

**BONUS: 2007 GEORGIE AWARDS® WINNERS INSIDE**

# BC Homes Magazine

April/May 2008

[www.bchomesmag.com](http://www.bchomesmag.com)



**British Columbia's**

# 20

# Most Influential People

**IN RESIDENTIAL CONSTRUCTION**

**SUCCESSION PLANS  
IN THE HOME  
BUILDING INDUSTRY**

**Who will replace the  
builders preparing to retire?**

**THE STATE OF  
AFFORDABLE  
HOUSING IN BC**

**Can you afford a BC home?**

**HOMES BUILT  
STRONGER TO  
LAST LONGER**

**New technology becoming  
the solid choice for builders**

# CELEBRATE CONCRETE

# MAY 15 2008 20 AWARDS FOR EXCELLENCE IN CONCRETE CONSTRUCTION

## Marriott Pinnacle Vancouver

You are invited to the 2008 BC Awards for Excellence in Concrete Construction (the CONNIES). Join our host Michael Geller at the CONNIE Gala Evening on May 15, 2008 at the Marriott Pinnacle Vancouver where the category winners will be announced.

tickets: [www.bcrmca.bc.ca/awards](http://www.bcrmca.bc.ca/awards)



Presented by:

**BC Ready-Mixed  
CONCRETE**  
ASSOCIATION

Whitemarsh  
ENTERPRISES INC.

Sponsored by:



For sponsorship opportunities email [scott@whitemarsh.ca](mailto:scott@whitemarsh.ca)

BC Homes Magazine



PHOTOS FEATURE SOME OF THE 2007 CONNIE AWARD WINNING PROJECTS (FROM TOP TO BOTTOM): Nk'Mip Cultural Centre in Osoyoos, BC; Kicking Horse Cantilever Bridge in Golden, BC; Metro Skate Park in Burnaby, BC; and the Gordon & Leslie Diamond Health Care Centre in Vancouver, BC.

# CONTENTS

APR/MAY 2008 | ISSUE 17

## BONUS

### 20 2007 Georgie Awards® Winners

We've got all the winners listed including categories, company names and project names. Not to mention where to view all the projects.



24

## COVER STORY:

### 24 BC's 20 Most Influential People In Residential Construction

Meet the people whose goal it is to keep the residential construction industry as the force driving BC's economy.

## FEATURES

### 32 Paying The Price

The state of affordable housing in BC. Can you afford a BC home?

BY BEVERLY CRAMP

### 38 Like Father, Like Son?

Succession plans in the home building industry. Who will replace the builders preparing to retire?

BY EVE LAZARUS

### 44 Solid As A Block

Homes built stronger to last longer. New technology becoming the solid choice for builders.

BY STEVE ST. PIERRE

On the cover.... Shayne Ramsay, Philip Hochstein, Gordon Campbell, Hank Bangma, M.J. Whitemarsh

Photography by Lindsey Donovan

## DEPARTMENTS

### 6 Editor's Note

### 8 Contributors

### 11 In Site

Leona Snider's story; green building code; builder training; harmonized sales tax; homeowner grant limits; Going To Market; Construction Safety Networks toolbox.

### 16 Mail Box

### 18 Developments

More than 90 industry peers showed up to support BC's 2007 Residential Construction Person of the Year.

### 48 Bon Vivant

Jumping into do-it-yourself projects can turn into a living nightmare.

### 50 That's The Way

David Podmore: President & CEO, Concert Properties Ltd.



## Creating Our First List



The residential construction industry is thriving to say the least. Real estate is booming, and we are running short on resources to keep up with the demand.

Luckily, this industry is full of problem solvers and we have put together a short list of such people, the 20 most influential people in the residential construction industry. To compile the list, *BC Homes Magazine* sought the input of industry professionals, who shared with us those who inspired them.

Of course, it's a big province and a big industry. There are many other trailblazers who have made huge leaps for the industry but who were not mentioned in this issue. With the list, we tried to represent different key segments of home building. If you think we have overlooked someone, feel free to contact us so that we can consider them for the 2008 list.

Our 2007 list draws attention to industry leaders who practice what they preach. They are decision makers who are not afraid to rock the boat so that changes are made for the better.

Perhaps one of the most prevalent hot-button issues in residential construction today is affordable housing. This, of course, includes social housing but it also refers to the industry at large. Real estate prices are at an all time high and BC residents are left paying higher prices for

smaller spaces. Of course, most residents are willing to compromise in order to stay in beautiful BC. Even though many can't really afford to live here, they feel they can't afford to leave here either. We look at some possible solutions to make BC homes more affordable and what we will most likely be seeing in this respect in the next few years ("Paying The Price," p. 32).

Another much-discussed issue is the skills shortage in BC. With so many baby boomers retiring, we're just not sure who, if anyone, is going to be able to replace them. And those who are retiring need to figure out what is going to happen with their companies. As small business owners, it is sadly more than likely that these retirees will be forced to retire their business with them. Many have come up with successful, and some creative, ways to keep their business alive. We talked to several retiring BC builders and offer you the inside information on their exit plans ("Like Father, Like Son?," p. 38).

Those entering the skills trades are learning about a relatively new building technology in insulated concrete forms (ICFs). ICFs are basically forms for poured concrete walls and are either pre-formed interlocking blocks or separate panels that many builders and consumers are opting to use because it creates modern-day fortresses, which are basically indestructible. We take a look at the technology involved in the ICF wall systems of building ("Solid As A Block," p. 44).

There are a lot of important changes happening in the industry and a lot of important people behind these changes. We hope you enjoy the issue and feel reassured knowing that our homes are in the hands of such qualified individuals.

**Scott Whitmarsh**  
Editor

# FRAME MORE HOUSES. FASTER.™



**30%  
STRONGER  
TOOTH BOND**

**WELDTEC™**



**WELDED CARBIDE**

SUBSCRIPTIONS

**R  
FREE**



order now toll free at 1 800 933 6777

[www.bchomesmag.com](http://www.bchomesmag.com)



New **IRWIN. Marathon.** with **WeldTec™** saw blades are more durable, stay sharper longer, and cut faster than the saw blades you're using today. Tougher, more compact carbide teeth are welded directly to the blade for superior durability. Now you can **Frame More Houses Faster** than ever before with **WeldTec™**.

**IRWIN®**  
**MARATHON**

[www.irwin.com/weldtec](http://www.irwin.com/weldtec)

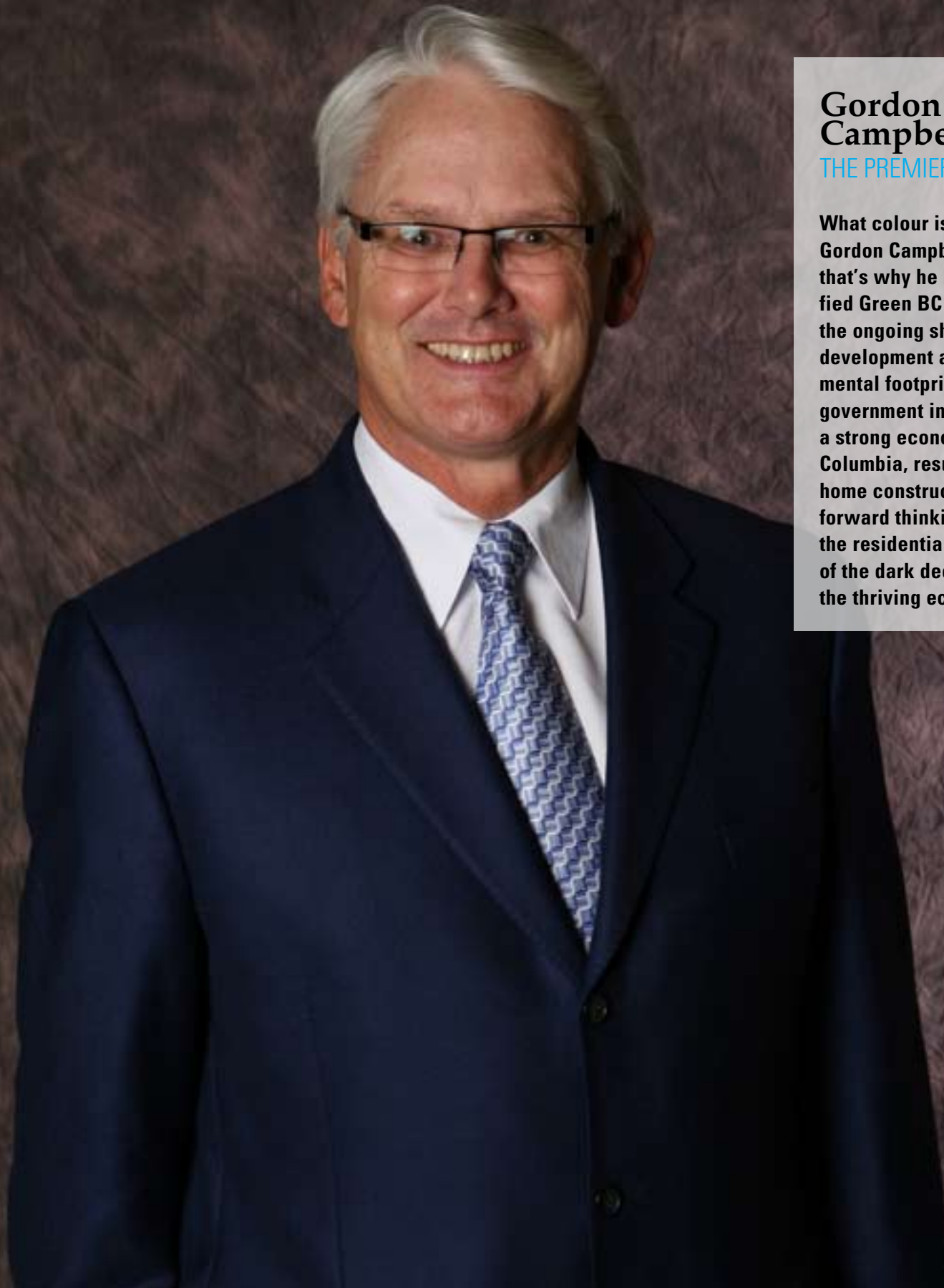




IN RESIDENTIAL CONSTRUCTION

**Meet BC's all stars of the residential construction industry.** These 20, selected as the most influential, have paid their dues. The list includes our top builders, renovators, CEOs, politicians and planners, as well as others. They were nominated by their peers and selected by *BC Homes Magazine* for the way they continuously shape and build the industry. They stand out because they don't always hold popular opinions and they never back down. Their relentless commitment has contributed greatly to the incredible growth of residential construction in BC. When they wield their influence, things happen. And this is why they are the top 20 players to look out for.

Profiles by Nafisa Abdulla  
Photography by Lindsey Donovan



**Gordon Campbell**  
THE PREMIER

What colour is your future? Premier Gordon Campbell's future is green. And that's why he has implemented a unified Green BC Building Code to support the ongoing shift towards sustainable development and to reduce our environmental footprint. Since being elected to government in 2001, the Premier has laid a strong economic foundation for British Columbia, resulting in record levels of home construction. His innovative and forward thinking approach has boosted the residential construction industry out of the dark decade of the 90's and into the thriving economy of today.





## Hank Bangma

### TRAINING THE FUTURE

Since he was 12 years old, Hank has been working in residential construction. And for the last eight years, he has been teaching a program called *Residential Construction Foundations* at Thompson Rivers University, in Kamloops, BC. Along with building techniques, Hank teaches the students safety on the site. For the past nine years, Hank has led the Training House Project, a partnership with CHBA Kamloops. This award-winning collaboration gives his students an opportunity to build a real home as part of their first year studies. In addition to this commitment, Hank has participated on the Residential Construction Industry Training Organization Board (RCITO) for the past year and he also sits on the Provincial Carpentry Articulation Committee (9 years; 4 years as Chair). This committee ensures students moving from one educational institution to another receive all their credits and can continue on in their apprenticeship without problem. It takes a positive attitude and great fortitude to make changes in an age old industry, and Hank exemplifies this in every way.

## Michael Audain

### LOCAL HERO

Michael Audain is a fifth generation British Columbian and clearly shows his local pride. As Chairman of Polygon Homes Ltd., Audain and his company have built over 17,000 homes in Greater Vancouver since he founded it in 1980. He believes in the economic and cultural power of the Province, which is why he served as Chairman of the Business Council of BC, President of the Urban Development Institute and member of the Canadian Council of Chief Executives. His positive contribution to the province has awarded him the Order of British Columbia.

## Larry Beasley

### MAN WITH THE PLAN

Metro Vancouver is a lively, livable, metropolitan community, thanks to Larry Beasley. The "Vancouver Model" of urban planning and design, developed by Beasley, is internationally known and recognized. No doubt an expert in urban development and urban issues, his advice and expertise has been sought by world powerhouse cities in the United States, China and Australia. It is because of this that the United Nations names his work as one of the world's 100 best planning practices.

## Brian Clewes

### OPENING DOORS

It's no question that the labour skills shortage is a knot in the growth of BC's residential construction industry. That's where Brian Clewes steps in. From 2004 to 2007, Brian was the Chief Executive Officer of the Industry Training Authority (ITA), responsible for the governance, expansion and improvement of BC's industry training system. He brought over 25 years of business, human resources and senior management experience to the ITA. Brian started out as an apprentice at Chrysler UK, then moved on to positions at Syncrude Canada, TransAlta and Telus. Brian's goal at the ITA was to address the skills shortage by increasing the number

of people participating in industry training, and by improving completion rates and creating greater flexibility within the industry training system. He studied Mechanical Engineering at Coventry University and has received executive management certificates from the Richard Ivey School of Business (University of Western Ontario) and the Wharton School (University of Pennsylvania).

## Rich Coleman

### HOUSING MINISTER

Housing matters to Rich Coleman, BC's Minister responsible for Housing. Under his direction, since 2001, more than 13,500 units of subsidized housing have been created in BC and the provincial share of the budget for affordable housing and shelter has more than tripled to \$360 million per year. After seven years, he has changed the face of housing in BC as he introduced the new provincial housing strategy, Housing Matters BC, providing innovative housing programs for those in greatest need. Minister Coleman is committed to building the best system of affordable housing and shelter in Canada.

## Gordon English

### DOING IT RIGHT

Gordon English is a man who gets things done. And for that reason, he is well known and respected in the industry. As the current Past President of CHBA Victoria, Gordon has assisted with the promotion of mandatory education and training, which, he hopes, will ultimately lead into the concept of a Builders Institute. He is a Built Green™ BC builder, has participated in the government's Modernization Strategy, and is a strong advocate of the complications and solutions to the government's mandatory rainscreen for single family homes. When you need to get something done, you can count on Gord!

## Maureen Enser

### INDUSTRY VOICE

For more than 25 years, Ms. Enser has served as Executive Director of the Urban Development Institute (UDI) – Pacific Region, an association dedicated to promoting wise and efficient land use, creating healthy communities and developing standards of excellence within the development industry. She also serves as a Director of the Homeowner Protection Office. In 1993 she was appointed as the Managing Director and President of the International Centre of Sustainable Cities, a position she held for several years. She is the recipient of the BC Community Achievement Award, a Lifetime achievement Award from the Vancouver Resource Society for her work related to housing and the disabled, and of the Outstanding Achievement Award from the Urban Development Institute for her contributions to the industry. In addition to her industry activities, Ms. Enser serves as Vice-Chair, Board of Governors of the British Columbia Institute of Technology (BCIT).

**maison d'etre**  
a design - build company

www.maisondetre.ca



BUILD



DESIGN



INSPIRE

Award Winning Renovations

Gold Georgie Winner 2007  
Best Master Suite Renovation

2007 Georgie Awards Finalists

Best Residential Renovation  
under \$75,000

Best Residential Renovation  
\$75,000 - \$199,999

Best Residential Renovation  
\$200,000 - \$399,999

Best Master Suite Renovation (2)



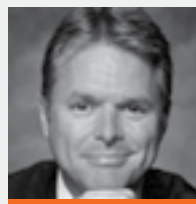
118 W. 2nd Ave. Vancouver BC

604.484.4030

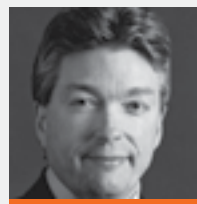
## BC'S 20 MOST INFLUENTIAL PEOPLE IN RESIDENTIAL CONSTRUCTION



MICHAEL AUDAIN



LARRY BEASLEY



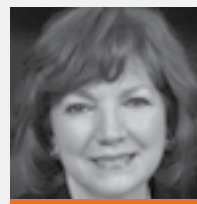
BRIAN CLEWES



RICH COLEMAN



GORDON ENGLISH



MAUREEN ENSER





## Philip Hochstein

### LOOKING OUT FOR BUILDERS

Philip Hochstein is President of the Independent Contractors and Businesses Association of BC (ICBA). ICBA services and represents BC's open shop construction sector involved in building many of the high-rise residential towers in BC. Phil is known for his quick wit and directness of comment. He is active in many facets of residential construction including the improvement of the apprenticeship training system at the grass roots level and the support of safety for residential construction employees. Philip chairs the Construction Industry's Benefit Plan Board of Trustees and serves on the Board of Directors for the SHARE Family and Community Services Society and ICBA Benefit Services Ltd. He is also a former Chair of the Coalition of BC Businesses, and a former Board member of the Residential Construction Industry Training Organization.

## Chris Erb

### RAISING STANDARDS

Chris Erb is a man that stands up for what he believes in. His integrity and reputation throughout Nanaimo and central Vancouver Island is evident through the success of SupErb Construction Ltd. Chris builds his company based on his personal commitment to providing the very best in construction quality and service. He is a leader amongst his peers, as he sets and maintains high standards that others dream to reach. It is because of his leadership and reputation in the industry on Vancouver Island that he is President of the Board of Directors for the Canadian Home Builders' Association of BC. Through this position, Chris has battled with government to maintain that

all builders be licensed and that education and training be industry led, part and parcel of the Homeowner Protection Office's Raising the Bar document. Through Chris's passion for excellence, many builders and apprentices have been encouraged to further their knowledge in building practices and the science of building green.

## Arthur Erickson

### INTERNATIONAL ICON

You know you're influential when buildings are named after you. Internationally known architect Arthur Erickson, a Vancouver, BC native, brings design concepts into reality. His design philosophy has changed the way the architectural community practices. In a

career spanning over 50 years, Erickson is the visionary of Vancouver landmarks such as Simon Fraser University, the Law Courts, and Robson Square to name a few. The Erickson and the Ritz-Carlton, both Erickson's designs, will change the Vancouver skyline forever and take BC to the next level on the international stage in building architecture.

## Eric Gerrits

### MEANT TO MENTOR

Changing the face of trades training for residential construction has been one of Eric's greatest passions. Fed up with archaic training methods for the apprentices he continually trains, he was instrumental in the creation of the Residential Construction Framing

Technician (RCFT) program. The RCFT program is the first of its kind in Canada. Homescape Building and Design, Eric's company, is a multiple award-winning recipient building custom homes in the Okanagan. Not only is Eric passionate about his profession, he practices what he preaches, speaking to schools and colleges and supporting them with their projects. Eric believes in training our next generation of builders to build environmentally sound homes and BC is better for it!

## Linden Holman

### INDUSTRY TECHIE

Linden Holman is the man who executes the vision. Currently the chair of the Technical Advisory Committee for the Canadian Home Builders' Association of BC, Linden has been an active member of the residential construction industry for many years. His expertise lies in technical affairs and government relations, a combination that not many in the industry hold. His strong knowledge of building the house as a science and his ability to communicate effectively has resulted in many technical working papers such as the 2006 National Report on Recommended Education Benchmarks for Builders and Renovators, now a national standard for education and training of professional home builders across Canada.

## Wilma Leung

### GREEN MACHINE

It could be said that Wilma Leung of WISA Healthy Homes is the David Suzuki of home building. Trained as a civil engineer, Wilma has over the years become the province's leading expert in high-performance construction. Instantly recognizable with her cheery smile and boundless energy, she has been a tireless advocate for energy-efficient and sustainable home building. As one of BC's leading R2000 builders, Wilma has been an avid supporter of R2000 – the designation for truly high-performance homes. Not only does she build green, she believes in it. She volunteers her time generously, participating on all sorts of green building committees and working groups. As a board member of the Light House Sustainable Building Centre, she has been instrumental in guiding the growth of BC's green building resource centre. As we shift to increased green building into the mainstream, Wilma will be the go-to person for all information green.

## David Podmore

### VISIONARY

For over 33 years, David Podmore has led Concert Properties, an award-winning diversified real estate development company. Under David's leadership, Concert has been a multiple Georgie Awards® recipient, creating landmark buildings throughout BC. David exercises his corporate social responsibility by



Burn blue.

Save green.

With the clean blue flame of natural gas heating systems and appliances you save two kinds of green – your ongoing fuel costs, and the super natural environment that we enjoy in British Columbia.

If you want to save money and help save the environment, call us at 1-866-884-8833 or check out Saving Energy at [www.terasengas.com](http://www.terasengas.com)

Terasen Gas - an indirect, wholly owned subsidiary of Fortis Inc. - is the common name of Terasen Gas Inc., Terasen Gas (Vancouver Island) Inc., and Terasen Gas (Whistler) Inc. Terasen Gas uses the Terasen Gas name and logo, "Get comfortable." and "Burn blue. Save green." under license from Terasen Inc.

Get comfortable. **terasen Gas**

[www.terasengas.com](http://www.terasengas.com)

## BC'S 20 MOST INFLUENTIAL PEOPLE IN RESIDENTIAL CONSTRUCTION



CHRIS ERB



ARTHUR ERICKSON



ERIC GERRITS



LINDEN HOLMAN



WILMA LEUNG



DAVID PODMORE





## Shayne Ramsay

### HOUSING MATTERS

When it comes to housing, Shayne Ramsay has had his fair share of government responsibilities. Since 2000, Shayne Ramsay has been Chief Executive Officer of BC Housing, the provincial agency responsible for creating housing options for those most in need in British Columbia. Over the past several years, Shayne has worked closely with Housing Minister Rich Coleman in the development and implementation of a wide range of subsidized housing options under the provincial housing strategy, Housing Matters BC. Shayne previously served as Chief Executive Officer of the Homeowner Protection Office, where he set up the licensing system for the residential construction industry, including the licensing of residential builders and building envelope renovators, mandatory home warranty insurance for new construction, and education programs to improve the quality of construction and educate consumers. The foundation of his work at the HPO has helped industry to increase its professionalism and build rapport with consumers.

serving on many boards and committees, giving back to his community tirelessly. David is always generous with his time, speaking to builder groups and offering sage advice, he has served the residential construction industry as Chair of the Urban Development Institute and as a member of the Board of the Greater Vancouver Home Builders' Association.

for CHBA BC, Ken Sawatsky has renovated the way renovators work. The Design and Build model, pioneered by Sawatsky, has changed the way renovation companies do business. With close to 30 years of renovation experience, Sawatsky's reputation within the renovation industry holds prestige and grandeur.

against the return of development cost charges after their collection had been stopped in 1989. As President of CHBA BC in 1997/98, Jim was instrumental in maneuvering CHBA BC through the government's proposed Bill 44 (unionization of residential housing industry), which was subsequently defeated. As President of CHBA in 2003/04, Jim advocated the federal government through committees and meetings to give priority to clean water, air and land for development purposes. The federal government has now incorporated this philosophy in their housing policy development. Without Jim's ongoing commitment, the residential construction industry in BC would not be where it is today.

## Bob Rennie

### CONDO KING

Residential construction marketing guru Bob Rennie has mastered the art of condominium pre-sales. Recognized in the industry as one of the most successful and innovative, Rennie leads the marketing world with over an estimated 1.2 billion in sales for 2007. His portfolio consists of projects such as the controversial Woodward's building, the prestigious Ritz-Carlton and the world-renowned Shangri-La.

## Jim Thomson

### WON'T BACK DOWN

Over the years, Jim has served his industry through the Canadian Home Builders' Association (CHBA) in leadership positions at all three levels of the organization during critical periods. As President of CHBA Kamloops in 1993/94, Jim led the fight

#### BC'S 20 MOST INFLUENTIAL PEOPLE IN RESIDENTIAL CONSTRUCTION



BOB RENNIE



KEN SAWATSKY



JIM THOMSON



## M.J. Whitemarsh

### GETS THINGS DONE

For the last 27 years, M.J. Whitemarsh has built a reputation for "getting things done" in the residential construction world. Holding the distinction of being the first woman President of the Greater Vancouver Home Builders' Association, M.J. is now Chief Executive Officer of the Canadian Home Builders' Association of BC. She has been instrumental in changing the face of residential construction in BC, elevating the professionalism of home building by creating strong partnerships with other industry associations, government agencies, educators and government, and insisting on high standards of education and training tied to builder licensing. By orchestrating the adoption of the Built Green™ program and teaching the science of building green, M.J. encourages builders to lessen their carbon footprint and reduce greenhouse gas emissions in the building of new homes. Most recently, M.J. was instrumental in the formation of the Residential Construction Industry Training Organization (RCITO), which she now chairs.



REMPEL  
Concrete Bros

www.eco-block.com

Mr. Bruce Eaton

604-861-0442

beaton@rempelbros.com

Simpler. Faster. Better. ICF

think CHBA BC

think

# Education & Training

CHBA BC is rolling out new and upgraded courses that lead to a new Master Builder credential. Phone 604 432 7112

- Safe Work Practices
- Sales and Marketing
- Legal Issues in Housing
- Customer Service Best Practices
- Communications and Negotiation
- Financial Planning and Management
- Business Planning and Management
- Construction Technology / Built Green™
- Project Management and Site Supervision
- Human Resource Planning and Management
- Building Codes and The Objective Based Code



Builders who have already taken some of the Certified Residential Builder (CRB) or Registered Housing Professional (RHP) courses will qualify for the Prior Learning Assessment program and may only want to take the course upgrades.



www.chbabc.org