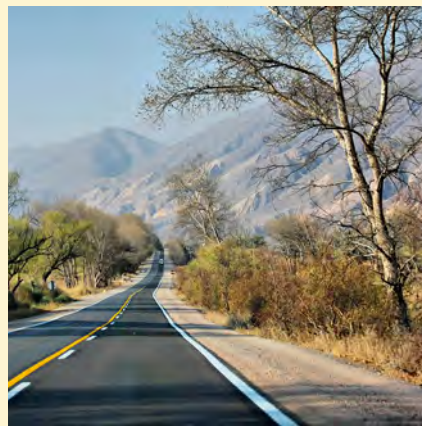
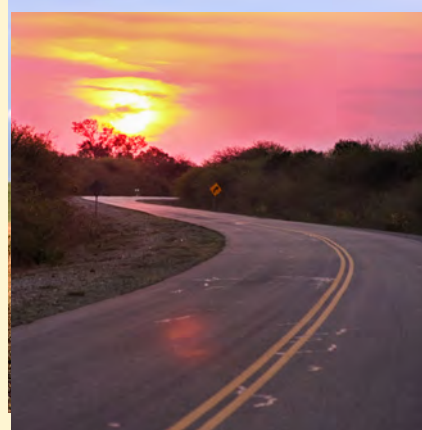
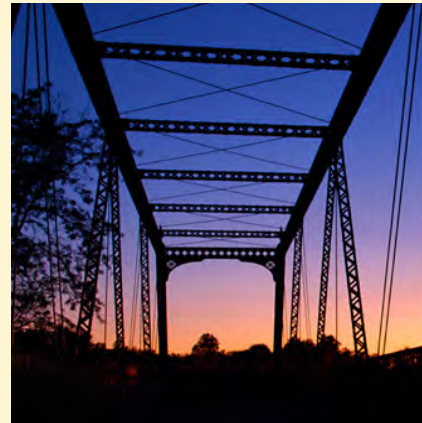
### SILVER SPONSORS:

Altus Group Ltd.  
Bull, Housser & Tupper LLP  
CWPC Property Consultants Ltd.  
Cox Taylor  
Garnett Wilson Realty Advisors Ltd.  
Kent Macpherson  
Pacific Land Group

### BRONZE SPONSORS:

Campbell & Pound Real Estate Appraisers	Grover, Elliott & Co. Ltd.
Collingwood Appraisals Ltd.	Hirji Law Corporation
Equity Valuation & Consulting Services Ltd.	Hooker Craig Lum Group
	Zenith Appraisal & Land Consulting Ltd.

If you are interested in becoming a sponsor for next year’s conference, please contact Neil Hahn at [neil@garnettwilson.ca](mailto:neil@garnettwilson.ca).



 **British Columbia  
Expropriation Association**

[www.bcexpropriationassociation.ca](http://www.bcexpropriationassociation.ca)

## 2015 FALL CONFERENCE

The British Columbia Expropriation Association invites you to attend our 23rd Annual Fall Conference. We have assembled a lineup of excellent presenters to provide you with advice, information and updates on a variety of expropriation and related topics. You will also have numerous opportunities to network with others who are engaged in the acquisition and expropriation of land for public purposes. This event is very popular so register early to ensure your attendance.

### DATES & LOCATION:

Friday, October 23, and Saturday, October 24, 2015

Terminal City Club, 837 West Hastings St., Vancouver, BC

### COST:

Member \$395 Non-member \$470

### ACCOMMODATION:

We have made arrangements with Auberge Vancouver (hotel attached to the Terminal City Club) to make available a limited number of rooms until October 1, 2015 at a rate of \$219 for Deluxe Rooms. For those who want to stay at Auberge Vancouver, please make your reservation as soon as possible directly with the hotel at 1.855.678.8998 or book by email to [reservations@aubergevancouver.com](mailto:reservations@aubergevancouver.com).

### PROGRAM CREDITS:

This year’s Conference qualifies for Continuing Professional Development program credits from the International Right of Way Association, the Appraisal Institute of Canada, Royal Institution of Chartered Surveyors and the Law Society of British Columbia.

## FRIDAY, OCTOBER 23, 2015

8:00 AM REGISTRATION &  
HOT BREAKFAST

9:00 AM WELCOME & INTRODUCTION

Back by popular demand, the Master of Ceremonies this year is Emily Mak, Legal Counsel, Metro Vancouver.

9:10 AM ECONOMIC UPDATE

■ *Cameron Muir, Chief Economist, British Columbia Real Estate Association*

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

10:10 AM COFFEE BREAK

10:30 AM TRANSBAY: THE NEW  
HEART OF DOWNTOWN  
SAN FRANCISCO

■ *Joshua Switzky, Manager of Community Planning in the Citywide Planning Division, San Francisco Planning Department*

With construction of the \$4 billion Transbay Transit Center project and a new high-density mixed-use neighborhood, the Transbay area is poised to be the new heart of downtown San Francisco and entire Bay Area region by 2020. Mr. Switzky will provide an overview of the project and planning history, including interrelationships of agencies and funding mechanisms, as well as a snapshot of ongoing implementation.

11:15 AM TRANS MOUNTAIN  
EXPANSION PROJECT'S  
LAND PROGRAM

■ *Carey Johannesson, Project Lead, Land and Right-of-Way, Trans Mountain Expansion Project*

Mr. Johannesson will provide an update on the Trans Mountain Expansion Project's Land Program, including statutory framework, procedures, activities and results to date.

12 NOON LUNCH

1:00 PM 23RD ANNUAL  
GENERAL MEETING

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

1:30 PM EXCESSIVE TAKING:  
TAKE TOO MUCH, TAKE  
TOO LITTLE, DAMNED IF YOU  
DO, DAMNED IF YOU DON'T

■ *C. Edward Hanman, Partner, Cox Taylor, Barristers & Solicitors*

■ *David T. Osland, AACI, P.App., Real Estate Appraiser*

Messrs. Hanman and Osland will lead a legal and appraisal discussion of issues faced by an authority and an owner in a partial taking, comparing loss in value to the remainder versus total taking situation. Issues include legalities of a total take, right to inquiry, impact of vesting, excess taking damage claim, temporary use and two year buy back, valuation issues around loss and value/injurious affection.

2:15 PM REGULATORY APPROVAL  
PROCESS FOR LIQUIFIED  
NATURAL GAS

■ *James O'Hanley, Deputy Commissioner, Permitting & Authorizations, BC Oil & Gas Commission*

A British Columbia crown corporation, the Commission is an independent, single-window regulatory agency with responsibilities for overseeing oil and gas operations in BC, including exploration, development, pipeline transportation and reclamation. Mr. O'Hanley will provide a primer on the regulatory approval process for liquefied natural gas (LNG) pipelines in British Columbia, including the steps taken to assess and provide permits for the taking of land interests for the use of private companies.

3:00 PM COFFEE BREAK

3:20 PM GEORGETOWN SOUTH  
PROJECT IN TORONTO

■ *Douglas (Sandy) Grieg, Consultant specializing in public sector real estate and management services*

Mr. Grieg will discuss an infrastructure improvement project in Toronto that involved a fixed deadline, no time to expropriate, 250+ parcels, 30 buyouts, 21 residences and a church plus assorted other property types. He will address the acquisition strategy for this project.

4:05 PM DISTRICT ENERGY:  
SURREY'S RENEWABLE  
ENERGY SYSTEMS

■ *Jason Owen, District Energy Manager, City of Surrey*

Mr. Owen will share his experience in planning and developing municipal infrastructure, green buildings, community energy planning and renewable energy systems.

4:30 PM ANNOUNCEMENTS

5:00 PM COCKTAILS - NO HOST BAR

6:30 PM DINNER

7:30 PM LIVE MUSIC AND  
-10:30PM TRIVIA/GAMES

## SATURDAY, OCTOBER 24, 2015

8:00 AM BREAKFAST

9:00 AM OPENING REMARKS

■ *Emily Mak*

9:10 AM CASE UPDATE

■ *James Goulden, Partner, Dispute Resolution & Litigation, Bull Housser & Tupper LLP*

■ *Phong Phan, Legal Services Branch, Ministry of Justice, Province of BC*

Always popular, Messrs. Goulden and Phan will provide insight on recent expropriation related decisions.

10:10 AM COFFEE BREAK

10:30 AM VIEW FROM THE EAST:  
TORONTO TRANSIT  
COMMISSION INSIGHTS

■ *Joanna Kervin, Acting Head of Property, Planning and Development Engineering, Construction and Expansion, Toronto Transit Commission*

Ms. Kervin will enlighten us as to recent, current and pending projects of the TTC. The TTC, as Canada's largest transit system, moves over 1.6 million people throughout the greater Toronto area every day, on buses, streetcars, subway and rapid transit trains. Ms. Kervin will provide details of some of the novel legal and logistical problems (and solutions) faced by the TTC as they proceed with expansion, maintenance and retrofitting of their transit infrastructure, in Toronto and beyond.

11:15 AM VALUATION OF  
CONTAMINATED SITES

■ *Stuart Carmichael, Partner, CWPC Property Consultants Ltd.*

■ *Dr. Harm P. Gross, President, Next Environmental Inc.*

This presentation will explore issues in determining the value of contaminated sites, including: stigma, discount to land value, risk allocation to both purchaser and vendor, regulatory impact and requirements, and hidden costs.

12 NOON CLOSING REMARKS  
& GRAND PRIZE DRAW

■ *Paul McEwen*

