



# BC Expropriation Association 2018 Fall Conference

**PRE-CONFERENCE SEMINAR:**  
*Introduction to Expropriation*  
October 25, 2018

**HOSTED AT:**  
*BC Hydro*  
333 Dunsmuir Street  
Vancouver, BC

**COST:** \$50

**CONFERENCE:**  
October 26 and 27, 2018

**HOSTED AT:**  
*Terminal City Club*  
837 West Hastings Street  
Vancouver, BC

**COST:**  
Member \$450 Non-Member \$525

There is an EARLY BIRD discount of \$30 for registering on or before October 5, 2018.

Visit [www.bcexpropriationassociation.ca](http://www.bcexpropriationassociation.ca) for the convenience of using our online registration and payment system.

## ***The British Columbia Expropriation Association invites you to our Annual Fall Conference.***

Enlightening presenters and panellists will offer practical guidance and continuing professional education on a variety of expropriation and related topics. You will also have opportunities to network with other professionals who are involved with the acquisition and expropriation of land for public purposes.

### **ACCOMMODATION:**

The Auberge Vancouver (hotel attached to the Terminal City Club) has made a limited number of rooms available at a special rate until September 28, 2018.

Please make your reservation directly with the hotel at 1.855.678.8998 or by email to [reservations@aubergevancouver.com](mailto:reservations@aubergevancouver.com).

## **THURSDAY, OCTOBER 25**

**1:30 - 4:00 PM**

### **Introduction to Expropriation**

**2:30 - 3:00 PM**

### **Networking Break**

*Suzanna Crescenzo, McEwen Valuation and Forensic; Neil Hahn, Garnett Wilson Realty Advisors; and Emily Mak, Southern Railway of British Columbia Limited*

Ms. Crescenzo (Chartered Business Valuator), Mr. Hahn (appraiser), and Ms. Mak (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.

### **PROGRAM CREDITS:**

Continuing Professional Development program credits are expected from the International Right of Way Association, the Appraisal Institute of Canada, and the Royal Institution of Chartered Surveyors. The Law Society of British Columbia has approved 0.6 credits for the Pre-Conference Seminar and 4.4 credits for the Conference.

## **FRIDAY, OCTOBER 26**

**8:00 AM**

### **Registration and Breakfast**

**9:00 AM**

### **Welcome and Opening Remarks**

*Emily Mak, Southern Railway of British Columbia Limited  
Master of Ceremonies*

**9:10 - 10:10 AM**

### **Economic Outlook**

*Andrew Ramlo, Rennie Group*

As a demographer and urban planner, Mr. Ramlo will share his unique perspective on the economy, housing trends, and the impacts from the new real estate taxes and rules.

**10:10 - 10:30 AM**

### **Networking Break**

**10:30 - 11:15 AM**

### **Tax Planning in Expropriations**

*Adam Scherer, Soberman LLP; and Shane Rayman,  
Rayman Beitchman LLP*

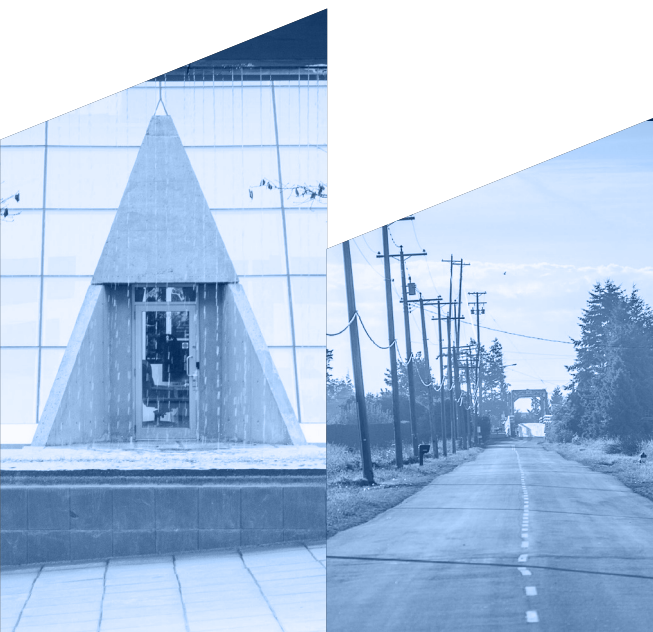
Messrs. Scherer and Rayman will de-mystify the tax treatment of expropriation compensation, including an examination of roll-over provisions, tax deferral rules, and replacement property guidelines.

**11:15 AM - 12:00 PM**

### **Development Planning Analysis as a Foundation to Valuation**

*Oleg Verbenkov and Rosa Shih, Pacific Land Group*

Mr Verbenkov and Ms Shih, land use planners with extensive expropriation experience, will address planning considerations necessary to determine the highest and best use of property,



## FRIDAY, OCTOBER 26 CONTINUED

the development considerations that should be factored into an appraiser's valuation analysis, and the role of the land use planner in the expropriation process.

**12:00 PM**

### Lunch

**1:00 – 1:15 PM**

### 26<sup>th</sup> Annual General Meeting

**1:30 – 2:15 PM**

### Becoming Tech Savvy in a Geospatial World

*George Jennings, Certes Applied & Natural Sciences; and Sean Hughes, Kent Macpherson*

A picture is worth a thousand words. Unlock the mysteries of geographic information systems, venture through the basics of the tools and datasets in the BC Land Resource Data warehouse, and learn some easy tips for using Google Earth to improve your practice.

**2:15 – 3:00 PM**

### Two Million Property Assessments: All in a Year's Work

*Grant McDonald, Deputy Assessor, BC Assessment*

BC Assessment faces the daunting task of valuing, classifying, and determining the assessed value and classification of almost 2 million properties across BC. Mr. McDonald will provide an overview of the legislative framework, how Assessors tackle the challenges of a rapidly moving market and folio growth, and the evolving tools and techniques employed.

**3:00 – 3:20 PM**

### Networking Break

**3:20 – 4:30 PM**

### Case Law Update

*Tim Quirk, BC Ministry of Justice; and Jeff Frame, Forward Law Lawyers*

Messrs. Frame and Quirk bring a new look and perspective to the invaluable yearly review of recent expropriation-related jurisprudence.

**4:30 PM**

### Cocktails and Networking

**6:00 PM**

### Dinner

## SATURDAY, OCTOBER 27

**8:00 AM**

### Breakfast

**9:10 – 10:10 AM**

### Below the Surface: A look into BC Hydro's new West End Substation Project

*Andrew Leonard and Tony Lee, BC Hydro*

Learn about BC Hydro's search for a site for its new West End Substation to replace existing aging infrastructure built some 70 years ago, in order to continue to supply safe and reliable electricity to a growing downtown Vancouver.

**10:10 – 10:30 AM**

### Networking Break

**10:30 – 11:15 AM**

### Advocacy and Business Loss Claims

*Phong Phan, BC Ministry of Justice; and Evan Cooke, Eyford Partners LLP*

After successfully resolving a series of business loss claims arising from the partial expropriations of land from large and complex business operators, Messrs. Phan and Cooke will speak to key advocacy and strategy considerations for owners and authorities.

**11:15 AM – 12:00 PM**

### Rail Corridor Valuation: Staying on Track

*Carl Nilsen and Joseph Gombas, Altus Group*

Rail corridor valuation presents complex issues from an appraisal perspective. Messrs. Nilsen and Gombas will review the principles, various approaches, and how valuation techniques work in practice. They will also review case studies from different jurisdictions.

**12:00 PM**

### Closing Remarks and Grand Door Prize Draw

*You must stay to play!*

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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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).

