



Community Builders – Building Communities



JULY 2021 NEWSLETTER

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CARE AWARDS – NOV 13

Public health guidelines permitting, the 2021 CARE Awards gala is scheduled for Saturday, Nov 13 at the Fairmont Empress Hotel. We are excited to again hold a gala event to announce the Gold winners. Tickets not yet available. Finalists will be announced in early September with projects displayed online to launch voting for the People's Choice Award. Our CARE Awards display featuring the Finalists will again take place at Hillside Center from October 18 to 31. Thank you 2021 sponsors! Support our sponsors supporting the CARE Awards!

2021 Gold Sponsors



BUILDERS COUNCIL – WED AUGUST 18

Our July 20, Builders Council meeting was a presentation with Councilor Geoff Young on the City of Victoria's plans for rezoning neighbourhoods to address missing middle housing. The next Builders Council meeting is Wednesday, August 18 at 12 noon via Zoom. Speaker TBA. Everyone is welcome to attend.

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

The BC Centre for Disease Control reports recreational travel within BC is now permitted. <http://www.bccdc.ca/health-info/diseases-conditions/covid-19/prevention-risks/travel>

We have secured Preferred Gold corporate rates for VRBA members at accentinns.com/ & Hotel Zed hotelzed.com/. Attached are the hotel rates from June 25 to September 30, 2021. For the promo code, contact Debra at 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.

ANOTHER BC STEP CODE MISSTEP

Recently, another misstep has occurred with BC's Step Code. New data reveal Net Zero-ready homes are achievable at Tier 4. In other words, Tier 5 is unnecessary for Net Zero-ready, yet some lower mainland municipalities are already fast-tracking Tier 5. Homebuyers will be overpaying for Tier 5 homes required by their municipalities thinking Tier 5 is the only path to Net Zero-ready. VRBA has written a letter to Codes Canada requesting a review of this error. We will be requesting similar action from David Eby, BC's Minister Responsible for Housing. VRBA promotes energy efficiency programs supported by health and safety, affordability and proven practice, such as Built Green.

VRBA GENERAL MEETING & ELECTION – WEDNESDAY SEPT 8

The Gorge Vale Golf Club is not yet open for lunches and our priority is the health and safety so we are continuing with Zoom meetings at this time.

VRBA will hold our Sept meeting and board election via Zoom on Wednesday, September 8 from 11:45 am to 1 pm.

Agenda

11:45 am - board election

12:00 noon – Wendy Jones, speaker

1:00 pm – adjourn

Wendy Jones, BC Employers' Advisors Office will provide information on employers issues including COVID and increasing site inspections by WorkSafeBC. If you have additional challenges in the workplace, send them to admin@vrba.ca and we will ask Wendy to address them.

CITY OF VICTORIA REZONING PLANS

The City of Victoria is planning to rezone neighbourhoods to accommodate what is known as missing middle housing. This is family housing such as townhomes, duplexes, triplexes, etc lacking in Victoria. Victoria is losing people in their 30's, including those starting families, many of whom are moving to the West Shore where missing middle housing is more available due to lower costs and development approval efficiency.

Victoria council is presently considering recommended changes to the Hillside-Quadra, North Park, and Fernwood neighbourhoods. VRBA has written a letter to council supporting the rezonings, but opposing Community Amenity Contributions and other fees required for "bonus density."

Their "bonus density" policy undermines housing affordability and is contrary to the recommendations of the new provincial report on housing called "Opening Doors." https://engage.gov.bc.ca/app/uploads/sites/588/2021/06/Opening-Doors_BC-Expert-Panel_Final-Report_Jun16.pdf The report says on page 39:

"Zoning-based charges (CACs) discourage proactive zoning for more homes. CACs are negotiated in exchange for rezoning property to accommodate more homes. As a result, local governments that proactively increase zoned capacity or update zoning codes to better reflect anticipated growth and community

priorities (as outlined in regional growth strategies and official community plans) lose that revenue opportunity. Indeed, local governments can generate CAC revenue by keeping zoning below levels that make redevelopment possible and selling additional 'air rights' through the zoning powers they have been delegated. Consequently, the additional costs, time, and uncertainty associated with the rezoning process—including their negative impacts on housing supply—persist.”

The report recommends phasing out CAC's. If good planning dictates communities can accommodate higher density, that density should be established without CAC's adding to the cost of housing. Removing CAC's and other costly obstructions will also create more transparency and clarity for builders in terms of establishing land value and permit efficiency.

UPCOMING EVENTS

July 1 – VRBA Membership Renewal
August 18 – Builders Council
Sept 8 – VRBA General Meeting and Election
Sept 15 - Builders Council with Murray Frank, Building It Right
Oct 20 – Builders Council
Nov 2 & 3 – ICF Series by Building it Right <https://buildingitright.com/icf-series.html>
Nov 10 - VRBA AGM
Nov 13 – CARE Awards Gala

EDUCATION & TRAINING



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

Murray Frank's Building It Right Courses www.buildingitright.com 65 CPD points available online! Also have a look at Course in a Box for 20 CPD points <https://buildingitright.com/course-in-a-box.html>

Building It Right has a wide range of courses including **Building the House of Tomorrow** at <https://buildingitright.com/houseoftomorrow.html>

They are launching a **new ICF series** coming to **Victoria Nov 2 & 3**. More info at <https://buildingitright.com/icf-series.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 Licensing at our office. There is no charge for this service – it is another benefit of VRBA membership.

VICA: A wide selection of Builder Education Courses is available from the Vancouver Island Construction Association. **VRBA members can now use the [PROMO code VRBA2021](#) at checkout to save \$100 off of the public registration fee on all eligible training.** For all courses and dates, and to register [visit](#).

COURSES:

[CCDC 2 Deep Dive: Read the Full Contract, LIVE-Online](#)

4-hour workshop | Upcoming Sessions: July 15, August 17, September 21
4 CPD Points (Informal)

[Getting Paid & Managing the Cash Flow, LIVE-Online](#)

4-hour workshop | Upcoming Sessions: July 20, August 18, September 16
4 CPD Points (Informal)

[Project Planning for Success, LIVE-Online](#)

2 Days, 3 hours each day | Upcoming Sessions: June 29-30, August 17-18
6 CPD Points (Informal)

[Managing Change in Construction, LIVE-Online](#)

4-hour workshop | Upcoming Sessions: July 6, August 4
4 CPD Points (Informal)

[Trade Contracts, LIVE-Online](#)

2 Days, 3 hours each day | Upcoming Sessions: July 6-7, October 6-7
6 CPD Points (Informal)

[Managing Shop Drawings, Samples and Submittals, LIVE-Online](#)

4-hour workshop | Upcoming Sessions: July 13, August 11, September 9
4 CPD Points (Informal)

[Project Close-Out, LIVE-Online](#)

2 Days, 3 hours each day | Upcoming Sessions: July 13-14, September 28-29
6 CPD Points (Informal)

[Construction 101, LIVE-Online](#)

30 Min Orientation & 4 days, 8:00am-12:15pm | Upcoming Sessions: August 5 + 10-13, September 9 + 14-17
16 CPD Points (Informal)

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