



## Allyson Baker

Partner

Infrastructure, Construction & Procurement  
Strata Property  
Employment & Labour  
Higher Learning

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### Profile

Infrastructure and condominiums. At first blush, these two areas of practice, which make up Allyson's primary areas of practice, would not appear to have very much in common with each other. However, what Allyson sees in both areas is a transformation of the way we live in British Columbia.

### Work Highlights

#### Province of British Columbia

- > Legal counsel to the Province regarding the procurement of the project contract and vehicles, as well as post completion matters, related to the Evergreen Line Rapid Transit Project, which commenced service in December 2016

#### Orgaworld Surrey Limited Partnership

- > Legal counsel to Orgaworld Surrey Limited Partnership, the project company selected to design, build, finance, maintain and operate the Surrey Biofuel Processing Facility in Surrey, BC, a first of its kind facility in North America, which, when operational, will convert the municipality's organic waste into renewable natural gas and high end

compost product

## **Hundreds of strata corporations and strata property managers throughout the Province of British Columbia**

- > A myriad of issues affecting the operation of strata corporations

*Additional work highlights below*

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With a straightforward approach and direct advice, Allyson's priority is helping clients move forward with their projects.

### **Infrastructure, Construction & Procurement Services**

- > Procurement issues
- > Drafting P3, design-build, stipulated price and construction management contracts
- > Tendering and contract disputes
- > Project insurance matters
- > Design and construction deficiencies

### **Strata Property Services**

- > Rights, powers and duties of strata corporations under the Strata Property Act
- > Windings up of strata corporations
- > Drafting and interpreting strata-related documents, including contracts, resolutions, bylaws and rules
- > Insurance claims
- > Strata governance

When working through these issues, Allyson tries to convert complex concepts into simplified terms, which allows our clients to make informed decisions that bring success. Even just a small tweak to language can be the key to avoid disputes. Her goal is to draft our clients' documents in a way that minimizes potential problems during the implementation of our clients' endeavours.

What makes Allyson different as a solicitor is that she also has 14 years of experience as a litigator. She has gone to court. She knows what is involved and what is at stake in going to trial. This gives our clients an advantage because she strategically advises them on options and helps them avoid costly litigation.

Since commencing practice in 1994, Allyson has seen many changes in how we live our lives in British Columbia and considers herself fortunate to have the opportunity to contribute to some of those changes.

## **Credentials**

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### **Industry Involvement**

- > Canadian Bar Association, member
- > Canadian Bar Association of British Columbia, member
- > Law Society of British Columbia, member

## **Community Commitments**

- > Condominium Homeowners Association, board member, 2004 - Present

## **Education & Call to Bar**

- > Call to Bar: British Columbia, 1994
- > University of British Columbia, Bachelor of Laws, 1993
- > Queen's University, Bachelor of Science (Biochemistry, graduated with Honours), 1989

## **External Presentations**

- > Interviewee, B.C. government raising payments for strata contingency reserve funds, CBC News, January 2023
- > Speaker, "How Will Your Strata Manage Meetings, Use Of Property, And Contractors Through The 4th Wave of COVID-19", Condominium Home Owners Association of BC (CHOA), September 2021
- > Speaker, "Insurance Risk Bylaws and Educating Your Residents", Condominium Home Owners Association of BC (CHOA), August 2021
- > Speaker, "Electronic Meetings for BC Strata Management Companies", SPABC Annual General Meeting, Strata Property Agents of BC, June 2021
- > Presenter, "Winding Up a Strata Corporation", The Continuing Legal Education Society of British Columbia, October 2019
- > Presenter, "Strata Property Act Update", Hot Topics in Real Estate Development Program Course, Pacific Business & Law Institute, September 2019
- > Contributor, "Strata Wind Up Update", Continuing Legal Education Society of British Columbia, November 2018
- > Presenter, "Winding Up A Strata Corporation: Public Forum", Condominium Homeowners Association, April 2017
- > Contributor, Condo Smarts: Better to find solutions before a crisis occurs, The Province, September 2017
- > Contributor, "Complex Stratas", Continuing Legal Education Society of British Columbia, October 2016
- > Contributor, "Hot Topics in Strata Law", Continuing Legal Education Society of British Columbia, December 2013

## **External Publications**

- > Editor, CLE Strata Property Act Practice Manual, The Continuing Legal Education Society of British Columbia
- > Author on CLE Strata Property Act Practice Manual chapters regarding insurance, duty to repair, separate sections and windings up, The Continuing Legal Education Society of British Columbia

## **Additional Work Highlights**

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### **Strata Wind Up**

- > Strata Plan NW 698 - Brandywine: One of the first strata developments to sell to a developer using a new method for winding up strata corporations since the BC

government implemented Bill 40 in 2016. Negotiated the deal and led the strata client through the internal approval process, the closing of the deal as well as the entire court process.

- > Strata Plan LMS 2903 - Nelson on the Park

### **Land Assembly in Place of Strata Wind Up (100% Owner Approval Sale)**

- > Strata Plan VR 324 - The Somerset
- > Strata Plan NWS 608 - Telford Villa
- > Strata Plan NW 927 - Cedar Hollows
- > Strata Plan NW 470 - The Gables

### **Dogwood Lodge**

- > Assisted Vancouver Coastal Health with the procurement of the design-build contract for the Dogwood Lodge long-term care home