



CHBA BC
CONFERENCE 2024
Fairmont Chateau Whistler
October 2-3

Engage | Inspire | Connect

Building the Future: Innovation and Sustainability in Homebuilding



CEO Message



Welcome to the inaugural conference of the Canadian Home Builders' Association of British Columbia (CHBA BC), held at the stunning setting of the Fairmont Château Whistler. We are excited to host this gathering of industry professionals, where innovation, inspiration, and collaboration are at the forefront.

Our conference features a great line-up of speakers over the two days, including Ali Wolf, the world-renowned Chief Economist of Zonda Homes, as our keynote speaker. Ali's unparalleled insights into the housing market and economic trends will offer unique perspectives that will significantly influence the future of homebuilding in British Columbia. Our session with Frankie Russo, Building the Future: AI's Transformative Power in Construction, promises to be both stimulating and provide practical ideas for the homebuilding industry.

In addition to the educational sessions, we are thrilled to welcome the entertaining Paul "Biznasty" Bissonnette for a lively hockey discussion. Paul's unique blend of humour and insight will bring a fun and engaging end to our second day, leading to a Hawaiian-themed dinner where you can unwind, network, and enjoy the company of your peers in a relaxed atmosphere.

We encourage you to visit the trade show booths, connect with fellow professionals, learn from industry experts, and be inspired by the innovations discussed. This conference is not just about sharing knowledge; it's a unique opportunity to build relationships and strengthen the community that drives the industry forward. It's a chance to connect with like-minded professionals and form lasting bonds.

We look forward to an exciting two days of learning, networking, and celebrating the strides we are making in the homebuilding industry.

Finally, we extend our thanks to all our sponsors. Your support has been instrumental in making this conference a reality, and we are truly grateful for your contribution!

A handwritten signature in black ink, appearing to read "Neil Moody". The signature is fluid and cursive, with a large initial "N" and "M".

Neil Moody
CEO

Agenda

	details
Wednesday, October 2	
9:30 AM - 11:45 AM	Whistler Housing Tour
1:00 PM	Registration Opens
1:00 PM - 5:00 PM	Tradeshow
	CONFERENCE
2:00 PM - 2:15 PM	Opening Remarks
2:15 PM - 3:45 PM	Setting up your project for Success - Integrated Approach
3:45 PM - 5:00 PM	Building the Future: AI's Transformative Power in Construction
6:00 PM - 11:00 PM	Hawaiian-themed Reception
Thursday, October 3	
8:00 AM - 8:55 AM	Breakfast
8:00 AM - 4:00 PM	Tradeshow
	CONFERENCE
9:00 AM - 9:05 AM	Welcome Remarks
9:05 AM - 10:00 AM	Keynote Address: State of the Housing Market and Wider Economy with Ali Wolf
10:00 AM - 10:30 AM	Guest Speaker - Chief Willie Sellars
10:30 AM - 10:45 AM	Coffee, Tradeshow Networking
10:45 AM - Noon	Designer Insight on Construction with Sarah Gallop, SGDI
12:00 PM - 12:55 PM	Lunch, Tradeshow and Networking
1:00 PM - 2:15 PM	Digital Innovation and Prefabrication with Joe Geluch, Naikoon Contracting
2:15 PM - 3:30 PM	Step Code for Part 9 Buildings in Whistler with Mark Bernhardt, Melissa Hollis and Maria Thorlakson
3:30 PM - 4:30 PM	Hockey Talk with Paul "Biznasty" Bissonnette followed by Meet and Greet
6:30 PM - 11:00 PM	Hawaiian-themed Dinner

Housing panel discussion Setting up your project for Success - Integrated Approach

2:00 PM - 3:30 PM 1.5 CPD



Randy Chin, District Manager Mortgage Specialist, RBC

Randy Chin is a District Manager Mortgage Specialists at RBC for Vancouver Downtown. For over 10 years, Randy worked closely with British Columbia builders and developers as the Manager Builder Development. In his current role, Randy continues to serve the real estate community and to help Canadians realize their dreams of home ownership. Leading a team of Mortgage Specialists, Randy and RBC take a holistic approach to business by strongly collaborating with internal and external partners including Private Banking, Commercial Financial Services and Wealth Management. Randy brings over 35 years' experience in retail banking, credit and leadership.

Randy is an active member and Director of HAVAN & CHBA for the past 10 years, serving as President for both CHBA BC and HAVAN. Randy currently represents CHBA BC on the CHBA National Board of Directors.

Randy and his wife reside in Langley where they raised their two children. He has been a volunteer coach within the Langley Minor Hockey Association for 14 years. He is passionate about health and fitness; in his spare time, you will find Randy in the great outdoors hiking, paddling, motorcycling, golfing and sometimes running in obstacle course events such as Tough Mudder and Spartan Race.



Bob Deeks, President, RDC Fine Homes

Bob started building and renovating homes in 1993, becoming a founding member of his local CHBA Sea to Sky in 2003. His passion for innovation in housing technology has been fostered by his participation in many of the association's committees and councils and his commitment to high performance building and renovating is demonstrated through RDC's leadership in building and renovation some of the 1st Net Zero labeled homes in BC.

Bob lives with his family in Whistler, and in his spare time coaches ski racing in the winter and competes in Triathlon in the summer.



Reza Kamrani, Regional Association Manager, Federated Insurance

Born in Iran and raised in Paris, France, Reza graduated from UBC with a B.A in Economics. Upon graduation he co-founded and managed a multimedia advertising company in Cairo, Egypt.

He also has experience in the hospitality and culinary industries.

Reza recently celebrated his 10th year at Federated Insurance Where he takes care of Associations and their members (such as home builders) for BC, Manitoba & Saskatchewan.



Building the Future: AI's Transformative Power in Construction

3:45 PM - 5:00 PM 1.5 CPD

Frankie Russo, Keynote Speaker, Author

This groundbreaking session will address the essential mindset shift required for successful AI augmentation in construction, exploring how to cultivate a culture that embraces technological change and fosters an environment where human expertise and AI capabilities can synergize effectively. Participants will leave with actionable insights and strategies they can apply to their own organizations, helping them navigate the exciting yet challenging future of AI in construction.

This session will also explore how artificial intelligence is set to revolutionize the construction industry, addressing the sector's most pressing challenges. Attendees will discover practical strategies for integrating AI into construction processes, methods to overcome implementation hurdles, and insights on fostering a culture of innovation.

Audience Takeaways:

1. AI-DRIVEN EFFICIENCY and safety:

Understand how to select and implement AI tools that optimize project management, reduce delays, and enhance worker safety.

2. Sustainable and Innovative Construction:

Discover strategies for integrating AI into existing workflows to contribute to sustainability efforts and foster innovation.

3. Cultural Transformation for AI Integration:

Gain insights into cultivating a company culture that embraces AI augmentation, overcoming resistance to change, and persevering through initial implementation challenges.

Bio:

As a pioneer in AI-driven innovation, Frankie Russo has led two tech companies to Inc. 500 status for 8 consecutive years, with one achieving 60X growth before a Fortune 500 acquisition. Co-founding Origin A.I. and founding 360ia, he has developed and scaled software using machine learning and AI applications across various industries. This experience in rapid scaling and helping organizations adapt to technological disruptions uniquely positions him to address the challenges of integrating AI into construction processes, including the vital aspect of cultural transformation.

Frankie Russo's keynote experience will explore how AI is set to revolutionize the construction industry, addressing key challenges and opportunities. The session will cover practical AI applications in project management, safety, and sustainability; strategies for overcoming implementation hurdles; insights on fostering a company culture that embraces AI augmentation; and the synergy between human expertise and AI capabilities.



Keynote Speaker State of the Housing Market and Wider Economy with Ali Wolf

9:00 AM - 10:00 AM 1 CPD

Zonda Homes, Chief Economist

In this session, we'll explore what recent events and longer-term trends mean for the future of the homebuilding industry and wider economy. Zonda's Chief Economist will decode the latest data on the housing market, deep-dive into local trends, and parse out the varying market views of today's buyers and sellers.

Bio:

Ali Wolf is the Chief Economist for Zonda, the largest new home construction data company in North America. As head of the Economics Department, Ali manages and analyzes the content for Zonda, runs special research projects, strategizes with the nation's largest homebuilders, and presents nationwide covering topics across the housing market and wider economy.

Ali is the creator of Zonda's proprietary indices, including the New Home Pending Sales Index and the New Home Lot Supply Index. Ali has focused much of her career on understanding prior recessions and led the charge on 'Millennials discussing Millennials' in the homebuilding space. Highly regarded as an industry expert, Ali is quoted frequently in national publications including CNBC, The Wall Street Journal, Forbes, and Yahoo! Finance, and has also appeared on national and international TV and radio programs such as Bloomberg TV and Marketplace. Further, Ali serves as an advisor to the White House, providing data and insights on the U.S. housing market.

Prior to joining the Zonda team, Ali worked for another consultancy firm and was a researcher for both the Canadian and UK Parliaments. Ali holds a Bachelor's Degree from The Ohio State University in Economics and a Master's Degree from the London School of Economics in Real Estate Economics and Finance.



How building net zero housing helped create affordable homes for Williams Lake First Nation

10:00 AM - 10:30 PM

Chief Sellars

Bio:

Willie Sellars was born and raised in Williams Lake and is a member of the Williams Lake First Nation of the Secwépemc Nation. Elected to Council at the age of 23 in 2008, Willie was one of the youngest elected councillors in WLFN's history. After serving 10 years on Council, he was elected as the Chief in 2018 and is currently in his second term. Willie worked as a wildland firefighter for the Ministry of Forests, Lands, Natural Resource Operations before returning to his community to assume the position of special project coordinator in the WLFN Economic Development Department. He was responsible for new business initiatives flowing from impact benefit agreements, engagement with proponents in the Traditional Territory, and community consultation for major projects.

Willie is the author of Dipnetting with Dad, which won a Moonbeam Children's Book Award and was shortlisted for the Chocolate Lily, Shining Willow, and Ontario Library Association awards. His second book is Hockey with Dad. Willie enjoys family time with his partner and five kids, powwow dancing, playing hockey with the Williams Lake Stampeders, attending community events at WLFN, and hunting and dipnet fishing.



Designer Insight on Construction with Sarah Gallop

10:45 AM - 12:00 PM 1.5 CPD

Founder, Director of Design, SGDI

In this Session you will learn tips on how to work better with design professionals, how to increase project leads from designers and ways to reduce conflict with your design team.

Bio:

As the founder of SGDI, Sarah has an unwavering passion for Interior Design. From a young age, it was evident that she would need to create; she designed her first house at the age of twelve and never looked back. Starting out initially with solely interior design, the firm now provides complete architectural design on many of its projects.

Sarah loves working with homeowners and uncovering things that will truly make their spaces unique. She is experienced in designing custom spaces of any size, from 1000 sqft to over 18,000 sqft. She has designed many homes in all reaches of the Vancouver/Lower Mainland area, but has also designed homes across Canada, the USA, and Asia.

Over the years Sarah has designed many award-winning spaces. Since 2009 the team has won many CHBABC Georgie and HAVAN Awards, IDIBC Shine Awards, and NKBA BC Awards.

At SGDI, Sarah's role is overseeing the design team – from setting the tone for projects to the final documentation reviews. She loves working alongside her team and the clients to ensure every detail is thought through.

Sarah is the Chair of the HAVAN Designers Council and a professional member of the Interior Designers Institute of BC, and has passed the National Council for Interior Design Qualification (NCIDQ) to hold the title of Registered Interior Designer (RID).



Digital Innovation and Prefabrication with Joe Geluch

1:00 PM - 2:15 PM 1.5 CPD

President, Naikoon Contracting

Virtual Design and Construction (VDC) is a unique and necessary technology that has the capability to benefit BC's residential construction industry in regard to: housing demand, affordability, environmental sustainability, field labour shortages, reduction in waste materials, growth in a technically inclined workforce, off-site assembly & pre-fabrication, new home buyer protection

Modern home construction is a complex manufacturing process involving professionals equipped with a variety of skills and training. In traditional residential home construction, a guiding plan is developed to assemble a product based on two-dimensional drawings, which often lack details concerning changing climate and unique environmental factors. This outdated process leads to a drastically different final product at the cost and risk of the homeowner.

Naikoon Contracting, BC Housing and SCIUS Advisory conducted a case study and research while collaborating with design and construction industry firms to formulate a robust residential building process centered around Virtual Design and Construction. The findings in virtually centered design and construction will specifically address the rapidly changing industry climate in BC, such as trades shortages, improved prefabrication coordination, and the increased uptake of sustainable building practices (Net-zero, Step Code 5) while meeting homeowner time and cost requirements.

Joe Geluch of Naikoon will present the case study, tools and execution procedures to execute BIM in single family homes resulting in off-site construction and extremely fast structural assembly.

Bio:

Joe Geluch is the President and CEO of Naikoon Contracting Ltd. A leading high-performance home Construction Manager with a number of innovative Net Zero and Passive House projects completed throughout British Columbia. As President of Naikoon he has led his team to over 50 industry awards, locally, provincially and nationally.

He is a Red Seal Carpenter, a Gold Seal Project Manager, and a Certified Housing Professional who has spent over 22 years in the industry. He is a founding member of Canada's Net Zero Energy Housing Council and served on CHBA BC's Board and Executive Committee, past chair of Technical Research Committee and past chair of BCIT's carpentry advisory committee.

Step Code for Part 9 Buildings in Whistler

2:15 PM - 3:30 PM **1.5 CPD**

Industry members are invited to join us for this informative and interactive session to deepen your understanding of the Step Code for Part 9 Buildings in Whistler, learn from past experiences, and gain practical insights to enhance your building practices.

This session is designed for builders, tradespeople and designers with a basic understanding of the Energy and Carbon Step Codes. Mark Bernhardt will start with a review of key metrics and goals, highlighting how design choices impact success. The session will look back at lessons learned and data from recent years in BC, focusing on trends, common mistakes, and cost-effective solutions. We'll cover air leakage testing and the functionality and cost-effectiveness of heat pumps and dual-energy systems in cold climates.

The Resort Municipality of Whistler (RMOW) will also present their approach and requirements for Step Code for Part 9 Buildings in Whistler, and provide practical examples and tips for what works well and doesn't work well for an efficient application and inspection process.

The session will include interactive discussions to hear tips and experiences from others in the room about cost-effective approaches to reaching step code levels and will conclude with an opportunity for the audience to ask questions and discuss their biggest unknowns and challenges related to meeting step code performance.

Session Objectives:

- To provide a better understanding of:
- Performance codes, the metrics and function
- Cost effective design and construction strategies to meet the performance codes
- The process and permit requirements for implementing Step Code for Step 9 buildings in Whistler

**Mark Bernhardt, President Bernhardt Contracting Ltd.**

Mark is the President of Bernhardt Contracting Ltd. and CEO of Energy Code Solutions. For the last decade he and his team have spent their time developing, building, retrofitting, and consulting on some of Canada's highest performance homes.

Mark is a Registered Energy Advisor and Passive House Consultant, and over the past few years has spent much of his time helping other builders gear up for Step Code and higher performance buildings. He serves on several provincial code committees and is CHBA BC President and past chair of the technical committee.



Melissa Hollis, Manager, Building Department Resort Municipality of Whistler

As the Manager of Building for the Resort Municipality of Whistler, Melissa leads a technical team of Building Officials that efficiently deliver building permitting, licensing, information, and inspection services in compliance with applicable Municipal Bylaws, Provincial legislation, acts, and industry standards to the Whistler community. Previously, she also acted as the Capital Projects Supervisor for the RMOW where she was responsible for the facilities capital projects of a combined total of \$6 - \$10 million per annum.

Melissa holds a Masters in Engineering and as a Project Management Professional (PMP), she has over 10 years of experience leading technical teams to execute projects within scope, budget, time, and quality; and to deliver on strategic goals.



Maria Thorlakson, Climate Action Coordinator Resort Municipality of Whistler

As the Climate Action Coordinator at the RMOW, Maria is focused on accelerating the implementation of the Resort Municipality of Whistler's climate change priorities, objectives, and actions. This includes advancing initiatives designed to reduce community-scale and organizational GHG emissions, tracking progress, raising climate literacy in the organization and community, updating associated action plans and strategies, and ensuring that the RMOW organization leads by example and demonstrates leading best practices in its corporate operations.

Maria has a B.Sc. in Environmental Geoscience and an MBA focused on Sustainability. She has over 7 years of experience working in environmental and sustainability practice areas including both municipal and corporate climate action.



Hockey Talk with Paul “Biznasty” Bissonnette followed by Meet and Greet

3:30 PM - 4:30 PM

Paul “Biznasty” Bissonnette

Paul “Biznasty” Bissonnette played 5 seasons for the Arizona Coyotes in the National Hockey League, after being drafted in 2008 by the Pittsburgh Penguins.

After his playing career, he joined the Coyotes’ broadcast team as well as the Spittin’ Chiclets podcast on Barstool Sports, which became the number one hockey podcast globally.

In 2019, he helped create and launch Pink Whitney, which has gone on to become the #1 flavored vodka in North America. He joined Turner Sports in 2021 as a studio analyst for NHL on TNT.



Hockey Talk with “Biznasty” Moderated by Bob “The Moj” Marjanovich

Bob “The Moj” Marjanovich has enjoyed a career in the media for over 25 years.

Starting out as a writer for Sports View, The Moj parlayed that into a sports talk career that spanned 20 years and was highlighted by co-hosting Donnie & The Moj with Don Taylor, which aired weekday afternoons on TSN 1040.

During that time, The Moj has covered 23 Super Bowls, over a dozen Grey Cups, Stanley Cup Finals and other sports. It has allowed him to accumulate one of the most extensive contact lists of executives, athletes and celebrities in North America.

He also has been part of the BC Lions radio broadcasts for over 15 seasons as a host, sideline reporter and now as the play-by-play voice of the CFL team. He also writes a bi-weekly column for the Black Press newspaper chain which includes over 70 community newspapers in B.C.

The New Westminster native grew up surrounded by sports. Bob played two seasons of senior lacrosse in the WLA with the Richmond Outlaws. His football career saw him play junior college in Stockton, California, Western Washington University and UBC. The Moj wound up coaching football at UBC for four years as well.



Mandy Gill, Conference Emcee

Mandy Gill is a sought-after speaker on the subjects of high-performing teams, leadership, and resiliency. Drawing on her experience of building and scaling one of the world’s most effective behavior change apps, Healthy Habits, Mandy has one of the world’s largest data sets focused on creating sustainable habits, modifying behavior, and maximizing positive results.

She shares authentic parallels between the principles she uses to succeed while climbing some of the highest peaks in Nepal and around the world, along with running 100km trail ultra-marathons.

Mandy builds a compelling case for the uncontrollable environments in extreme adventure, and the ones that people face every day — at work, at home, and in their communities. In addition to having faced some of the most challenging environments in the outdoors, Mandy has shared conversations with Lady Gaga and Rihanna while her career took shape in the broadcast world first, before branching off as a business builder.

Mandy’s commitment to levelling the playing field and opening doors for women across the globe twice earned her a “Women of Distinction” award by the YWCA. Mandy’s first book will be released this winter, providing readers a system that teaches resilience and perseverance to overcome failure in service to success.

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