

# 2025

# ANNUAL FALL CONFERENCE

**Terminal City Club**  
837 West Hastings Street  
Vancouver, BC



## PRE-CONFERENCE SEMINAR

OCTOBER 23, 2025  
*EXPROPRIATION 101*

## CONFERENCE

OCTOBER 24 & 25, 2025

## COST

MEMBERS: \$525

NON-MEMBERS: \$610

**EARLY BIRD discount less \$30**  
**if registering on or before**  
**September 30, 2025**

## VISIT

**[www.bcexpropriationassociation.ca](http://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 33rd 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 23, 2025

1:30 PM - 4:00 PM

### EXPROPRIATION 101

**Madison Jones**

Garnett Wilson Realty Advisors

**Suzanna Crescenzo**

McEwen Valuation & Forensic

**Joanna Johnson**

BC Hydro

Ms. Jones (appraiser), Ms. Crescenzo (Chartered Business Valuator), and Ms. Johnson (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 24, 2025

8:00 AM

### REGISTRATION & BREAKFAST

9:00 AM

### WELCOME & OPENING REMARKS

**Emily Mak**

Southern Railway of British Columbia Ltd.

9:10 AM - 10:10am

### ECONOMIC UPDATE

**Tom Davidoff**

University of British Columbia

Dr. Davidoff is a leading expert on real estate markets, housing policy, and urban economics. Known for his data-driven analysis and clear, compelling communication, he bridges the gap between academic research and public debate. His perspective promises to challenge assumptions and spark lively discussion.

10:10 am - 10:30 am

### NETWORKING BREAK

# FRIDAY (continued)

## OCTOBER 24, 2025

10:30 am - 11:30 am

### **BUILDING UP: TRANSFORMATIVE CHANGE FROM THE GROUND LEVEL**

**Jennifer Podmore Russell**

Nch'kay Development Corporation

Jennifer Podmore Russell will lead an exciting panel discussion on the strategic real estate vision for the Squamish Nation, highlighting the Seńákŵ project's expected transformation of the downtown Vancouver skyline. The panel will also explore how Indigenous-owned businesses and Nch'kay, the Squamish Nation's economic development corporation, form the foundation of economic independence that will provide for generations of the Squamish Nation.

11:30 am - 12:15 pm

### **WHAT THE LTO WANTS YOU TO KNOW**

**Dustin Meyer**

Deputy Registrar of Land Titles

Dustin Meyer, Deputy Registrar of the Land Title and Survey Authority of British Columbia will speak about land title examination requirements applicable to expropriations including priorities and how they are endorsed, modifications and cancellations of expropriation notices, special issues for expropriations of strata, and airspace parcels.

12:15 pm - 1:15 pm

### **LUNCH**

1:15 pm - 1:30 pm

### **33RD ANNUAL GENERAL MEETING**

1:30 pm - 2:15 pm

### **ECONOMIC FALL-OUT IN THE REAL ESTATE DEVELOPMENT WORLD**

**Jessica Hathaway**

Colliers

The Lower Mainland's land market is experiencing a sharp correction – driven by rising interest rates, elevated construction costs, and absorption challenges. Developers, lenders, and capital partners are navigating a markedly different environment than they faced even two years ago. In this session, Ms. Hathaway will provide an in-depth breakdown of current land values and how the broader economic environment is reshaping pricing, sentiment, and deal structures. Drawing on real-time data and active listings, Ms. Hathaway will explore what's moving, who's exiting, and what to watch for heading into 2026.

2:15 pm - 3:00 pm

### **HIGHWAYS BORN IN PRINT: GAZETTED HIGHWAYS IN BC**

**Jessica Taylor**

BC Ministry of Transportation and Transit

**Madelaine Campbell**

BC Ministry of Attorney General

Join representatives from the Province of BC for a stroll down the memory lane of the BC Gazette, exploring current and past legislation governing gazettes, types of gazette notices related to highways, how gazette notices were used to create highways up to 1987, how to interpret gazette notices, and how they are still used today.

3:00 pm - 3:20 pm

### **NETWORKING BREAK**

# FRIDAY (continued) OCTOBER 24, 2025

3:20 PM - 4:30PM

## ANNUAL CASE LAW REVIEW

**James Goulden**

Norton Rose Fulbright Canada LLP

**Phong Phan**

BC Ministry of Attorney General

Messrs. Goulden and Phan will conduct an in-depth review of the year of expropriation-related jurisprudence.

4:30 PM

## COCKTAIL RECEPTION

6:00 PM

## BANQUET

Our networking banquet is a highlight of the conference and is included in the conference fee.

# SATURDAY OCTOBER 25, 2025

9:10 am - 10:10 am

## VIEW FROM THE BENCH

**The Honourable Mr. Justice Crerar**

Known for his clever wit, wisdom, and way with words in written reasons, the Association welcomes BC Supreme Court Justice David A. Crerar to share his perspective of the law, and life, from the bench.

10:10 am - 10:30 am

## NETWORKING BREAK

10:30 am - 11:15 am

## ANATOMY OF EXPROPRIATION BUSINESS LOSSES: DIAGNOSIS AND TREATMENT

**Paul McEwen**

McEwen Valuation & Forensic

Mr. McEwen will dissect the business loss quantification process for operating businesses that are affected by expropriation-related disturbances. Digging beyond the basics and shining a light on common methodologies, analytical tools and principles, Mr. McEwen will illuminate how business valuers and forensic accountants skillfully wield calculators and spreadsheets like scalpels to bring clarity to the expropriation world.

11:15 am - 12:00 pm

## AN ODE TO THE LEARNED AUTHOR

**Alan Hincks**

BC Ministry of Attorney General, retired

In this tribute to Professor Eric C.E. Todd, Mr. Hincks will examine the legacy of *The Law of Expropriation and Compensation in Canada* (2<sup>nd</sup> ed.) and its enduring impact on the past 30 years of Canadian case law. As part of this discussion, Mr. Hincks will reflect on his own experiences as a property acquisition director, expropriation lawyer, inquiry officer and book editor.

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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