

Strata Leaseholds Law Reform Project Committee

The Strata Leaseholds Law Reform Project Committee was formed in 2025 to assist BCLI to develop fair, just, practical, and coherent principles to strengthen and modernize the present law surrounding strata leasehold housing.

The members of the committee are:

Dr. Alexandra Flynn (committee chair) is an Associate Professor and the Associate Dean of Graduate Studies and Professional Programs at the Peter A. Allard School of Law. Alexandra's teaching and research focus on municipal law and governance, administrative law, and property law. She has published numerous peer-reviewed papers, public reports, media articles, and a book on how cities are legally understood in law and how they govern, including the overlapping geographies and governance of city spaces, and the formal and informal bodies that represent residents. Alexandra is the Director of the Housing Research Collaborative, which comprises CMHC and SSHRC-funded projects focused on Canada's housing crisis. She is also working on several projects related to precariously housed people in Canadian cities, including the governance of personal property of precariously housed people, and human rights and tent encampments.

Thom Armstrong has more than 40 years of experience in the co-operative housing movement, holding leadership positions in Saskatchewan, Ontario, and British Columbia. Since September 2000, Thom has been the Chief Executive Officer of the Co-operative Housing Federation of BC (CHF BC) and currently serves in the same capacity for the Community Land Trust Foundation of BC and COHO Management Services Society, all headquartered in Vancouver. He also serves on the board of Boann Social Impact, an impact investor in the social finance sector. CHF BC represents 265 non-profit housing co-ops with almost 15,000 co-op homes. COHO provides professional property management services to a portfolio of 6,200 homes. CHF BC's group of community land trusts currently holds assets in housing and land worth more than \$1.25 billion.

Veronica Barlee is a Senior Policy Advisor with the Housing Policy Branch in the Ministry of Housing and Municipal Affairs. For the past 17 years, Veronica has worked on strata legislation, regulations, policies, and issues. Strata housing is a key housing tenure in British Columbia with an estimated 1.5 million strata

owners and residents. Veronica's professional background includes extensive policy development and management experience in the private, public, and non-profit sectors. She supports and developed the Province's strata housing website which provides user-friendly information to strata council members, owners, and residents. Her MBA from the University of Alberta is augmented by ongoing professional development in policy development, and public consultation, engagement, and education. As a settler, she continues to learn about Indigenous peoples in BC and Canada and to support reconciliation.

Grant Haddock, KC, is the founder of Haddock & Company. Grant acts for many housing co-ops and strata corporations along with a number of housing corporations, housing societies, equity housing co-operatives, Indian Lands housing corporations, and fractional interest free-hold housing properties. In addition, Grant acts for commercial and residential landlords, manufactured home community owners and small to mid-size construction companies and developers. He is a frequent speaker at education conferences and seminars hosted by housing industry leaders and speaks on a variety of topics as they touch on non-profit housing, residential tenancy and strata property.

Dr. Douglas Harris is a Professor and the Nathan T. Nemetz Chair in Legal History at the University of British Columbia's Peter A. Allard School of Law. He teaches and writes in property law and legal history, with a particular focus on condominium law and cities.

Nizar Laarif is Director of Public Affairs at Aboriginal Housing Management Association (AHMA), the umbrella organization for all Indigenous housing providers off reserve in BC. AHMA's members represent over 5000 Indigenous families living in urban, rural and northern regions of British Columbia. Nizar has been with AHMA for 12 years. Prior to joining AHMA, he worked with the Heiltsuk Nation as Capital Manager.

Kylie Sandstone is Manager of Policy and Legislation at Housing Policy Branch, Ministry of Municipal Affairs and Housing. Kylie has been with the Ministry since 2018 serving in policy and legislative roles, related to both strata housing and building/construction standards. Prior to joining the BC Public Service, Kylie worked in non-profit and private sector housing development and operations. Kylie holds a Master of Public Administration degree (MPA), is a Registered Professional Planner (RPP), and a Project Management Professional (PMP).

Karl P. Stephan is Senior Counsel at Ratcliff LLP. He provides legal advice to numerous First Nations, with an emphasis on Aboriginal land development, incorporation and governance structuring for First Nation-owned companies, leasing of reserve lands, financing and security documentation, impact benefit and servicing agreements, trusts, and First Nation laws relating to taxation, assessment, financial administration, and land management.

Michael Walker is a real estate and social enterprise lawyer in Vancouver. He worked as a journalist and newspaper editor, and in diverse roles in the non-profit sector, spanning law reform, urban policy, community relations and housing development. Mike is now a senior partner in the law firm Miller Thomson LLP, having served in the past as a managing partner and a member of the firm's national executive committee. Mike has also served on a number of public advisory and governing bodies, including the BC Housing Board of Commissioners and the Real Estate Council of B.C. He is currently a member of the University of British Columbia's Board of Governors.