



Vancouver Regional Construction Association
Manufacturers & Suppliers Division Meeting MINUTES

Date: 3:30 – 5pm, March 24, 2024

Location: Virtual via Microsoft Teams

Attendee	Company	Attendee	Company
Jeff Adams - TC Division Chair	Fuelex	Amy Hadikin	Domcor Traffic Control International Inc.
Sam Brezden	Fort Modular	Marco Pastore	Peri Formwork Systems Inc.
Scott Foran	505-Junk	Thomas Locatelli	Ulma Construction Systems Canada Inc.
Chad Blondin	Foam Mods	Paul Berry	NRB Modular Solutions, Dexterra Group
John Andersen	Kryton International Inc.	Scott Rust	Erv Parent Co. Ltd.
Brodie Muench	Gear Equipment Inc.	Gurmit Jaswal	Crown Building Supplies
Doug Suddaby	Resolution Reprographics Ltd.		

Guests

Chris Atchison	BC Construction Association	
Bill Ferreira	Buildex	

VRCA Staff

Cecile Lopez, Director of Operations

Erin Wormald, Member Experience Specialist

Action Items

Item #	Owner	Action	Timeline
MS240306-1	VRCA	Share Buildforce presentation and contact info	Completed
MS240306-2	VRCA	Invite speaker to expand on integrating newcomers	May



Vancouver Regional Construction Association
Manufacturers & Suppliers Division Meeting MINUTES

AGENDA ITEM	DISCUSSION
1. Welcome & Introductions	Roundtable introductions of attendees.
2. Buildforce Update	<p>Bill Ferreira presented the Buildforce Industry Outlook – The Road Ahead, Demand Drivers of Construction Activity: 2024-2033 (see Attachment 1).</p> <ul style="list-style-type: none">• B Muench: where do you get large-scale project data from? A: We put it together working with the industry, owners, look at a variety of government sources and infrastructure investments and validate construction timelines with the industry• Q: for anything not NDA-related, is that list available to VRCA members / A: not normally published but can make it available to you; Action: share presentation + contact info
3. VRCA/BCCA/CCA Updates	<p>BCCA Update Chris Atchison provided an overview of what BCCA does, its mandate to work on workforce development within the industry, and recent efforts on advocacy and prompt payment (see Attachment 2).</p> <p>VRCA Update Cecile provided the VRCA update on behalf of Jeannine. On advocacy, VRCA hosted several panels at Buildex to help raise the profile of VRCA and the construction industry and Jeannine is working on building relationships at the municipal and local government level for the Lower Mainland so we can influence outcomes for construction. On the education side, we piloted the Bringing Trades to Schools program a few weeks ago in conjunction with BCIT & Burnaby Board of Trade and had some member firms (PCL, WPE, Division 15 Mechanical, etc) facilitate hands-on training in different trades and are looking at ways we can scale this program. For events, we have a half-day conference for women in construction called LEAP on March 8, a mixer coming up on March 14 in Abbotsford. Registration for the CLF conference on May 2-4 is open and more than 50% sold, asked guests to get their tickets if interested. April is Construction month and VRCA will host a breakfast on April 15, more info to come. Finally, we are accepting project nominations for the Awards of Excellence until March 31st. Manufacturers and Suppliers are encouraged to participate and submit projects to the 35th VRCA AOE.</p> <ul style="list-style-type: none">• J Andersen: Do you have information on the CLF agenda? /A: It's coming soon. Some of the topics are continual evolution of collaborative contract models from the contractors perspective, the future of construction both with AI and off-site construction and then there will be a leadership development track. There will be some real tools that people will come out of those three days.• J Adams on the March 14 member mixer - We have a lot of members out in the valley area and requested to bring some events out that way. We've started with Surrey, we're heading to Abbotsford and likely the next one will be in Langley. So, we hope to see you there, take advantage of it if it's in your neighborhood. We would love to see you there.



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4. Open Forum	<p>Construction Market</p> <ul style="list-style-type: none">• G Jaswal: What are your thoughts on the construction market right now, are you seeing a slowdown?<ul style="list-style-type: none">○ J Adams: From the fuel supply side, we have not seen any slowdowns in demand for lubricants or fuels in the construction industry.○ J Andersen: From the design side, interacting with architects and engineers also with general contractors, I am certainly seeing the first half of the year being softer than the last half of the year in our business. And a lot of that's been blamed on interest rates. <p>Speaker suggestion</p> <ul style="list-style-type: none">• Someone from BCCA Integrating Newcomers to expand on what they're doing to support companies because people don't really know where to start with that. Whether it's ESL programs or something to make it more welcoming and bit more seamless to bring on workforce from that avenue, that would be helpful. (Action) <p>Sustainability</p> <ul style="list-style-type: none">• J Andersen: We're seeing cities and communities change some of their engineering requirements to be more sustainable, and they're also taking a closer look at the materials being used in the buildings. So I'm wondering, from a M&S standpoint, if we're getting the information in real time, is there a communication disconnect between what the cities are asking for and what's been communicated through the designs of buildings and then from the GC side of it. If there is anything we can do to increase our knowledge base, that would be very helpful.<ul style="list-style-type: none">○ P Berry: We see interest in net zero buildings and low footprint. It's encouraged but there's friction with people actually purchasing because it's not inexpensive to go that route. We do build that zero building here or there; but really, the majority of what we do is based on real world demand. Most equipment are off the shelf now, there's nothing new being engineered or designed, I don't see a limit that way.
5. Other/New Business	No new business. The meeting adjourned at 4:45pm.

Attachments:

1 – Buildforce Industry Outlook

2 – BCCA Update

Buildforce Contact Information

Bill Ferreira, Executive Director

E ferreira@buildforce.ca P (613)569-5552 ext 2220

The Road Ahead

**Demand drivers of construction activity: 2024-
2033**

Presentation to the Vancouver Regional
Construction Association

By Bill Ferreira



British Columbia: Industry facts, 2022

236,000¹

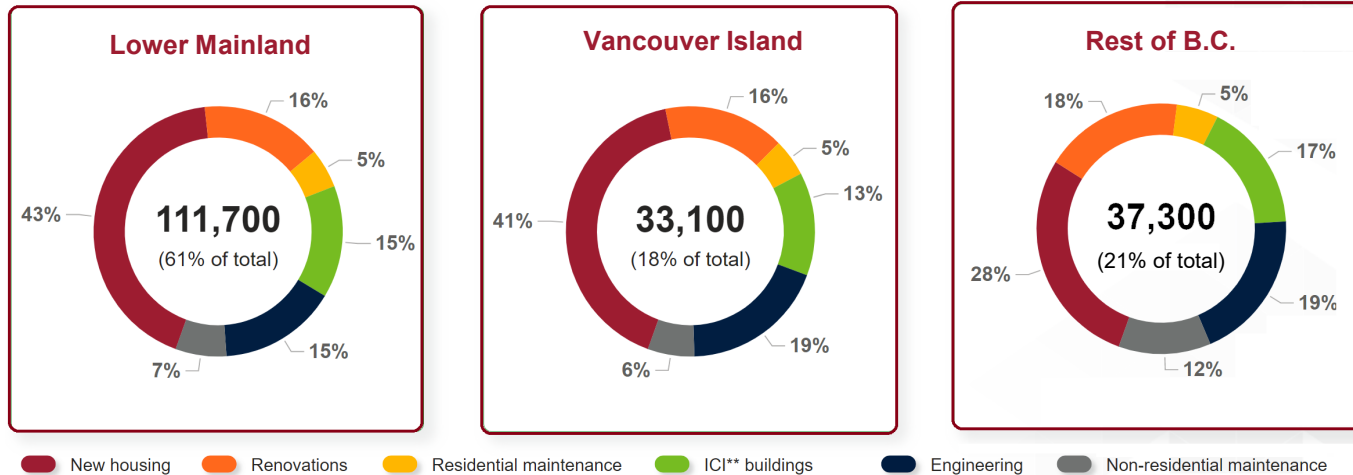
- Number of men and women employed in a variety of construction trades and professions

9.7%²

- Construction contribution to the country's gross domestic product (GDP)

1 in 12³

- Number of workers in the total labour force employed by the construction sector



Building Construction: 83,500 (35%)

Residential: 69,000
ICI: 14,500

Civil Construction: 22,900 (10%)

Roads, Highways & Bridges: 12,200
Heavy & Civil Engineering: 2,500

September 2023
unemployment rate was
2.8%

Specialty Trades: 129,500 (55%)

1. Source: Statistics Canada. Table 98-10-0448-01 Industry groups by class of worker including job permanency, labour force status, age and gender: Canada, provinces and territories, census metropolitan areas and census agglomerations with parts
 2. Source: Statistics Canada. Table 36-10-0402-01 Gross domestic product (GDP) at basic prices, by industry, provinces and territories (x1,000,000)
 3. BuildForce Canada calculation based on the construction share of total average provincial labour force in 2022

The road ahead

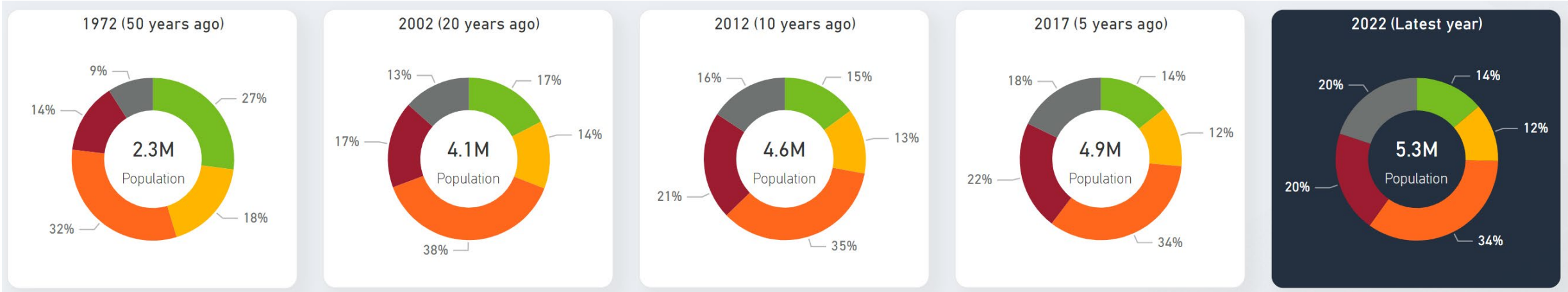
The road ahead

Demographics

● 0 to 14 years
 ● 15 to 24 years
 ● 25 to 49 years
 ● 50 to 64 years
 ● 65 years and over

Key Future Demands

- Renovations: aging in place
- Healthcare and senior care facilities



Baby boomers: 8-26

Baby boomers: 38-56

Baby boomers: 48-66

Baby boomers: 53-71

Baby boomers: 58-76

1972: 3 individuals under 15 for every 1 over 65

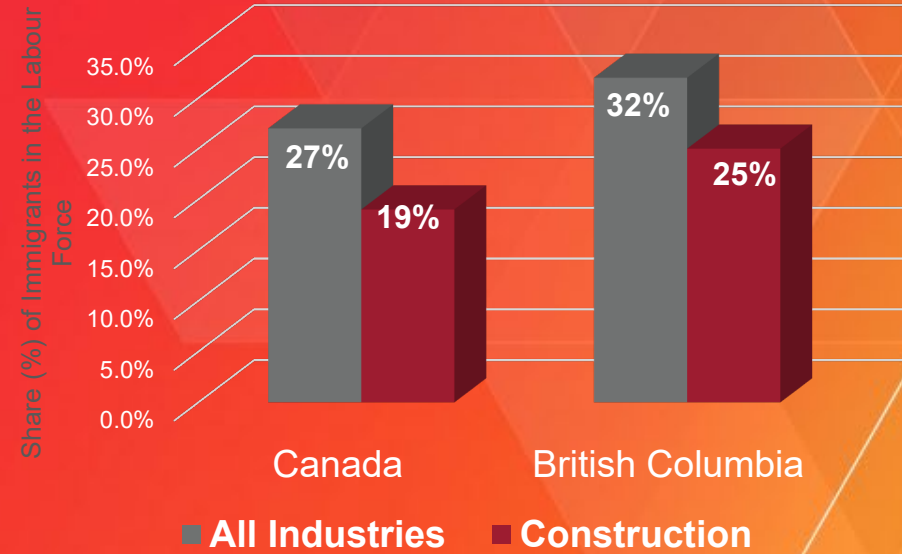
2022: 20% of population 65+ -- only 14% under 15. 20% between 50 and 64.

Source: Statistics Canada. Table 17-19-0005-01 Populations estimates on July 1st, by age and sex

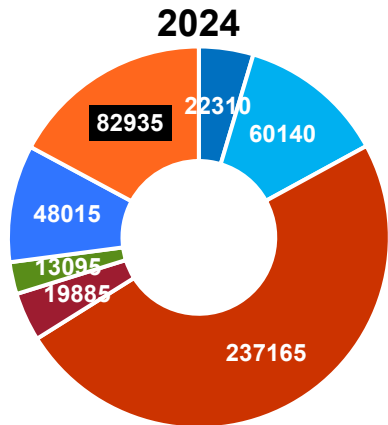
Key Future Demands

- New homes
- More **core** public infrastructure (roads, sewers, water, energy)
- Hospitals, schools and small commercial buildings

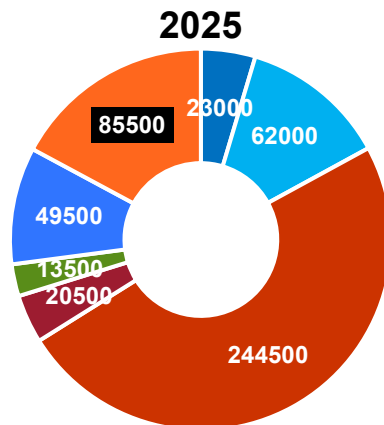
Immigrants in the Labour Force, 2022



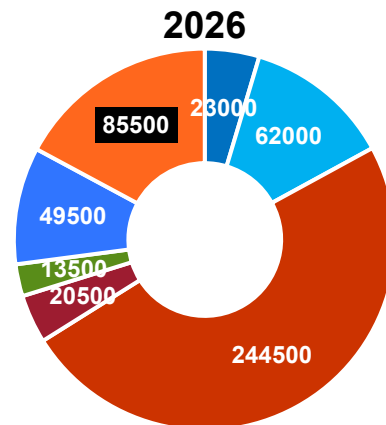
Immigration: 2024-2026



485,000



500,000

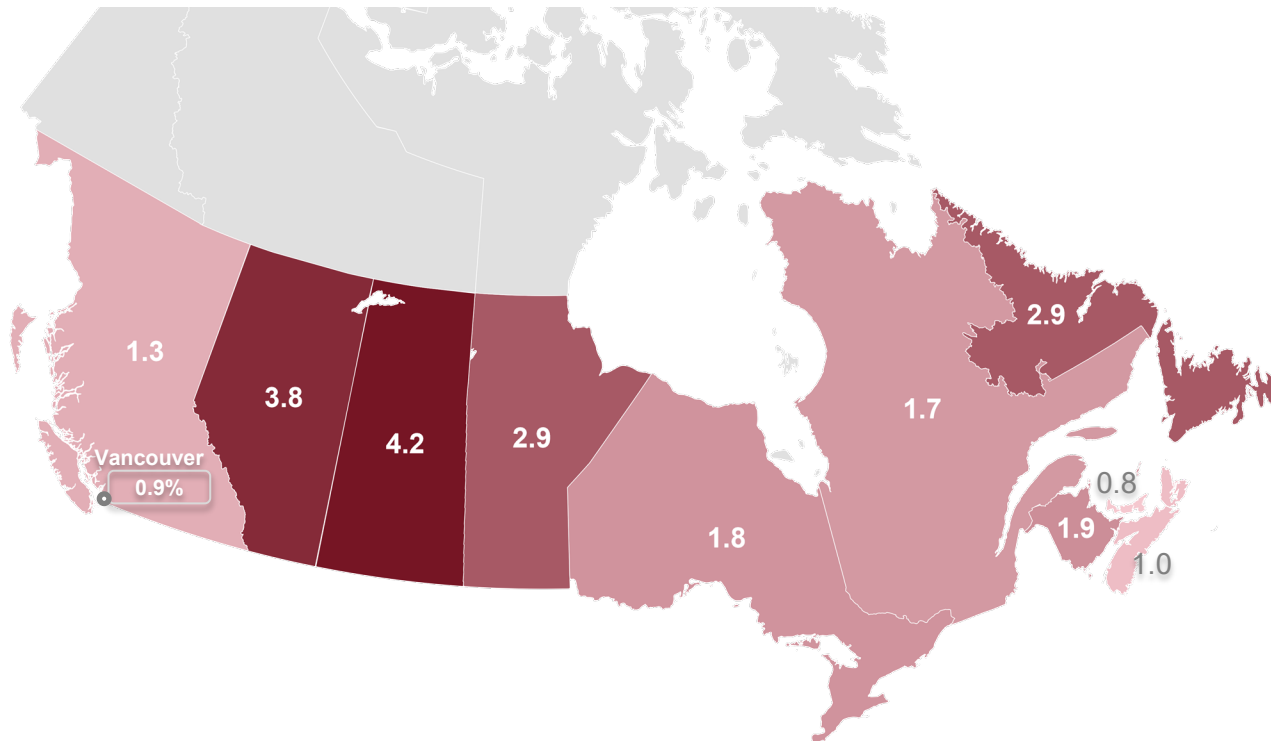


500,000

The road ahead

Rental vacancy rates (%): CMHC 2022 Data

British Columbia has among the lowest rental vacancy rates in the country



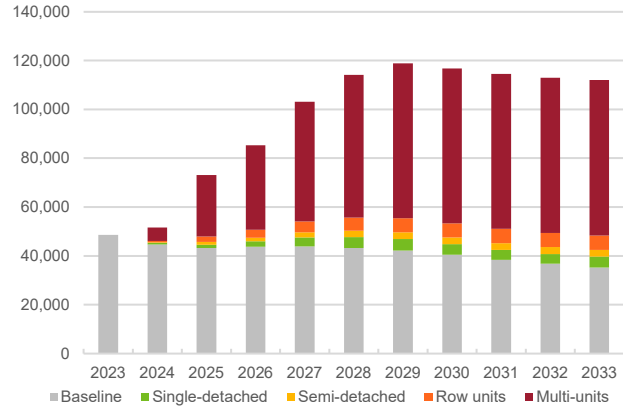
Source: Rental Market Survey (CMHC), Canada Mortgage and Housing Corporation, January 2023

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- Rental vacancy rates have been on the decline since the end of the pandemic.
- **The national vacancy rate in 2022 was: 1.9%.**
- The housing challenge not only impacts residents, but also makes the movement of workers between regions challenging.
- The national year-over-year increase in rent was:
\$96.00 (7.9%) to \$1,302/month

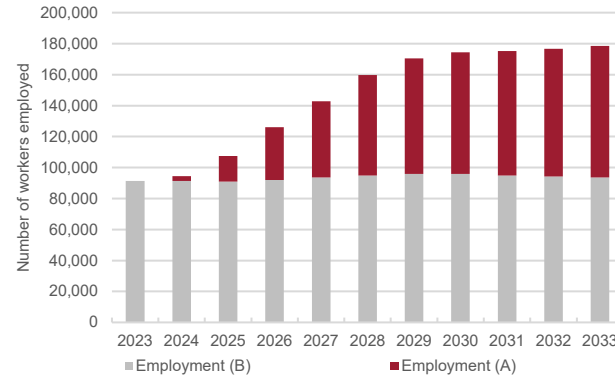
CONSTRUCTION & MAINTENANCE INDUSTRY

Housing Starts



Source: BuildForce Canada (2024-2033)

Employment



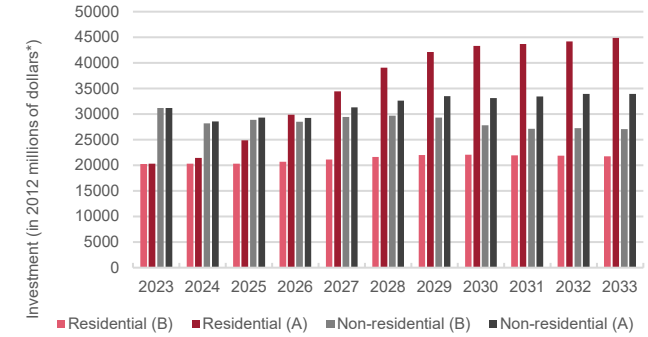
Source: Statistics Canada, BuildForce Canada (2024-2033)

2023-2033 Growth

Residential: +93 percentage point increase over BAU

Non-residential: +19 percentage points over BAU

Investment



* \$2012 millions indicates that the investment values are in year 2012 dollars (base year), that is, adjusted for inflation. This is used to calculate the real physical year-to-year change of the value of construction, factoring out growth (increase in value) due to increases in prices.
Source: Statistics Canada, BuildForce Canada (2024-2033)

British Columbia (most expensive home price @ \$964,371)

British Columbia

2023 - 2033

BASELINE SCENARIO

ALTERNATIVE SCENARIO

2023 EMPLOYMENT

91,440

2023 EMPLOYMENT

91,440

2033 EMPLOYMENT

93,570

2033 EMPLOYMENT

178,530

EMPLOYMENT CHANGE

EMPLOYMENT CHANGE

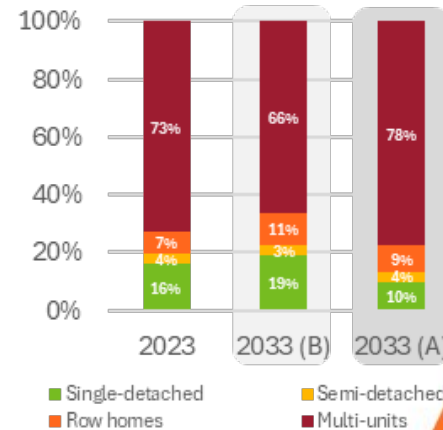
2,130 (+2)

87,090 (+95)

British Columbia		Units
CMHC Housing Supply Gap		610,000
Baseline Projected Housing Starts		411,850
Alternative Projected Housing Starts		1,021,850

Housing Starts

Percentage Change
2023-2033

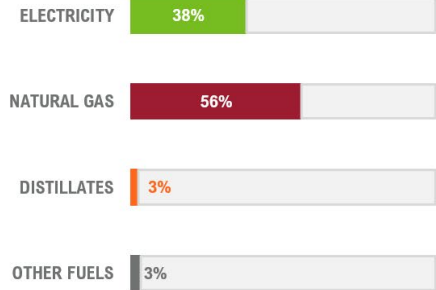


Source: BuildForce Canada (2024-2033)

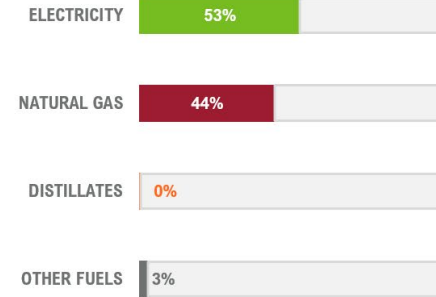
Source: BuildForce Canada, 2024



SPACE HEATING

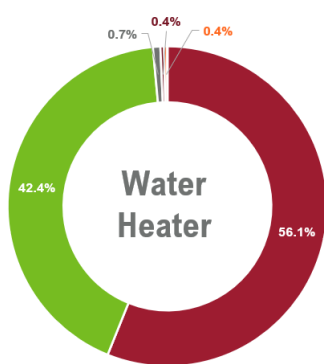
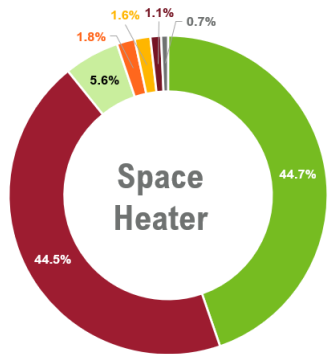


WATER HEATING



British Columbia

Residential



7,900
Total new jobs created

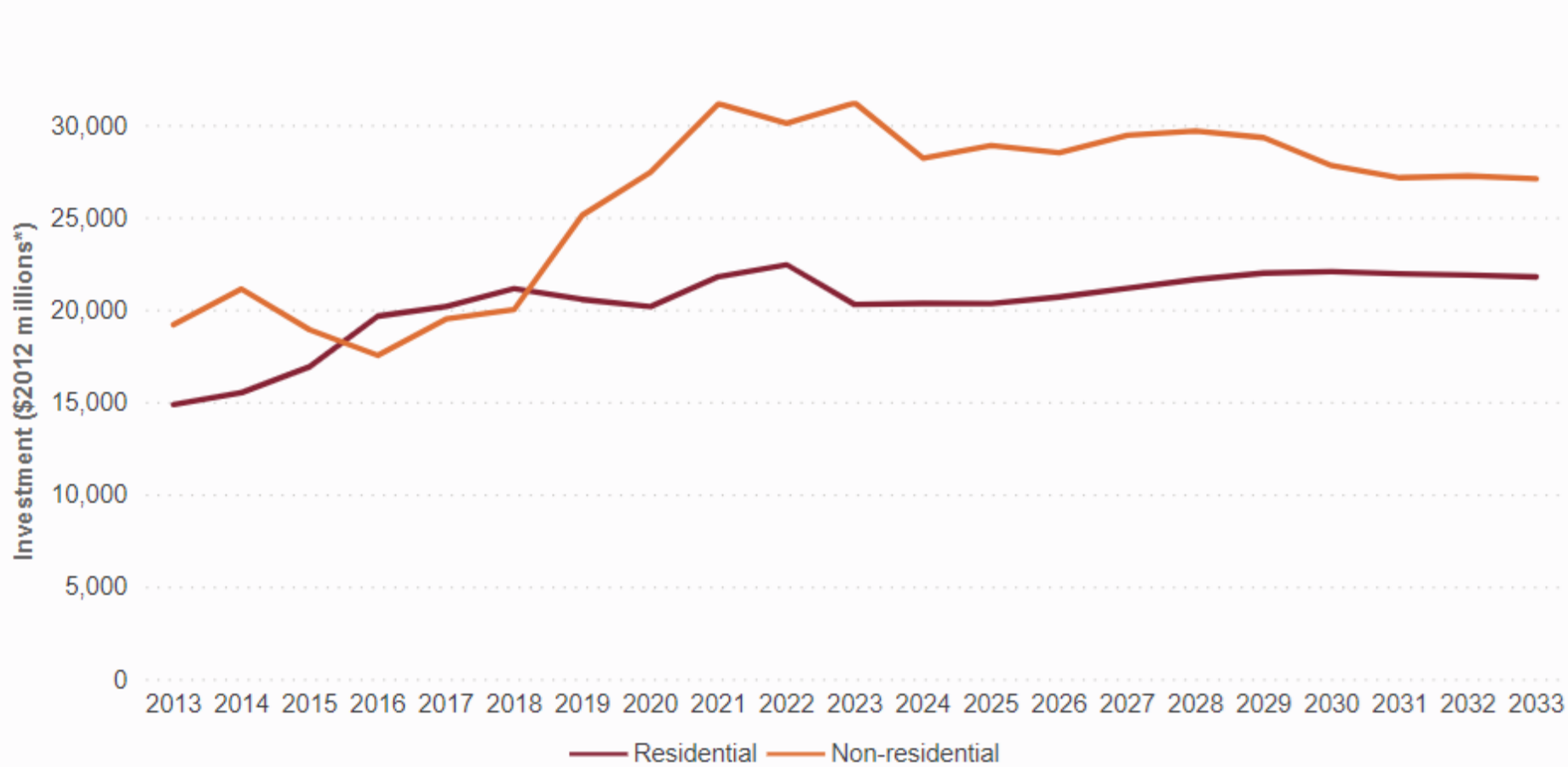


2,100
Fuel-switching



5,800
Energy-efficiency retrofits

British Columbia: Investment



Source: Statistics Canada, BuildForce Canada (2024–2033)

Investment Change (%)

Change in investment for selected periods



Residential Construction



Non-residential Construction

0.3%
2024

-9.6%
2024

6.7%
2024-2028

-4.9%
2024-2028

7.4%
2024-2033

-13.2%
2024-2033

Investment changes are represented as a the percentage difference as compared to the base year of this forecast period (2023).

British Columbia: Construction labour force

2023

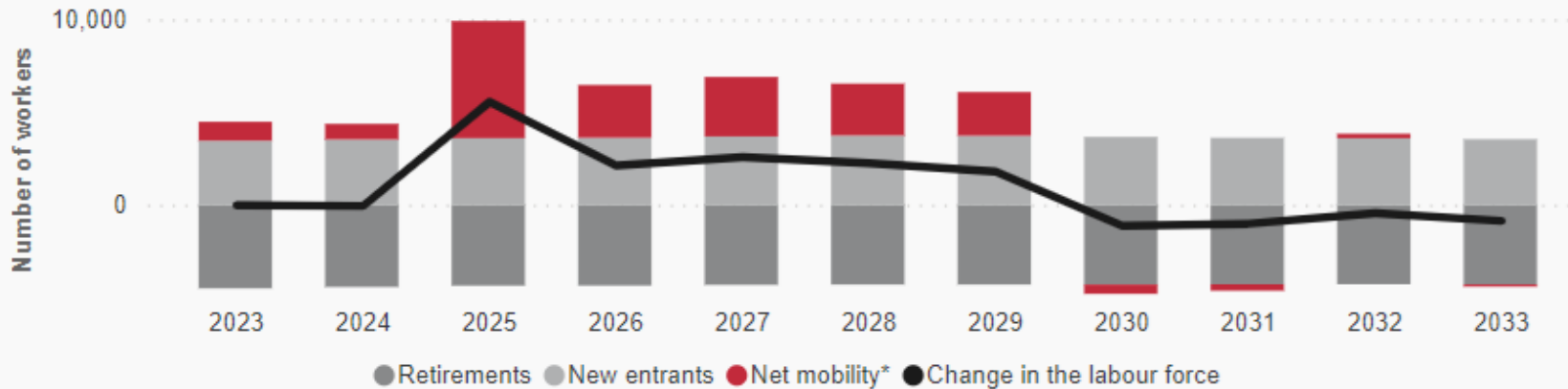


LABOUR FORCE

191,600

Change in the construction labour force

Number of workers



2033



LABOUR FORCE

202,400

Labour Force Change
(10-year Outlook)



HIRING NEEDS

+10,800

Demand Growth



HIRING NEEDS

+43,200

Retirements

HIRING NEEDS

+54,000

Total Hiring Requirement



OFFSET BY

-36,300

New Entrants

=



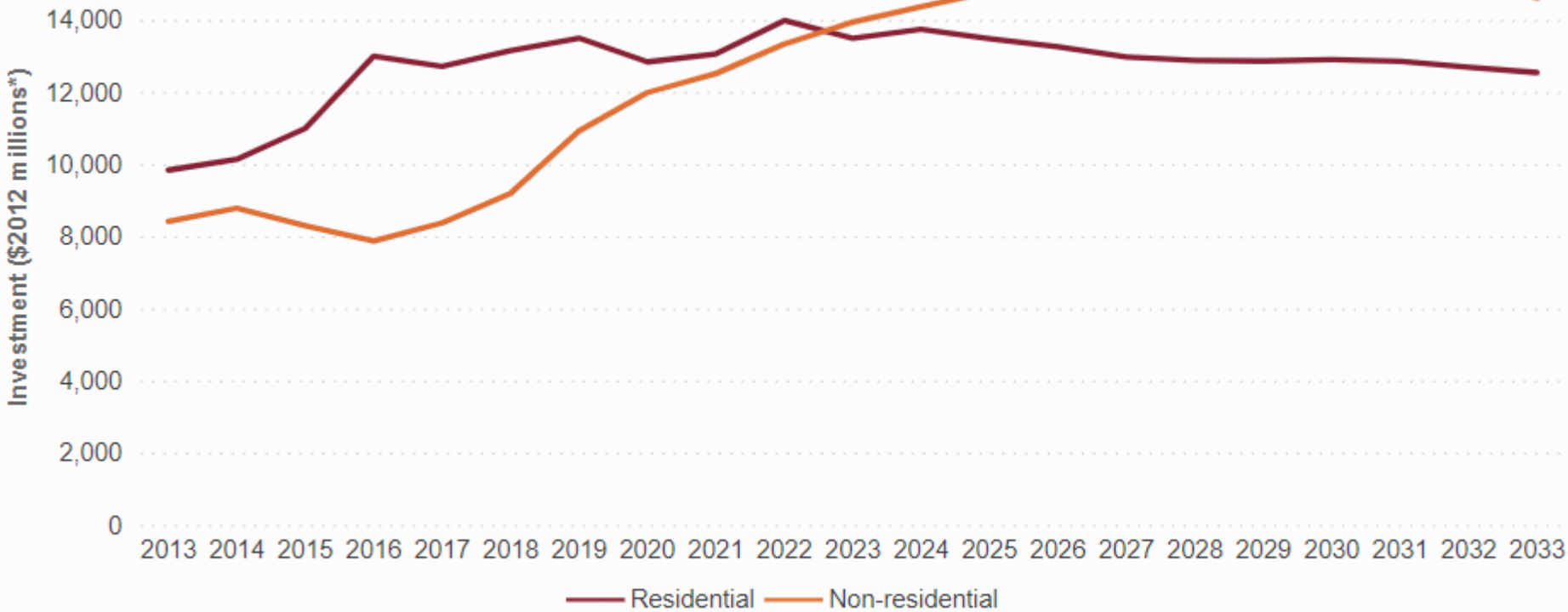
RESULTING IN

+17,700

Net Mobility*

* Net mobility refers to the number of workers needed to be brought into the industry from other industries or other provinces to meet rising demands or the number of workers that exit the industry in downturns. Positive net mobility means that the industry must attract workers, while negative net mobility arises from an excess supply of workers in the local construction labour force.

British Columbia: Lower Mainland: Investment



Investment Change (%)

Change in investment for selected periods



Residential Construction



Non-residential Construction

1.8%
2024

3.0%
2024

-4.6%
2024-2028

10.5%
2024-2028

-7.1%
2024-2033

4.8%
2024-2033

Investment changes are represented as the percentage difference as compared to the base year of this forecast period (2023).

Source: Statistics Canada, BuildForce Canada (2024–2033)

British Columbia: Lower Mainland

2023

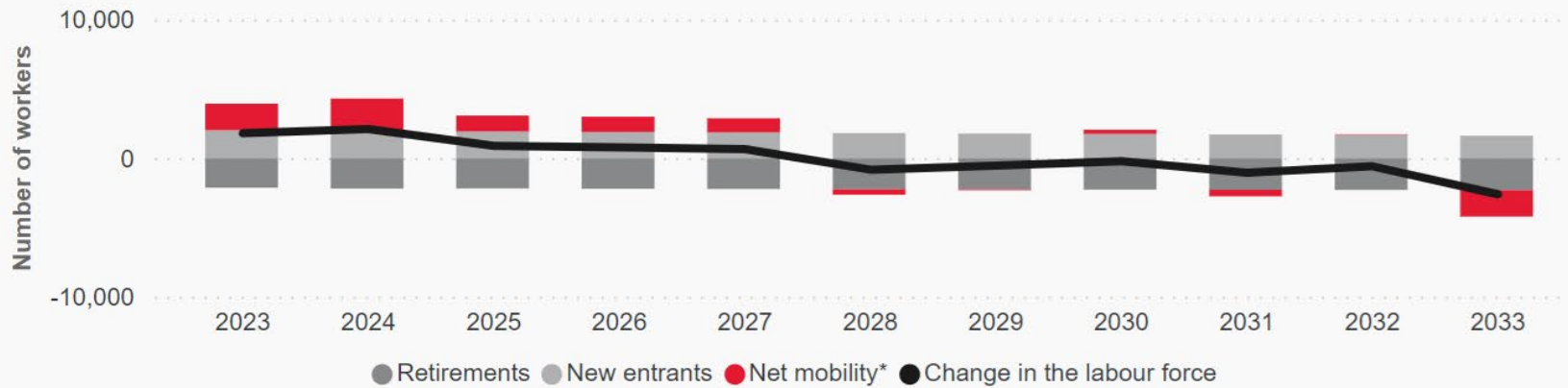


LABOUR FORCE

111,500

Change in the construction labour force

Number of workers



2033



LABOUR FORCE

110,100

Labour Force Change
(10-year Outlook)



HIRING NEEDS

-1,400

Demand Growth



HIRING NEEDS

+22,500

Retirements

HIRING NEEDS

+21,100

Total Hiring Requirement



OFFSET BY

-18,000

New Entrants

=



RESULTING IN

+3,100

Net Mobility*

* **Net mobility** refers to the number of workers needed to be brought into the industry from other industries or other provinces to meet rising demands or the number of workers that exit the industry in downturns. Positive net mobility means that the industry must attract workers, while negative net mobility arises from an excess supply of workers in the local construction labour force.

CONSTRUCTION
& MAINTENANCE
INDUSTRY



Funded in part by the Government of
Canada's Sectoral Workplace
Solutions Program



BCCA REPORT

MARCH 2024

Presented by: Chris Atchison
President, BCCA



British
Columbia
Construction
Association

BCCA PROGRAMS

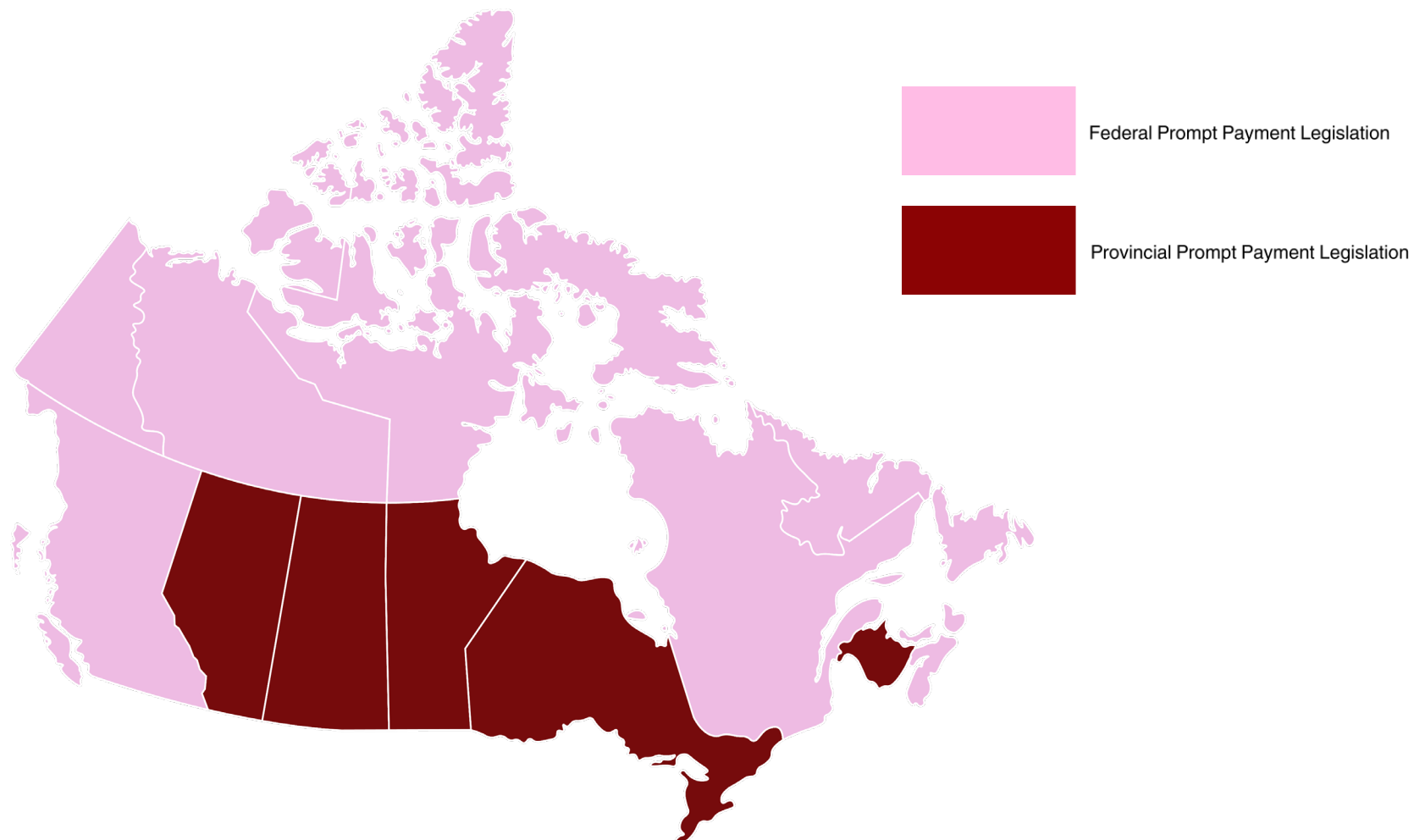
BCCA APPRENTICESHIP SERVICES



BCCA INDUSTRY PRIORITIES

Standard Practices and Prompt Payment

THE STATE OF PROMPT PAYMENT LEGISLATION IN CANADA



WHAT'S HAPPENING IN BC



CROSS-JURISDICTIONAL ANALYSIS AND RECOMMENDATIONS

Cross-jurisdictional Legislative Comparison of Prompt Payment and Adjudication Regimes Across Canada

November, 2023

Prepared by:

Glenn Ackerley and Kathleen Gregus

WeirFoulds LLP

Applicable Legislation and Transitional Rules

Ontario	Alberta	Saskatchewan	New Brunswick	Manitoba	Federal
<p>b. prescribing forms and providing for their use;</p> <p>c. for the purposes of subsection 1.1 (5), providing for modifications in the application of portions, provisions or regulations listed in that subsection;</p> <p>d. governing the registry required to be established under clause 13.3 (1) (c);</p> <p>e. governing the setting of fees, costs and charges by the Authorized Nominating Authority under clause 13.3 (2) (a);</p> <p>f. for the purposes of section 13.4, prescribing fees for the training and qualification of persons as adjudicators and for the appointment of adjudicators, and requiring their payment;</p> <p>g. establishing procedures for the making of complaints against the Authorized Nominating Authority;</p> <p>h. governing adjudication procedures;</p> <p>i. governing the procedures for requiring a consolidated adjudication under subsection 13.8 (2), (i.1) governing the determination of fees by the Authorized Nominating</p>	<p>or more prescribed classes of professionals acting in a consultative capacity;</p> <p>iii. respecting an agreement, entity, undertaking or work or a class of agreements, entities, undertakings or works for the purposes of section 1.1(2)(c);</p> <p>iv. prescribing persons or entities, or classes of persons or entities, whether incorporated or not, for the purposes of section 1.1(3);</p> <p>v. prescribing a project agreement or a class of project agreements to finance and undertake an improvement for the purposes of section 1.1(3);</p> <p>vi. respecting the application of any part or all of this Act to a prescribed person, entity or project agreement or to a prescribed class of persons, entities or project agreements for the purposes of section 1.1(3) (PPCLA, s.70(a)).</p> <p>The Lieutenant Governor in Council may make regulations for the purposes of Part 2 and 3 (PPCLA s.70(a.01) and (a.1)).</p> <p>The Lieutenant Governor in Council may make</p>	<p>invoice for the purposes of section 5.1;</p> <p>c. for the purposes of section 5.11, prescribing persons or classes of persons;</p> <p>d. for the purposes of subsection 5.3(1), respecting the frequency with which proper invoices must be given to an owner;</p> <p>e. for the purposes of subsection 5.4(1), respecting the period within which an owner shall pay the amount payable after receiving a proper invoice from the contractor;</p> <p>f. prescribing the form of a notice of non-payment and the manner in which that notice is to be given for the purposes of subsection 5.4(2);</p> <p>g. prescribing the form of a notice of non-payment and the manner in which the documents are to be provided for the purposes of subsection 5.5(5);</p> <p>h. prescribing the form of a notice of non-payment and the manner in which that notice is to be given for the purposes of subsection 5.5(6);</p> <p>i. for the purposes of subsection 5.5(1), respecting the duties of a contractor if the contractor receives a</p>	<p>application of the provisions of this Act and the regulations;</p> <p>b. prescribing persons or classes of persons, contracts or classes of contracts, improvements or classes of improvements or other matters for the purposes of subsection 4(2);</p> <p>c. prescribing information for the purposes of paragraph 6(2)(b);</p> <p>d. prescribing the form and content of notices of non-payment for owners, contractors and subcontractors;</p> <p>e. prescribing rates of interest for the purposes of section 17 and subsection 30(1);</p> <p>f. prescribing criteria for the purposes of subsection 18(1);</p> <p>g. prescribing duties and powers for the purposes of subsections 18(2) and 19(3);</p> <p>h. prescribing matters for the purposes of subsection 20(4);</p> <p>i. respecting the setting of fees, costs and other charges by the Adjudicator Authority;</p> <p>j. governing fees, costs and other charges not set by the Adjudicator Authority, including prescribing fees, costs or charges or prescribing methods for</p>	<p>c. prescribing the period within which an owner must pay the amount payable after receiving a proper invoice from a contractor;</p> <p>d. prescribing the form of a notice of non-payment and the manner in which that notice is to be given;</p> <p>e. respecting the duties of a contractor or subcontractor on receipt of a notice of non-payment;</p> <p>f. respecting the records that persons who are subject to this Division are required to make and maintain, including the length of time for which and the location at which the records must be maintained;</p> <p>g. prescribing matters that may be referred to adjudication;</p> <p>h. prescribing criteria for the designation of a person or entity as the adjudication authority;</p> <p>i. establishing the procedures for the making of complaints against the adjudication authority;</p> <p>j. prescribing the requirements for registration as an adjudicator;</p> <p>k. prescribing the form of notice of adjudication;</p> <p>l. respecting the timing for, manner in which,</p>	<p>which it is to be submitted;</p> <p>b. the form and content of a proper invoice and the manner in which it is to be submitted;</p> <p>c. the form and any additional content of a notice of non-payment and the manner in which it is to be submitted;</p> <p>d. the powers, duties and functions of the Adjudicator Authority;</p> <p>e. the eligibility and qualifications of individuals who may be designated as adjudicators;</p> <p>f. the powers, duties and functions of adjudicators;</p> <p>g. the maximum fees for the services of an adjudicator;</p> <p>h. the form and any additional content of a notice of adjudication and the manner in which it is to be submitted, and;</p> <p>i. the procedure and time limits governing the adjudication (FPPCW, s.22).</p> <p>The Governor in Council may make regulations generally for carrying out the purposes and provisions of this Act, including regulations prescribing:</p> <p>a. criteria for the purpose of subsection 6(1), and</p>

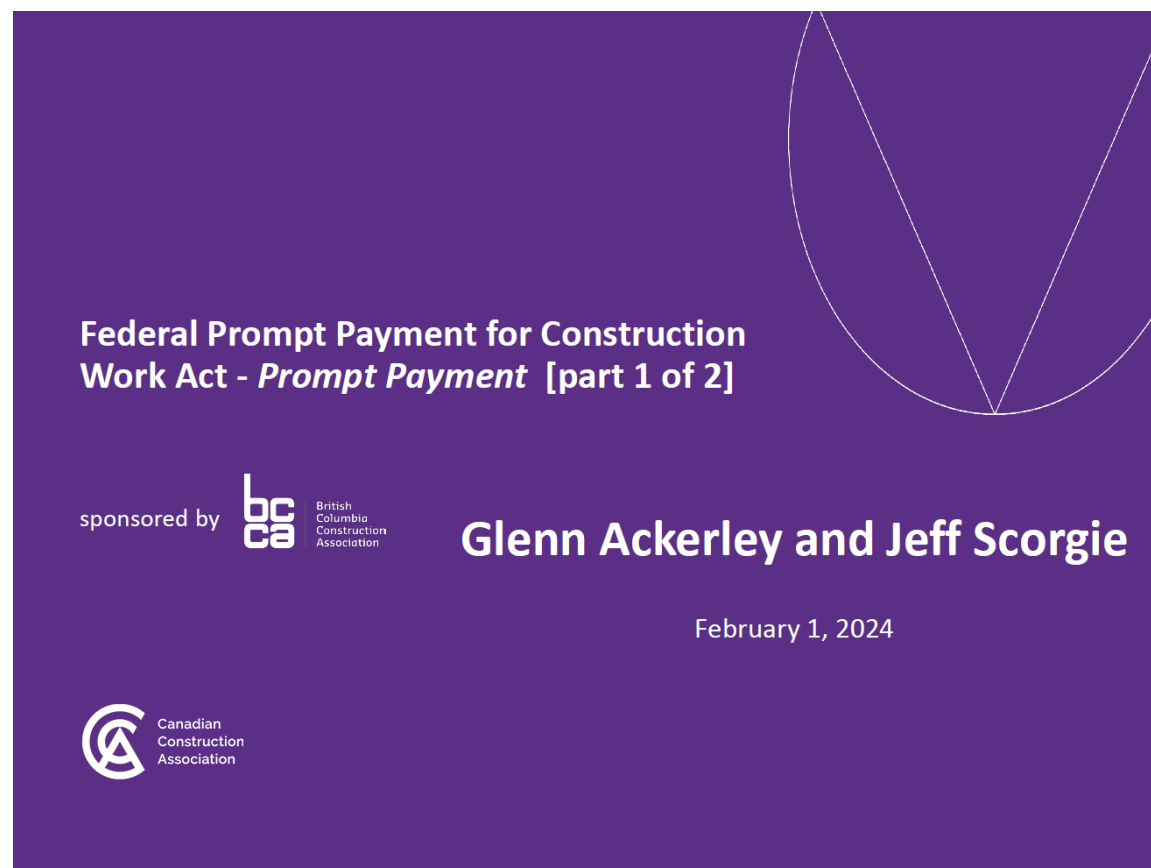
PROMPT PAYMENT WORKING GROUP

An industry working group has been established and managed by the Ministry of the Attorney General to accelerate progress on prompt payment legislation.


The group is tasked with providing industry expertise and guidance to shape development of legislation specifically for BC, informed by the cross-jurisdictional analysis.

Educational sessions on Prompt Payment and Adjudication were hosted by BCCA to facilitate meaningful discussions.

BCCA SPONSORS FEDERAL PROMPT PAYMENT EDUCATION




**Federal Prompt Payment for Construction
Work Act - *Prompt Payment* [part 1 of 2]**

sponsored by  British
Columbia
Construction
Association

Glenn Ackerley and Jeff Scorgie

February 1, 2024

 Canadian
Construction
Association

Visit the BCCA website at
bccassn.com/industry-priorities/prompt-payment/
for more information

THANK YOU.



Chris Atchison
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chris.atchison@bccassn.com