

# Urban Development Institute - Victoria Chapter

Spring Issue - 2004



The UDI Newsletter provides a quarterly review of events and news affecting our members. Our thanks to our contributors and supporters for story leads, photographs and articles. If you would like to provide information for our newsletter, contact David Gerrior by phone at 658-4836 or by e-mail at: [dgerrior@shaw.ca](mailto:dgerrior@shaw.ca)

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Contacts for the UDI Executive appear on page 2.

## President's Message from Mike Wignall



Your local chapter executive was busy during the first quarter of 2004 in a very active real estate market.

Glen Wilson (Municipal Liaison – Saanich) has been actively involved in the Saanich Development Process Review Committee and has been successful in getting the attention of senior staff and the politicians as Saanich makes plans for reorganization of their departments and reporting processes.

David Adams (Municipal Liaison – Victoria and Downtown Issues) participated in organizing the final conference in the Downtown Victoria 2020 series, held March 22-23. He is also organizing the first quarterly meeting of the Victoria Development Liaison Committee.

Henry Kamphof, Housing Affordability Chair, is active as always in affordable housing issues and is actively promoting the Victoria Downtown Revitalization Program Proposal described on page 11.

Ty Whittaker, Speakers Chair, is working hard at finding luncheon speakers. Upcoming speakers include the UDI Pacific President, Ward McAllister, who will provide us with

some insight into the latest development activity on the Lower Mainland. Ty has also arranged for Graham Lee of RG Properties to speak at our April luncheon. I'm sure this speaker will create a lot of interest.

Art Kool is easing into his new role as membership chairman and has signed up several local companies to join our group. Our most recent members are profiled on page 3.

Our parent organization, UDI Pacific, continues to be active. Some of the things they are working on for us include:

**Skilled Worker Shortage & Training:** The shortage of skilled workers exists in Greater Vancouver, Victoria and throughout the province. With the upcoming Olympic "Mega-Projects", this shortage will only worsen unless steps are taken to address it. The government is moving forward with plans to overhaul the provincial apprenticeship program and implement new ways to expand the skilled workforce in the province. UDI Pacific has struck a subcommittee and is in consultation with the provincial government on this issue. The new Industry Training Authority is described on page 8.

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**Insurance Industry Issues:** UDI Pacific is actively monitoring the latest water penetration insurance issues. It is looking like Errors and Omissions Insurance providers are in the process of requiring a 10-year project warranty on water penetration in order to provide errors and omissions insurance to consultants. At present, only one warranty provider offers a 10-year water penetration package. UDI Pacific is continuing to monitor this situation as it develops.

**LEED Standard:** UDI Pacific is exploring ways to have the LEED (Leadership in Engineering and Environmental Design) Green Building Certification modified to better recognize issues specific to our local climate.

**Streamside Protection Act:** UDI Pacific is continuing to stay involved in this process. The recent move to the Qualified Professional Program in which qualified professionals are empowered to define riparian and setback zones based on site specific factors will potentially make the Act more practical and will set aside riparian areas where it makes the most sense to do so. This is expected to be a significant improvement from the older "one-size fits all" approach.

We are also making some headway with our goals to work more closely with the Canadian Home Builders Association (CHBA) as well as to enhance our profile in the western communities. I recently met with representatives of the CHBA and the West Shore Chamber of Commerce.

As a result, we are planning to hold a Western Communities based luncheon or dinner organized jointly with the CHBA and the West Shore Chamber of Commerce. We are working on a topic that will be sure to attract the attention of the development community as well as much of the West Shore business community. We'll provide more details on this event in the next month or so.

Once again, if you want further information on any of the preceding topics or are interested in getting more involved in the local chapter, please contact any of the Executive listed on this page and they'll be pleased to assist. ■

### Designing with Nature: Low cost, fast and easy solutions to site level stormwater management

UDI Pacific Region hosted this breakfast seminar in Vancouver on February 24 as part of its GROWING SMARTER SERIES on practical approaches to building sustainable communities. The seminar featured the Water Balance Model ([www.waterbalance.ca](http://www.waterbalance.ca)), an internet-based, public domain scenario modeling tool for stormwater management.

You can check out the presentation on-line at: <http://www.udi.bc.ca/EventPages/Growing%20Smarter/DesigningwithNature.pdf>

### On the Move



Does your organization have new hires or new projects to report? Have you changed positions or moved premises? *On the Move* helps you get the word out to the development community. Contact Newsletter Editor

David Gerrior at [dgerrior@shaw.ca](mailto:dgerrior@shaw.ca)

Capital Region Housing Corporation recently moved to 631 Fisgard Street between Douglas and Government Streets.

**631 Fisgard Street**

**Victoria, BC V8W 1R7**

**Tel: 388-6422 Fax: 361-4970 E-mail: [crdhousing@crd.bc.ca](mailto:crdhousing@crd.bc.ca)**

# Membership Update



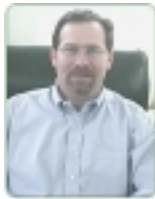
Membership Chair Art Kool of First Island Financial Services Ltd. reports that “the UDI Victoria Chapter now has 53 members and we’re aiming for 60.” We are pleased to welcome and feature two new members from Victoria in this issue.

## **Tim Stemp, Quantum Remediation Inc.**

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New member **Tim Stemp** is Regional Manager for the Vancouver Island Remediation Division of Quantum Environmental Group. He’s responsible for managing Quantum Remediation Inc. and Quantum Facilities Inc. on Vancouver Island.

Tim is a Certified Engineering Technician and holds a double major from the University of Victoria in Economics and Environmental Studies. He has more than 20 years experience in engineering technology and environmental consulting in both the private and public sector in Northern and Western Canada, Alaska, and Mexico.



His experience includes decommissioning and remedial projects ranging from small residential properties to large industrial sites contaminated with various compounds such as hydrocarbons, heavy metals, creosote, PCPs, PCBs, and other non-aqueous phase liquids. He has managed both large and small remedial projects including several multi million-dollar assignments involving multiple contaminant media.

Tim serves on the board of directors for both the Vancouver Island Chapter and the Pacific Northwest International Section of the Air and Waste Management Association and is a member of the Camosun Collage Environmental Program’s Advisory Committee.

## **Jim Hartshorne, Keycorp Consulting Ltd.**

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**Jim Hartshorne** represents Keycorp Consulting Ltd., a real estate development consulting company. Keycorp’s services include professional advice to property owners and purchasers on all phases of property development and re-zoning. ■

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## April Luncheon Speaker

Graham Lee, President and CEO of RG Properties Ltd., developer of the City of Victoria’s Multipurpose Facility, is scheduled to speak to UDI members and guests on April 21. He will discuss the development of the "Save on Foods Centre" along with other RG Properties development projects currently in the works.

RG Properties Ltd. is a diversified entrepreneurial real estate development and operating company with long-term holdings in shopping centres, a hotel, and major industrial buildings. RG Properties is also a leader in the development and operations of recreational/entertainment facilities. These properties are located throughout BC in Parksville, Kelowna, Kamloops, Prince George, and Vancouver.

RG’s partnership innovation and expertise in this type of project was recognized with the 2000 CCPPP Gold Award (Canadian Council for Public Private Partnerships) for Infrastructure at the National Awards for Innovation and Excellence for Skyreach Place in Kelowna. Skyreach Place has also been voted as the best concert facility under 15,000 seats in Canada by the Canadian Music Industry.

Other Private Public Partnerships successfully developed by RG include: Planet Ice in both Coquitlam and Maple Ridge, Pitt Meadows Family Recreation Centre and Golden Ears Winter Curling Club in Maple Ridge. ■

## Transformational Change at BC Buildings Corporation

Delivering one of her first presentations as Minister Responsible for British Columbia Buildings Corporation (BCBC), the Honourable Joyce Murray spoke at the UDI Victoria Chapter luncheon on February 18<sup>th</sup>.

She described the changes BCBC is undertaking and the potential impact in this region. The Minister provided an update on four key action areas that BCBC is focusing on:

1. Alternative Service Delivery including outsourcing of BCBC's property management services,
2. Shared Services expansion to give BCBC's public sector customers more service choices and to offer full workplace provisioning,
3. The Government Accommodation Restructuring Initiative (GARI), and
4. Strategic disposal of assets.

### Outsourcing

BCBC is currently operating under the most advanced market-based public sector shared services model in the province. The Corporation is moving away from its primary role as landlord to that of a strategic advisor and professional services provider. Minister Murray described this shift as "government going from rowing the boat to steering the boat".

Over the past three years, BCBC moved all project management activities to the private sector. This past December, BCBC outsourced its property management services to Brookfield LePage Johnson Controls Workspace Solutions Inc. (BLJC WSI) for owned, leased and maintained properties across the province.

As a BC firm, BLJC WSI has obtained successorship status, meaning that the current BC Government Employees Union Collective Agreement with BCBC will move to the new firm. Over 300 or 85% of BCBC's current property management employees have accepted job offers with BLJC WSI and will move with their salaries, benefits and pensions intact.

Effective April 1, BCBC's remaining staff will total 320 – approximately half the current number. Starting on April 1, BLJC WSI will provide, under contract, all of BCBC's

property management services ranging from janitorial and mechanical maintenance to security and tenant improvements under \$500,000.

BCBC expects that the direct savings over the course of the initial five-year contract will be approximately \$35 to \$40 million.

How will this impact those leasing space to BCBC? Little to no impact is expected. Landlords will still be under contract with BCBC and it's likely you'll see many of the same people providing property management services.

### Shared Services

Shared Services involves combining or "centralizing" functions that are commonly required by a number of customers rather than duplicating delivery in multiple locations.

To provide its services "better, cheaper and faster", BCBC is:

- Revamping its service offerings – with more choices;
- Restructuring its customer service agreements processes and other key business processes;
- Reducing the number of owned assets no longer required by government over the long term; and
- Reorganizing its head office and regional structures to be smaller and more focused on addressing customer needs and less focused on providing transactional services.

The Corporation is currently finalizing their internal reorganization into two lines of business:

1. A Customer Services Group that will act as a gateway into the Corporation for all services throughout the province. This group will manage the planning and delivery of real estate and accommodation infrastructure and advisory services under the leadership of Sharon Halkett, Executive Vice President, Customer Services.
2. A Portfolio Management Group that will be responsible for asset stewardship on behalf of the shareholder led by Brian Kennedy, Vice President, Portfolio Management.

**Landlords leasing space to BCBC will see little or no impact of the outsourcing of property management services starting April 1.**

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# Transformational Change at BC Buildings Corporation (continued)

## Government Accommodation Restructuring Initiative (GARI)

Government's downsizing has been a concern to some landlords in the Capital Region. The Corporation is now in the final phase of the two-year period for identifying the accommodation infrastructure changes required by ministries.

All ministries needed to submit their change requests to BCBC by June 15, 2003 in order to plan the moves by the end of the current fiscal year. (March 31/04 is the end of the GARI funding horizon.) During the course of this initiative, BCBC has identified over 1,126 accommodation reduction projects for implementation by the end of 2003/04.

Across the province there have been 766 projects implemented. There are another 360 active projects that are currently in the planning or implementation phase. Approximately 100 of those active projects are in Victoria.

The Corporation is, wherever possible, giving consideration to how distribution of restructuring will impact businesses — including the effect of changes on neighborhoods.

BCBC does, and will continue to, rely on the private sector for the majority of office space required in Greater Victoria. At this time, the space occupied by government in Greater Victoria is approximately 3.4 million square feet. Approximately 66.4% of that space is leased.

BCBC expects that number to be approximately 3.2 million square feet (66.6% leased) by the end of December 2004 as all changes under the GARI plan have now been identified. A total reduction of 400,000 square feet is now forecasted in Victoria. This number is lower than BCBC's original projection in excess of 500,000 square feet. Of the space forecast for release, 200,000 square feet has already been given back to landlords and is being backfilled by the private sector or is being slated for redevelopment.

In addition, three quarters of the projected government reduction of space is reflected in Colliers' 2003 year-end report on vacancy in Victoria. These reductions are due to adjustments in ministry's projections of programming and staffing changes.

Overall, this GARI initiative will result in an annualized reduction of \$62 million in our government's building occupancy costs.

## Asset Sales

BCBC is committed to identifying and selling surplus and/or underutilized assets. Locally, BCBC has sold the vacant piece of land at 1850 Blanshard Street in Victoria; as well as the last phase of "Y" Lot to Concert Properties. The youth corrections camp on Brotherstone Road in Metchosin has been sold to the Boys and Girls Club of Greater Victoria who will continue to operate the camp under contract for the Ministry of Children and Families.

In downtown Victoria, the property at 780 Blanshard Street has been identified as surplus. It is expected that this building will be sold with a leaseback.

Across the Province, BCBC has sold 122 properties this fiscal year. To date sale proceeds are a total of \$70 million. The Corporation anticipates selling approximately 12 more properties by fiscal year end, and expects sale proceeds of \$77.4 million with associated gains of \$41.9 million.

The proceeds from the sale of properties have been utilized by the Corporation to substantially reduce its debt, or are returned to government through dividends, which are used in government's general revenue funds for re-investment into government programs.

Minister Murray described BCBC as an extremely demanding place right now with the combination of outsourcing, internal restructuring and property sales. The Corporation has:

- Completed the outsourcing contract – a 5-year direct saving of \$35-\$40 million;

- Reduced building occupancy costs – as a result government will realize annualized savings of \$62 million; and

- Sold 122 properties for a total to date of \$70 million. ■

**A total reduction of 400,000 square feet is forecasted in Greater Victoria to approx. 3.2 million square feet of office space leased by the end of 2004.**

*The Honourable Joyce Murray was appointed Minister of Management Services and Minister Responsible for BCBC on January 26, 2004. She previously served as Minister of Water, Land and Air Protection. Ms. Murray was first elected in 2001 to represent the riding of New Westminster.*

# What's New with The Residential Tenancy Act?

Al Kemp is CEO of the Victoria-based Rental Owners and Managers Association of BC (ROMA) with over 1,000 members who collectively manage more than 27,000 residential rental units throughout British Columbia.

For more information on ROMA, go to [www.suites-bc.com](http://www.suites-bc.com))



## DURING TENANCY

- Landlord cannot restrict or remove service or facility essential to tenant's use or material term of tenancy agreement
- Landlord can remove/restrict other service or facility 30 days notice and rent reduction

At UDI Victoria's January luncheon, Mr. Kemp reviewed the new Residential Tenancy Act which came into effect on January 1, 2004. The new regulations are designed to better protect the rights of both landlords and tenants. His presentation, highlighting the changes, follows:

## TENANCY AGREEMENTS

- Additional Occupants = higher rent
- Can't charge for processing applications
- Agreement effective from date signed
- Refundable and non-refundable fees.

## PETS

- Landlord determines whether or not to allow
- If allowed, landlord determines size, kind, how many in any rental unit
- Can collect additional one-half month pet damage deposit
- If allowing pet during tenancy, can require pet damage deposit at that time
- Must do inspection at point pet allowed, if move-in inspection not done.

## MOVE-IN & MOVE-OUT INSPECTIONS MANDATORY

- Landlord must complete written reports
- Landlord must provide at least two opportunities to tenant for inspection
- If tenant refuses or fails to appear, forfeits security or pet damage deposit
- If landlord doesn't provide opportunities or copy of report, forfeits right to claim against security or pet damage deposit.

- Tenants entitled to use of common areas
- Notice of entry 24 hours to 30 days
- Landlord can inspect monthly.

## END OF TENANCY

- Must do move-out inspection
- Tenant must leave "reasonably" clean
- Tenant must return all keys
- Landlord to return security/pet damage deposit 15 days after tenancy ends and tenant gives forwarding address in writing
- Landlord failing to comply must pay DOUBLE amount of security and/or pet damage deposit
- No forwarding address from tenant after one year = landlord keeps security/pet damage deposit.

## RENT INCREASES

- Now have rent controls!
- Maximum yearly allowable increase by regulation = 4.6% for 2004 based on consumer price index plus two per cent
- Can apply for greater increase under some circumstances
- If increase is within regulated amount, tenant cannot arbitrate.

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# The Residential Tenancy Act (continued)

## ENDING A TENANCY

- Tenant's notice must be in writing
- Automatically ends if tenant skips
- Tenant can end if landlord breaches material term: always could; now more visible
- Tenant "conclusively presumed" to accept Notice to End Tenancy if not contested
- Overholding tenant liable for all costs.

## ENDING TENANCY FOR CAUSE

- Tenant repeatedly late paying rent
- Tenant significantly interferes with or unreasonably disturbs occupants or landlord
- Tenant puts landlord's property at significant risk
- Tenant doesn't comply with Arbitrator's Order within 30 days (includes monetary)
- Tenant has engaged in illegal activity that has or is likely to:
  - ~ cause damage to landlord's property
  - ~ adversely affect quiet enjoyment, safety, security, physical well-being of other occupant
  - ~ jeopardize lawful right or interest of landlord or other occupant.

## ENDING TENANCY FOR LANDLORD USE

- Landlord must pay one month's rent
- If landlord doesn't implement reason for ending, must pay further two months' rent.

## ORDER OF POSSESSION

- If tenant disputes Notice to End & Arbitrator upholds, Arbitrator must grant Landlord's oral request for Order of Possession
- Grounds expanded to apply for early Order:
  - ~ disturbance of or interference with landlord
  - ~ putting landlord's property at significant risk
  - ~ illegal activities
- Can serve application for Order of Possession by posting on door or leaving with adult occupant
- Landlord going for early Order not required to issue Notice to End.

## ARBITRATION

- Residential Tenancy Office (RTO) can reduce or waive arbitration fees for group
- Arbitrators must consider policy guidelines
- Arbitrator cannot bind other tenants to decision; can include them in hearing
- Arbitrator can order future rents paid to RTO to enforce repair order; RTO must deduct arbitrator's costs of enforcing
- Arbitrator/RTO cannot extend time limits to pay overdue rent beyond 5 days in Notice.
- Arbitrator/RTO cannot extend time limits to any other Notice to End beyond effective date of Notice
- Arbitrator can rule document was served, even if not done so in accordance with Act.

The Residential Tenancy Act is available at: <http://pssg.gov.bc.ca/rto/legislation/acts/70.pdf> ■

# What You Need to Know about BC's new Industry Training Authority

BC's new Industry Training Authority (ITA) took effect on January 2, 2004. The new industry training model, emphasizing training divided into modules for flexibility, allows tradespeople to earn qualifications based on the skills they can demonstrate, rather than how long they've been on the job.

Government is targeting a 30% increase in trainees over the next three years, which would bring the total number to 30,000. The new model is also being designed to reduce the apprentice dropout rate of close to 50%. Colleges and other institutions throughout BC are opening up new programs to meet demand since apprentices were given the ability to schedule their technical training when and where it suits them and their employers.

The Ministry of Advanced Education has committed more than \$73 million per year to the Industry Training Authority for the next three years. In addition, almost \$3 million has been set aside for pilot projects testing new training ideas.

## The Most Asked Questions

### 1. Why is the current system being changed?

BC needs a system able to respond more quickly to industry needs and offset the impending skills shortages. One of the key changes is to ensure that trained people have their skill sets recognized without necessarily going through a four-year process or taking specific technical courses when they already have the skills such course work would provide them. Another reason is to ensure that the skills taught through trainers are the right skills, and that industry wants these skills and will hire workers with these skills.

### 2. How will the new model be led by industry?

An industry Transition Advisory Committee that included industry representation was established to provide recommendations on the implementation of the new model, and ensure that it is responsive to industry needs. In addition, industry will establish advisory groups as needed to work with post-secondary institutions and private trainers to develop and implement the new industry training model. Government will work directly with industry to ensure that provincial standards reflect current workplace needs and that worker mobility is maintained.

### 3. How will the new industry training model benefit apprentices?

Under the new model, apprentices will have a number of benefits including:

- The opportunity to choose where they want to take training and to schedule training when it is convenient;
- Certification will be based on skills and abilities rather than time spent in a trade;
- The average length of training may be reduced; and,
- They will have opportunities to use their apprenticeship training credit as credit toward other credentials such as diplomas and applied degrees so that they can continue to develop their skills to meet their personal learning goals.

The purpose is to develop a new system of credentialing that is based on demonstrated skill and ability rather than time in a trade. This new system will enable apprentices to have their knowledge and skills assessed and to be certified when they are ready, instead of having to wait until they have worked for a required number of hours.

### 4. How will the new model differ from what ITAC has been doing?

- Industry will take a lead role in the new model by working with government;
- Opportunities will be increased for private trainers to participate in training and credentialing;
- Trainees will take an increased responsibility for their own training;
- Multiple pathways for training will be implemented to increase flexibility;
- Government's role will be limited to standards and credentialing;
- New programs will be developed to address areas where skills shortages exist and to better meet the needs of industry;
- Credentialing will be competency-based rather than reliant on time spent in a trade, and
- Trainers will have more opportunity to work with local employers to develop and deliver programs in ways that meet local needs.

# About BC's new Industry Training Authority

## 5. Are you getting rid of apprenticeships?

Absolutely not. The new system retains apprenticeships – including the designated Red Seal Certification – and in addition will offer more choice and flexibility for trainees. This will be done through the addition of options which will include delivering training in different ways for different groups. Some technical training may be delivered on the job, rather than in the classroom, and may use distance-learning materials. Others may want training broken down into a package that they want delivered at a specific time to suit their work schedule. Traditional trades training works for many, and that will continue, but we will add other flexible ways to access training and will develop new training packages.

## 6. What is the proposed modular training system all about?

The modular training system, which builds on the existing industry training system, offers people the choice of becoming certified in different components of a trade or trades. For example, a person whose goal is to become a qualified carpenter can first become certified – and gain employment - as a framer while working toward their full carpenter designation. Once certified, that person also has the option of remaining a framer and not pursuing further training.

For those journey people who already have their trades' designations, modular training means that they can more easily gain further certification in another occupation, often without having to start from the beginning. For example a journey person automotive mechanic may already have some of the skills required by a heavy-duty mechanic.

Modular training would allow that person to gain training for this specific, complementary skill set without having to go through the entire process needed to become fully qualified.

## 7. Will these 'modular' training certificates have any validity beyond a particular workplace?

All provincially recognized training, regardless of delivery method, will have to meet provincial and national standards – so if you hold a certificate in framing in Prince George, that certificate will also be recognized by a potential employer in Port Hardy. Certificates are based on validated standards and only those who meet the established standards will receive recognized credentials.

## 8. How is the proposed model going to affect journey people and people currently in apprenticeships?

It will allow them the option to gain credit for their skills and experience toward other post-secondary credentials. For example, if a plumber is interested in opening his own business, he may want to work toward an applied degree in business management, where his trades training would be part of the program. He or she would not start at first year, but would be recognized as someone who has considerable expertise.

The implementation of the new industry training system will add other choices for those currently in an apprenticeship – however, your apprenticeship will continue on, as it was originally set up, if that is your preference, and, once completed, you will be able to write the provincial and inter-provincial exams.

## 9. Will the trade certificates be worth anything?

Absolutely. Trades people are highly skilled individuals and their credentials and certificates validate their skills and abilities. BC will continue to participate in the national Red Seal trade program – a highly recognized program and certification.

## 10. Will the new model produce trades qualifications comparable with other systems in Canada, or will BC's new system make it difficult for BC-trained trades people to have their qualifications respected outside the province?

The new industry training and apprenticeship model includes high standards that are recognized across Canada. The new model will also ensure that transferring trades-workers from other parts of Canada will receive full recognition and credit for their training and experience. We will also be working to improve the articulation between trades and technical programs in BC so that people can continue to improve their level of qualifications and transfer credit to other more advanced programs and certifications.

Continued on page 10

## About BC's new Industry Training Authority (continued)

### 11. Will the new model include a diverse range of quality training to ensure transferable skills into other industries?

One of the goals of the new industry training system is to improve the linkages between trades and technical programs in BC so that people can continue to improve their level of qualifications and transfer skills, ability and credit to other more advanced programs and certifications, as well as to different industries.

### 12. Will the compulsory trades still be compulsory?

New legislation is being developed to deal with training and with licensing in a number of trades areas. Government will ensure that worker health and safety is a high priority, but there are other options for doing this than making trades compulsory. The principle of ensuring that only qualified people do work will remain; the mechanisms may change.

### 13. What will the schooling in the new model look like?

The new model will benefit students and their employers by providing more flexible delivery formats and on-line delivery. In addition, apprentices will be able to schedule their own training when and where it is convenient for them and their employers. There will be more up-front training, so that people can take a co-op trades program or enroll in a program with dual credit – a trades credential and an academic credential, such as an applied diploma or degree – if they wish. Trades training will not be disconnected from other post-secondary programs.

### 14. How does the new model compare to industry training systems in other jurisdictions?

Although the new model is tailor-made for BC, some key elements are similar to jurisdictions such as Alberta, Ontario, Ireland, United Kingdom, Australia and New Zealand, for example:

- Government establishes credentials, with advice and recommendations from employers;
- Industry training credentials are linked to national standards;
- There is recognition of work-based training and a clear pathway for learners to continue to learn and get recognition for their learning;

- Government has primary responsibility for policy development, planning and performance reporting; and,
- Government has streamlined and reduced red tape for the industry training systems.

### 15. How many trades are served by the current industry training system?

There are currently 167 trades with enrolled apprentices. There are approximately 16,300 apprentices in the system.

### 16. How does the ITA work with the BC Safety Authority?

A future article will cover the role of the BC Safety Authority (BCSA), which determines worker qualifications and the supervisory ratio of journeymen and apprentices on a job site. BCSA will be fully operational by April 2004. Qualification standards to perform safety work will be set by the BCSA with the ITA responsible for providing the training programs to meet the identified safety standards (<http://www.safetyauthority.ca>).

Cooperation between the two authorities is essential to ensure the objectives of competency and safety are balanced with flexibility and reduced red tape.

### 17. Where can I find out more?

Visit the Ministry of Advanced Education web site: <http://www.aved.gov.bc.ca/industrytraining/welcome.htm> ■

**The Industry Training Transition Centre in Metro Town, Burnaby provides province-wide services to apprentices, trades workers and employers.**

**Suite 223 - 4600 Kingsway  
Burnaby, B.C.V5H 4L9 Toll free 1-866-660-6011**

#### *Announcements*

**Glen Wilson** of Searidge Management is the new co-chair of the Housing Affordability Partnership, replacing **Pat Caporale** of Caporale Construction. **Lee King** of CMHC continues as HAP co-Chair.

**Hugh McKay**, Saanich's Director of Engineering Services, is retiring. **Colin Doyle** will be the new Director. Stay tuned for details on organizational changes within Saanich Planning.

# Victoria Downtown Revitalization Program

Contributed by Henry Kamphof, Executive Director of the Capital Region Housing Corporation

## Introduction

This proposal has been under review since April of 2003 by the Federal and Provincial Housing Agencies and the City of Victoria. The provision of funding commitments to launch such a proposal was given a positive response by federal and provincial authorities. Securing municipal or community funding support has proven to be a continuing challenge. A number of exciting funding opportunities were registered at the Downtown Victoria 2020 Vision Session in March 2004. Over the next several months these funding opportunities hopefully can be mobilized allowing this program proposal to be launched.

As was often stated by a number of presenters at the 2020 Vision Session, “initiating a significant residential development in the downtown core is the foundation of revitalizing this community area.”

Launching the Victoria Downtown Revitalization Program and developing an additional 300 to 500 additional rental units would be an exciting start in revitalizing the beautiful Victoria downtown area.

## The Proposal

The key ingredient necessary to revitalize the Victoria downtown area is the introduction of a full price range of additional rental and homeownership accommodations through renovation, conversion and new construction. It is suggested that over 5000 individuals could reside in the downtown area, which at present has a population of approximately 1600.

The present market conditions do not facilitate the development of a number of affordable housing options. With the support of the Downtown Heritage Tax Incentive Program, only upscale residential conversions are financially viable.

## Program Objective

To promote the development of a full range of low to moderate price rental accommodations, thereby becoming the prime catalyst to revitalize the quality of life and economic environment of Victoria downtown core area.

## How the program would work

A grant of \$15,000 (\*) would be made available for each new unit created through the conversion of existing nonresidential facilities or the construction of new residential rental buildings. The buildings would be maintained as rental facilities for a minimum of 20 years.

The owner of the property would be required to have equity in the proposed project of no less than 15% when the rental facility is complete. Professional independent appraisers will aid in the establishment of loan and project values.

New rental units produced will be placed on the market at competitive rates not to exceed 85% of comparable open market rental rates. The first-year rents will be negotiated with the City of Victoria.

Private and non-profit housing corporations will be eligible to apply. The key concept of the program is municipal involvement. Projects must receive municipal zoning and building by-law approvals before a final loan/grant commitment will be issued.

Projects receiving other government capital and operational funding will generally be considered eligible. Funds can be advanced through progress payments during construction. All construction work to be certified by independent technical consultants.

## Funding Details

The senior levels of government have expressed interest in undertaking a pilot project suggesting that up to \$5 million be assembled by Federal, Provincial and Municipal sources. The community of Victoria is suggested to submit \$1 million while the two senior levels of government provide the remaining.

This pilot proposal would facilitate the development of over 300 new units, injecting in excess of \$35 million in capital expenditures and providing employment for over 800 persons years. Many additional financial benefits would accrue to the downtown area.

## Application Process

The application and delivery process for the program will require further consultation between the senior levels of government, including the Capital Region and the City of Victoria. ■

**The upcoming Summer 2004 edition of *UDI News* will include an update on the second forum of the *Downtown Victoria 2020* series, “From Ideas to Action – Making the Future Happen”. The conference web site is at <http://dv2020.urbanreader.net/>**

*\* Under present market conditions, \$15,000 is required to produce modest-cost rental housing. This amount may require further review and adjustment.*