



*Community Builders – Building Communities*



## APRIL / MAY 2024 NEWSLETTER

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## 2024 CARE AWARDS

The 2024 CARE Awards Call for Entry has been launched and the entry deadline is Monday, June 10! The CARE Awards gala is at the Fairmont Empress Hotel on Friday, September 27. Thank you BC Housing (Gold), BCCA Employee Benefit Trust, (Gold) Built Green Canada (Gold), FortisBC (Gold), Hourigan's Flooring (Gold), McLaren Properties (Gold), Slegg Building Materials (Gold), Trail Appliances (Gold), Travelers Insurance Company of Canada (Gold), Victoria Real Estate Board (Gold), Coast Capital Savings (Silver), Centra Windows (Bronze) and Mike Geric Construction (Bronze), Times Colonist (Media), CFAX1070/CTV (Media) for sponsoring in 2024! There is still time! Take a moment to consider sponsoring the industry's premier housing awards! A full colour CARE Awards magazine highlighting the Gold winners was distributed in the Times Colonist and online at [CARE Awards 2023 by Times Colonist - Issuu](#)

If you missed the event, and would like to view the winners presentation, stream the show at CTV/Vancouver Island [2023 VRBA CARE Awards Presentation Video - YouTube](#)

Thank you, 2024 sponsors! *Support our sponsors supporting the CARE Awards!*

### Gold Sponsors



Silver

Bronze

**NEW MEMBERS / APPLICANTS**

**New Members:**

- Aplomado Developments Ltd. – Silas Doore and Dan Doore
- Red Dove Developments Ltd. – Rick Gilley
- Sam Scott Interior Design Studio – Sam Scott
- Lorri McCrackin Designs Inc – Lorri McCrackin

**Applicants:**

- Andre’s TV Sales & Service Ltd. – PJ Milinkovic & Rob Siddon
- Southall’s Construction Ltd. – Bradley Southall & Alan Southall

**VRBA GOLF TOURNAMENT – WEDNESDAY, MAY 29**

Join us on Wednesday, May 29 for our Annual Fun Golf Tournament at Olympic View! ([www.OlympicViewGolf.com](http://www.OlympicViewGolf.com)) Mark your calendars, enjoy a day on the links and network with VRBA’s contractors, designers, trades & suppliers! Registration info is attached.



Thank you **Gold** sponsors!

Golf Tournament Gold Sponsors



There is still room available.

Registration and Sponsorship info: <https://www.vrba.ca/events/2024-annual-fun-golf-tournament/>

**VRBA BUILDERS LABOUR WAGE SURVEY**

VRBA is wrapping up our annual Builders Labour Wage survey. The results are anonymous and only go to participants. If you haven’t completed the survey, contact [admin@vrba.ca](mailto:admin@vrba.ca) and submit your info.

**AVICC HOUSING PANEL**

Last week, VRBA attended the housing panel and trade show at the convention for the Association of Vancouver Island and Coastal Communities (AVICC) in Victoria.

AVICC represents municipalities, regional districts and other local governments of Vancouver Island, Sunshine Coast, Qathet/Powell River, the North Coast and the Central Coast.

Mike Dalton, Dusty Delain and Casey Edge presented industry challenges and solutions for building new housing including the “missing middle” (townhomes, and small multi-family).

We received very positive responses from elected officials. Our experience at AVICC confirmed our expertise is appreciated and represents new information. This is why we have advocated for mandatory housing education in partnership with industry when councils are first elected.

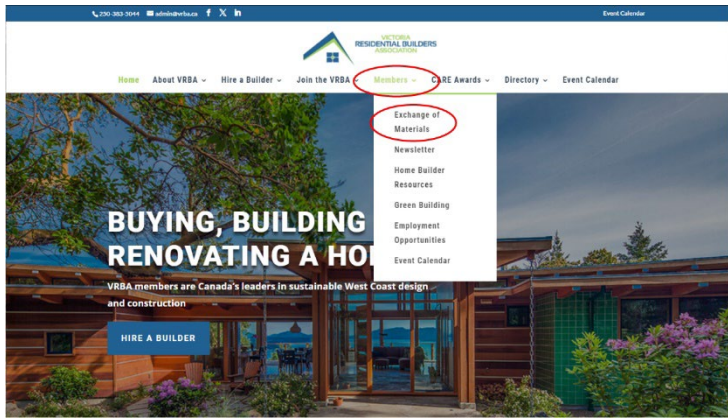
Better communication and understanding of industry’s housing challenges would lead to more housing supply and affordability.

## HOUSING TARGETS, OAK BAY INFILL HOUSING, COLWOOD ENVIRONMENTAL DEVELOPMENT PERMIT AREAS, OAK BAY ROCK BLASTING, BC SOIL REGULATION, SAANICH HOUSE DESIGN, NATIONAL BUILDING CODE

- The BC government announced 20 more municipalities prioritized to boost housing. They include Central Saanich, North Saanich, Sidney, Colwood, Esquimalt, View Royal, North Cowichan, Nanaimo. Here is the news release [More priority communities selected to deliver more homes | BC Gov News](#)
- Oak Bay is updating its infill housing bylaw with a zoom webinar and open houses.
  - Online Webinar | Thursday, April 25, 6:00 – 7:30 pm  
Link: <https://us02web.zoom.us/j/84596505636>
  - Open House | Wednesday, May 1 from 4:00 – 7:00 pm at [Windsor Pavilion](#)
  - Open House | Saturday, May 4 from 1:00 – 4:00 pm at [Monterey Recreation Centre \(Garry Oak Room\)](#)
- The City of Colwood is updating its guidelines for Environmental Development Permit Areas and is seeking feedback on the proposed changes considered by Bylaw 1700-10. Fill out the attached survey before May 17<sup>th</sup>, 2024. Send to Desiree Givens [dgivens@colwood.ca](mailto:dgivens@colwood.ca)
- Oak Bay proposed a new blasting bylaw that would have added thousands of dollars to housing costs. VRBA and others opposed the bylaw which, subsequently, was not passed. The municipality is undertaking a wider consultation.
- The BC government created new soil regulations with the unintended consequence of landfill sites requiring testing of clean soil from residential areas, citing the regulation. We brought this to the attention of the government. They responded saying, *“The B.C. Government plans to educate landfill operators on the soil relocation legislation and Protocol 19 requirements and communicate that these requirements do not apply to soil removed from residential properties. However, we understand that this does not remove any soil testing specifically required under landfill authorizations or by a landfill operator to verify loads being brought to a site.”*
- Saanich has a bylaw that measures the floor area to the outside face of exterior walls. However apparently that bylaw has been applied by Saanich staff using the sheathing. They are now applying the bylaw to house designs, which has created confusion and challenges. We have asked Saanich to review this and undertake a consultation. The BC Building Code defines the floor area as the following: *“Floor area means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies.”* [British Columbia Building Code 2024 \(gov.bc.ca\)](#) Langford conforms to this definition as does Esquimalt. Saanich should do the same, especially in light of Step Code and more insulation required for energy efficiency, reducing the floor area. Saanich CAO Brent Reems is reviewing the issue.
- The National Building Code Public Review ends April 29, we will be expressing concerns raised at Builders Council about proposed changes that add more costs to housing. [Proposed Changes by Code Provision—National Building Code 2020 \(cbhcc-cchcc.ca\)](#)

## EXCHANGE OF MATERIALS

VRBA has created a new form for *Exchange of Materials* (eg soil, rock, sod, logs, etc). The link to the form is here <https://www.vrba.ca/exchange-of-materials/> and is located on our website here:



## UPCOMING EVENTS

April 25- 6 pm-7:30 pm: Oak Bay Infill Housing Webinar Link: <https://us02web.zoom.us/j/84596505636>

May 8 – How to Enter the CARE Awards webinar [admin@vrba.ca](mailto:admin@vrba.ca)

May 22- Builders Council topic TBD

May 29 – VRBA Golf Tournament at Olympic View (see attached) [admin@vrba.ca](mailto:admin@vrba.ca)

June 10 - CARE Awards Entry Deadline [admin@vrba.ca](mailto:admin@vrba.ca)

June 19 – Builders Council

Sept 11 – VRBA General Meeting/Lunch

Sept 27 – CARE Awards Gala at Fairmont Empress Hotel

## FLOFORM WORKSHOP AND BBQ – MAY 2

FloForm is hosting a workshop and BBQ on May 2, details below. Drop in! For more info, contact Derek Ballman, BC Regional Manager, [dballman@floform.com](mailto:dballman@floform.com)

A promotional poster for a workshop and BBQ. The background is green with a white, scalloped-edged central area. At the top left is the FloForm logo with the tagline 'Conquer today, live life'. At the top center is a circular logo featuring a cowboy hat and boots. At the top right is the Wilsonart International logo. The main title 'Saddle Up' is in a large, bold, green font, with 'Texas Is In Town' below it in a smaller, green font. Below the title is the text 'Save the Date' and 'PLEASE JOIN US FOR FLOFORM &amp; WILSONART'S HANDS-ON WORKSHOP!'. The date 'May' is written in a cursive font, followed by 'Thursday' and '2' in a large, bold font, and '3 pm-5pm' to the right. Below this, it says 'BBQ starts at 5:30PM'. At the bottom, the location is 'FloForm Victoria, 620 Finlayson St #201, Victoria, BC V8T 5C8, Canada' and the contact information 'FLOFORM.COM | 250-472-1200'.

## PREFERRED GOLD CORPORATE RATES FOR VRBA MEMBERS AT ACCENT INNS AND HOTEL ZED

VRBA members get **Preferred Gold** corporate rates at [accentinns.com/](http://accentinns.com/) & Hotel Zed [hotelzed.com/](http://hotelzed.com/)  
Attached are the hotel rates from March 1 to June 20, 2024. For the promo code, contact Debra at [admin@vrba.ca](mailto:admin@vrba.ca)



## JOIN BCCA EMPLOYEE BENEFIT TRUST

Does your company need a benefits program? VRBA partners with BCCA Employee Benefit Trust, to take advantage of a great flexible package designed for the construction industry. Plans are affordable and easy to set up. Contact Laura Bonney at [info@bccabenefits.ca](mailto:info@bccabenefits.ca)

## HOUSING STARTS UPDATE

According to CMHC, there has been a 94.5% decline in Victoria housing starts with only 13 units from January to March this year vs 240 in 2023. This will likely reverse in the next couple of months because the municipality is the home of large multis and one project can boost their numbers significantly. However, it also represents the cost of doing business in Victoria, which many builders avoid due to excessive regulations and fees. Significant financing and economy of scale and must be achieved to address all of the costs.

Overall, there has been a 16% decline in Greater Victoria housing starts year-to-date January – March. The total is 916 in 2024 vs 1,088 in 2023.

There are 749 units from large multi-family projects, 72 single family and 95 townhomes, duplex, etc. also known as “missing middle.” There has been a big shift to large multis due to high construction costs, government fees, taxes and regulations, and high interest rates. Monthly housing data will be skewed based on the timing/appearance of these large projects.

Most of the new housing was in Langford (537), Colwood (131) followed by Saanich (93), View Royal (69) and Sooke (52). Municipalities posting zero starts this year are Central Saanich, Highlands, and Metchosin. North Saanich has 1 new home. Sidney has 6 and Oak Bay and Esquimalt have 7 each.

It appears some municipalities may be ratcheting up regulations and fees to obstruct the province’s legislation enabling 4 to 6 units on single family lots. These range from calculating floor area to include exterior siding in Saanich to requiring additional permit approvals for soil removal in Central Saanich, despite having a building permit obviously requiring an excavation. There is a disconnect at all government levels regarding the ongoing layering of regulations and fees on new housing, putting housing further out of reach for young families.

## EDUCATION & TRAINING



**Licensing & Consumer Services Branch of BC Housing** approved offerings for CPD builder licensing [click here](#)

**Murray Frank’s Building It Right Courses** [buildingitright.com](http://buildingitright.com) 65 CPD points available online! Also have a look at Course in a Box for 20 CPD points [buildingitright.com/course-in-a-box.html](http://buildingitright.com/course-in-a-box.html)

**Building It Right** has a wide range of courses including **Building the House of Tomorrow** at [buildingitright.com/houseoftomorrow.html](http://buildingitright.com/houseoftomorrow.html)

Also book a cruise with their CPD at Sea! [buildingitright.com/featured-cruise.html](http://buildingitright.com/featured-cruise.html)

**Professional Home Builders Institute: Online courses for BC Builder Licensing are available at the Professional Home Builders Institute** [here](#). VRBA is now recognized as an exam proctor for the Professional Home Builders Institute. Members are able to take exams that qualify for CPD and BC Builder Licencing at our office. There is no charge for this service – it is another benefit of VRBA membership.

**ICBA:** A wide selection of online courses, many CPD approved, from the Independent Contractors and Businesses Association including Construction Law, Drawings, Profitable Contracting, Construction Management, Employment Standards, etc. Visit [Upcoming Courses & Events - Independent Contractors and Businesses Association \(arlo.co\)](#)

**VICA:** A wide selection of from the Vancouver Island Construction Association.

**VRBA members can now use the **PROMO code VRBA\$100** at checkout to save \$100 off of the public registration fee on all eligible training.** For all courses and dates, and to register [visit the VICA website.](#)

Victoria Residential Builders Association

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Visit us on Linked-In, Facebook and Twitter: [@vicbuilders](#) has over 5,000 Followers!