



Our education is focused to increase our members knowledge and awareness



I wish all of you could be with me today as I am writing this newsletter article. It is seventeen degrees and sunny as I sit in a seaside village called Chester in Nova Scotia. I work in Chester on Thursdays and often take time in the slower pace to attend to CCI matters. Being October 26th, the trees have turned colour and this year they are more vibrant than I remember. What has this to do with condominiums you are asking yourself? Actually plenty, as Chester is the site of a new phased, adult lifestyle condominium development. Another example of a Canadian trend as condominium development expands beyond urban centres and is embraced throughout our Provinces. CCI is also enjoying this expansion as new Chapters are being discussed outside of the typical capital city, large urban area settings which host many of our older Chapters.

The Fall is a busy time for our members as everything resumes after summer. Boards of Directors start to meet on a regular basis, many AGM's are held before owners flee south and pre-winter maintenance is in full swing. It is also the time for CCI National's AGM in Toronto, held in conjunction with our educational conference and trade show jointly sponsored with ACMO. Hopefully, many of you were able to attend. Alex Astbury, our new Atlantic President, always returns amazed at what he learned at the National meetings and at the level of knowledge displayed by all National Board Members and Conference presenters. This level of expertise continues to ensure that CCI is the representative and educator of condominium interests throughout Canada.

Legislation and education exist as the twin mantras of CCI. Our lobbying efforts are continuing to promote consumer protec-

tion legislative amendments. In those Provinces where new Acts have been proclaimed we are working to further define Regulations. In those Provinces yet to proclaim new legislation, CCI is front and centre demanding 'when'? Our education is focused to increase our members' knowledge and awareness of these changes. This extends not just to owners and directors but to all sectors of our industry, i.e. lawyers, bankers, insurance professionals, realtors, engineers, architects, appraisers and any party with an interest in condominium.

As I enter my second and last year as National President I continue to be amazed with the potential of the Canadian Condominium Institute. We are only limited by our own dreams and therefore I challenge you to dream large dreams for the expansion of CCI. The demand and interest exists. We have only to respond by continuing the volunteer efforts you all perform so well.

Thank you for your efforts and support over the past year, both Nationally and to your local Chapters. I wish you a wonderfully productive Fall season, concluding in happiness and relaxation during the Holiday season.

PAT CASSIDY, CCI - National President

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Diane Gaunt

Planning Committee Report

We are growing again!

The Planning Committee of the National Board is pleased to announce that we are growing again with several regions looking at adding new Chapters, and the start-up of CCI in British Columbia.

The Atlantic Chapter of CCI (Nova Scotia presently) has begun discussions with groups in Newfoundland and New Brunswick to expand the chapter and perhaps even looking at establishing individual chapters in those Provinces. The National Board has committed seed money from our Chapter Development Fund to assist in this endeavor and we look forward to the Atlantic Chapter providing us a report at our next Board meeting.

The Ontario region will be adding another chapter over the next several months. Mr. Gerrit Roosenboom recently joined the National Board. Gerrit has recently re-located to the Barrie, Ontario area and indicates he has enough support to start a chapter there. As such, the National Board has committed funds from the Chapter Development Fund to assist Gerrit in getting the Chapter started and drawing up appropriate boundaries for the chapter given its proximity to the Toronto area.

Finally, CCI will be in British Columbia this next year. We have had discussions with the Interior Strata Owners Association based in Kelowna. This group represents owners (and via non-voting associate memberships allows commercial membership) in the Okanagan Valley and has expressed an interest to join CCI. The Interior Strata Owners Association will be having its Annual General Meeting from May 3 to 5, 2001 at the Coast Capri Hotel in Kelowna and have invited our National Board to have its semi-annual meeting in-conjunction with their AGM. The Planning Committee will be in contact with the Interior Strata Owners

Association over the next several months to coordinate this event. It is our understanding that at their AGM the Interior Owners Board will be putting forth a motion that they become a part of CCI.

Along with the Interior Strata Owners, your National Board has made several contacts on the lower mainland of British Columbia and Vancouver Island. The Planning Committee has had several meetings with a key individual in the Vancouver area and he has agreed to assist us in establishing a chapter in the lower mainland. The Planning Committee is considering using the National Board's presence in B.C. in May 2001 to develop and present a seminar/workshop in the Vancouver area following the Interior Strata Owners AGM. A former London, Ontario area resident who was involved in CCI and has now permanently re-located to the Island, is exploring a Vancouver Island chapter. Again the National Board has committed funds from the Chapter Development fund to assist in building the foundation for CCI in British Columbia. We must thank the North Alberta Chapter for all of its work in developing the B.C. region; Deborah Howes met with the Association in April of 2000 and has pushed us forward in the effort. North Alberta Chapter has agreed to facilitate these new chapters in the B.C. region by being the host chapter.

We will keep you posted!

Respectfully submitted on behalf of the
Planning Committee,

Chetan Thakore

Atlantic Chapter

We are happy to announce that Atlantic's first member from Newfoundland joined the Chapter in October!

CCI-Atlantic is also pleased to present the 2000/2001 Board of Directors, elected at the September 27th AGM: President – Alex Astbury, A.C.C.I.; VP – Laurie Smith; Treasurer – Nancy LeBlanc; Al Britten; Patrick Brownlow; Pat Cassidy, A.C.C.I., FCCI; Patsy Ernst; Pat Langmaid; and Brian Varner.

Five of the nine directors, and one other chapter member and the Deputy Registrar of Condominiums formed the Atlantic delegation at the National Conference and AGM, Nov 17 & 18 in Toronto. We were energized by the experience, bringing back ideas and information to share with our members. Thank you to our hosts: CCI/ACMO and CCI-Toronto.

February 17, 2001 is the next important date for CCI-Atlantic. The Condominium Course (Part 1) will be presented all day Saturday at Saint Mary's University. Registration will begin in January.

Golden Horseshoe Chapter

After the hectic few months preparing for the Conference in June, the Golden Horseshoe Chapter board spent a couple of very quiet months enjoying the summer.

In September, all relaxed and refreshed, we got right back at it and offered a seven session director's/manager's course. The course was held in Burlington, running every Tuesday and Thursday evening throughout the month of October. As it was the first time we were offering the new material prepared by the Ontario Caucus, we were anxious to get a sense of how it would be received. We enlisted the help of several key-note speakers drawing from the insurance industry, property managers, accountants and engineers and both the material and the speakers received a very favourable response.

The last evening of the course we reserved for our AGM during which we passed by-laws increasing the number of directors from nine to eleven and bringing our by-laws in-line with National by-laws. We are very pleased to welcome three new directors to our group. Mark Sheddon vice-president of Atrons-Counsel Insurance Brokers Inc. with offices in Burlington and Mississauga. Don McWhinnie of Simon, McWhinnie, Riediger & Meredith an accounting firm in Kitchener and Judith Byrom manager of the Wilson, Blanchard Management Inc., in Kitchener.

Also at our AGM, in recognition of his many accomplishments and contributions to CCI, Penman Smith was honoured with Director Emeritus status as an honorary lifetime member of our board. Additionally, an announcement was made by our President, Ron Danks, that beginning in 2001 our chapter would be sponsoring the annual Penman Smith award. This distinction will be presented to one chapter a year in recognition of excellence in



the quality of the appearance and content of their newsletter.

We are very excited about the new format we are experimenting with in our own newsletter. We will continue to maintain a high content level but will be presenting a much more professional look. Our first issue utilizing the new format is currently being distributed and we are anxious for feedback on our "new look".

With the help of a couple of management companies and a lot of hard work from George Shirton and Steve Warner, our membership has reached 371 members and growing. What a dedicated team!

Over the next few months we will keep busy preparing for a director's/manager's course in the Kitchener/Waterloo area, fine-tuning the newsletter and continually increasing our membership.

We look forward to seeing everyone at the conference in Toronto!

Manitoba Update

The Annual Meeting of the Manitoba Chapter was held on October 2, 2000.

The meeting was well attended. The Board is working on plans to hold the 2001 Annual Meeting in conjunction with the first annual Manitoba CCI golf tournament. The annual fall Directors workshop was held on November 25, 2000. Presentations of professionals in the areas of roofing, mechanical, engineering, insurance, property management, investment and legal were well received and informative. The challenge of property tax inequities for Condominiums continues to be a major focus and priority.

Toronto Chapter

The Toronto Chapter joined forces with the Toronto Real Estate Board to launch a half-day seminar on October 5th designed specifically for real estate practitioners. Taught by Jonathan Fine of Fine & Deo, an audience of 73 realtors attained a clear understanding of condominium living to help them provide knowledgeable guidance to prospective buyers. During an interactive session, realtors learned about topics such as status certificates and disclosure statements, special assessments, reserve funds, common expenses, and how to avoid trouble with negligent misstatements and taking on too much responsibility. Our thanks go to Jonathan Fine for developing this new successful program which we hope to repeat in the Spring of 2001!

In the Fall, CCI-Toronto also welcomed 67 condo directors who attended our new Basic Condominium Course which has been completely updated and revised to reflect the new Condominium Act. A group of condominium wizards instructed this new course which will be offered again starting February 21st, 2001. Phone the CCI-T office at (416) 491-6216 to register.

We hope you didn't miss the annual ACMO/CCI Conference, held on November 17th and 18th at the International Plaza Hotel in Toronto... because it was a winner! Hundreds of delegates from the condominium community attended a series of seminars, luncheon speakers, panel discussions and

networking receptions... all part of the 2000 Condominium Conference.

Themed "Healthy, Wealthy & Wise", the conference featured loads of experts who shared their expertise in a wide range of topics. Attendees learned how to profit from the deregulation of hydro and other utilities, everything they needed to know about corridor refurbishment, and elevators and how to handle alterations to common elements. A panel of expert lawyers provided practical applications from case laws. Other topics included conflict resolution, keeping lines of communication open within a corporation, and the wise investments of reserve funds. And, in what was one of the conference highlights, a nightmare scenario of proxy battles, breach of duties and libelous suits was uproariously playacted out in a session called "The Spiral to Hell". The Conference was also held in conjunction with a trade show featuring leading exhibitors who showcased a myriad of supplies and services for the condominium industry.

The Toronto Chapter has also updated its website to include a listing of its A.C.C.I. member experts. Before hiring a lawyer, an accountant, a property manager, an insurance agent, an engineer or a realtor, check that they've earned their A.C.C.I. designation. These experts have extensive experience and a top industry profile. Look them up at www.cctoronto.org.

North Alberta Chapter

The new year has begun with a bang. The Annual Meeting produced a new group of directors, including some fresh new faces. Our seminar on Special Assessments was well attended and well received. In October, the Chapter held a Condominium Management 100 course which was fully subscribed. The November luncheon on Recent Legal Cases saw over 80 members join us for lunch. We have a full calendar of educational events scheduled for 2000, including seminars, luncheons, and CM 100 - 300 courses.

In addition to the full education calendar, the Chapter has completed two strategic planning sessions and is planning for a third in the spring. From these sessions, the Board intends to implement new programs for membership growth and satisfaction, and enhanced communications.

On the partnership front, we continue to work

with the South Alberta Chapter and the Alberta Real Estate Foundation on the development of new education materials. Our efforts to amend the legislation are ongoing, as we work with the Alberta government and the Home Builder's Association towards implementation of the amendments next year. We have recently begun a project with the South Alberta Chapter, the Real Estate Council of Alberta and the Alberta Association of Condominium Managers to examine ways to enhance the profession of "condominium manager" and increase public protection in this area. We are examining alternatives such as specialty licensing or creating a self-regulated profession. *Condo Guide* continues to provide us with excellent access to thousands of readers each month. Recently, the *Edmonton Sun* has begun to focus on condominium business, and includes CCI in articles and its list of resources.

Distinguished Service Award Recipient: A Profile

Mary Barber - Villeneuve, CCI (Hon's)



Mary has been actively involved in the condominium field as both a homeowner and a Director of her Corporation since 1979. Intrigued by the creature called condominium, Mary was convinced to run for the Board and try it out for a year. Twenty-one years later she is still there. Mary has been an active Director and President of her home long enough that I tease her that she needs to start calculating her pension benefits from the Corporation. Mary and I both assisted the David

Medhurst juggernaut with the First Ottawa Condominium Conference in 1985. Mary started to teach for the Ottawa Chapter courses in 1986 and has become well known for her session entitled "The Boardroom and Beyond". She has recently started to be involved in the teaching sessions at both the National AGM in November each year as well as the mid year meetings in May or June. Mary has served several terms on the Ottawa Chapter Board where she was the Chapter President in her last year. Under Mary's guidance the Ottawa Chapter rewrote their bylaw to include things such as succession planning and mandatory term limits. The result of these important

changes is a flow of new talent through the Ottawa Chapter Board and the evolution of new ideas. Mary is in her third term on the National Board where she has worked very diligently to represent the voice of the unit owner and, with some bias, I think very effectively. It is my very great pleasure to ask Mary Barber - Villeneuve to come up to the front of the room to be honoured on her own behalf and merits and on behalf of all of the unit owners who have been actively involved in the management of their own homes.

Presented by: David Duncan

BC Update

Three pieces of legislation are having a definite impact on B.C. condo owners. First, the new Strata Property Act became law on July 1st. It is an exhaustive piece of legislation almost triple the size of its predecessor, the Condominium Act of B.C. Although it is excellent, it is so detailed and so prescriptive that property managers and strata councils (Boards) are struggling to keep up with the changes. In fact, many property managers have a woefully inadequate grasp of the requirements and there are routine violations of the legislation. We can only hope that over the next year, property managers will find the time to become quasi-experts. The problem is not helped by the significant lack of understanding by the strata councils and their owners. Bits and pieces of the legislation are bandied about but beyond that there are a few board members who are completely up to speed. Worse, there are certain sections of the statute which the councils do not like. The response? Ignore it. Of course that's not the solution and it only makes matters worse.

The second item of new legislation has to do with repairs to leaky condos. As of October 1st, repair programs must carry a third party insurance warranty. Remember that the New Home Warranty Program of B.C. filed for bankruptcy so the government introduced the Homeowner Protection Act. The HPA covers a wide range of leaky condo issues but the third party warranty is the newest aspect and it is another law which is widely unknown and/or misunderstood. Even the five or six private warranty insurers have not finalized their criteria or premiums. Luckily (good heavens, do we call all this leaky mess luck?) there are not many repair programs proceeding at this time as most condo owners are in an increasing mood of anger and denial. As in the Strata Property Act, property managers and condo owners are not conversant with the new regulations.

The third important legal update in B.C. deals with the licensing of strata (condo) managers. At present, a person does not require a license to be a strata

property manager. When the Barrett Commission into leaky condos issued its initial report in 1998, one of the recommendations was to license strata property managers. That was two years ago and the government has yet to implement the recommendation. The problem has been whether to create the licensing through the Real Estate Council (pursuant to the Real Estate Act) or through the Homeowner Protection Office which was created primarily to deal with (leaky) condo issues. A white paper outlining the two options has been issued and it is expected that the government may make a decision one way or the other by the spring. A provincial election is likely in the spring so all this white paper stuff may end up being filed.

Gerry Fanaken, President, Vancouver Condominium Services Ltd.

November 17-18, 2000

National CCI Meetings – Toronto



National CCI Directors and Chapter members who were in attendance at this year's Joint ACMO/CCI Conference, enjoyed a fun Casino Night, hosted by CCI-Toronto, and playing with 'funny money'.



Connie Grant, CCI Chairman, gave Certificate of Recognition to retiring National Treasurer, Park Thompson.



Congratulations to CCI Golden Horseshoe Chapter – recipients of this year's Lorne Young Chapter of the Year.



Session at Joint CCI/ACMO Conference



Connie Grant, CCI Chairman, gave Certificate of Recognition to retiring national board members: Barry Scott, Peter Tyerman (received by Randy Heathcote in Peter's absence), and Joan Harrower.



Members of the CCI National Planning Committee welcome B.C. visitors. Chetan Thakore, National Planning Committee Co-chair, Bob Kelly, Planning Committee member, and Jamie Belay, B.C. and Gerry Fanekan, President, Interior Strata Owners Association, Kelowna, B.C.

Report on the National Board Meeting and Annual General Meeting

Deborah Howes, A.C.C.I., F.C.C.I.
National Secretary

From November 16 - 18, 2000 the Toronto International Plaza was abuzz with condominium. CCI National held its Annual General Meeting and the National Board and committees met for two days. Some of the highlights of these meetings follow.

The Annual General Meeting

About 554 members attended in person or by proxy - a record to date. We passed by-law amendments which ensure every Chapter has at least one representative on the National Board. These by-laws also include a formula for succession planning within the National Executive. Eight directors were elected for a three year term: Patsy Ernst (Atlantic), Deborah Howes (North Alberta), Bernie Winter (South Alberta), Rob Giesbrecht (Manitoba), Janice Pynn (Toronto), Peter Harris (Toronto), Bart Porter (London), and Gerrit Roosenboom (Toronto). Randy Heathcote (Regina) joins the Board for one year to ensure the CCI Regina Chapter has representation.

Thanks to all the candidates who stood for election. We bid adieu to several directors this year: Barry Scott (London), Peter Tyerman (Regina), Marc Bateman (South Alberta), Joan Harrower (North Alberta) and Park Thompson (Toronto).

Chapter of the Year

CCI Golden Horseshoe Chapter (Hamilton) won the Lorne Young Chapter of the Year award for 1999 - 2000. They had exceptional membership growth,

good courses and an excellent conference when they hosted the mid-year National Board meeting in June. Congratulations for a job well done. Honourary mention went to CCI North Saskatchewan (one of our newest Chapters).

A New Award

CCI Golden Horseshoe Chapter (Hamilton) has created and donated a new National award in honour of one of its founding members and literary stars - H. Penman Smith. The H. Penman Smith Award for Newsletter Excellence will go to a Chapter or to National for the best newsletters in a given year. The first award will be presented at the 2001 National AGM. This award will go a long way to encouraging even better newsletters from the Chapters. Thanks for the incentive.

National Board

The National Board is comprised of 25 directors this year. The National Executive for 2000 - 01 is:

President	Patrick Cassidy (Atlantic)
Vice President	Ron Danks (Golden Horseshoe)
Secretary	Deborah Howes (North Alberta)
Treasurer	Peter Harris (Toronto)
Chair	Rob Giesbrecht (Manitoba)

Diane Gaunt, Taylor Enterprises Ltd. continues as our Executive Director.

The Executive serve a one year term in these capacities. Under the new succession provisions in the by-laws, after the next AGM, the secretary will become vice president, the vice president becomes president and the president becomes chair. At that time the Board will elect from its ranks a new secretary who will follow the succession in 2002.

Some of the business of the Board included:

reviewing the consolidated chapter financial statements which shows CCI to be in a very healthy financial position.

- approving three A.C.C.I. designations from London Chapter, Jennifer Essor, Michael Holmes and John Alguire.
- reviewing draft policies on the use of the CCI logo and adopting policies on website advertising and CCI Chapter newsletters.
- receiving committee reports and establishing committees for 2000-01. (See Committees below).
- authorizing planning committees to proceed with new Chapter development in Newfoundland, Barrie, Ont., Vancouver, Kelowna and Nanaimo, B.C. (See New Chapter Development next page).
- receiving an update on GST charges on recreational fees for shared facilities.
- creating a task force to review and recommend improvements to the A.C.C.I. designation.
- welcoming guests from Vancouver, Halifax, North and South Alberta.
- supporting initiatives of the CCI

Toronto Chapter to encourage the Community Associations Institute (our U.S.A. counterpart) to hold its fall 2002 meeting and conference in Toronto in conjunction with CCI.

- receiving the semi-final report of the committee preparing standards for reserve fund study providers.
- confirming arrangements for the semi-annual National Board meeting and conference in Kelowna, B.C. May 3 - 5, 2001 at the Coast Capri Hotel.

National Committees

CCI National completes much of its work through the following national committees. Members are welcome to join these committees.

Planning Committee

(dealing with new chapter development, National Board semi-annual meetings, new initiatives, etc.)

Reserve Fund/Reserve Fund Study Committee

(working on national standards for reserve fund providers)

Finance

(dealing with CCI financial matters)

Education

(dealing with the A.C.C.I. exam, reviewing the A.C.C.I. designation, insurance issues, national education programs, instructor training, etc.)

Membership

(working on membership retention and growth within the Chapters)

Communications

(focussing on the National Newsletter and website, the use of CCI logo and other promotional and marketing initiatives)

Nomination

(soliciting nominations for next year's AGM)

Constitution

(reviewing and advising on constitutional and by-law issues for National and the Chapters)

If you have any suggestions or comments for any of these committees, or wish to join a committee, please write, fax or email us at the National office.

New Chapter Development

CCI is growing – not only within each Chapter, but by creating new Chapters. Efforts are currently underway in Newfoundland, B.C., Ontario and Quebec. CCI requires 35 members in a area to charter a new Chapter. If you want to help or know individuals in these areas who could join CCI, please contact one of these individuals c/o the National Office:

Barrie, Ontario	Gerrit Roosenboom
Vancouver	Joan Harrower
Nanaimo	Don Luke
Kelowna	Joan Harrower
Newfoundland	Patsy Ernst
Québec (Montréal)	Bob Kelly

If you know of condominium owners, directors or professionals who would like to establish a new Chapter in another area, please contact:

Chetan Thakore or Joan Harrower
Planning Committee Co-Chairs
c/o National Office

F.C.C.I. A Profile

Robert B. Giesbrecht, B.A., LL.B, A.C.C.I., F.C.C.I.



Rob Giesbrecht graduated from the University of Manitoba in 1976 with a Bachelor of Arts and in 1980 with a Bachelor of Laws, and was subsequently called to the

Bar in the Province of

Manitoba in 1981. He was awarded the A.C.C.I. designation in 1992 and the F.C.C.I. designation in 1999.

Rob is a partner in the Winnipeg Law firm, Pitblado Buchwald Asper. His clients include condominium developers, condominium corporations and individual purchasers and vendors of condominium and commercial real estate. At present, Rob represents well over one hundred condominium corporations in and around Winnipeg.

In addition to sitting on both the provincial chapter and national boards of the Canadian Condominium Institute and holding executive positions on each

from time to time, Rob is involved in various other community organizations and is a regular lecturer for the Law Society of Manitoba's Bar Admission Course and Continuing Legal Education Programmes. Some recent programmes were "Condominium Conveyancing" and "Changes to The Condominium Act" for the Real Property Subsection of the Manitoba Bar Association and the Law Society of Manitoba and "Common Problems in Condominium Transactions" for the Manitoba Real Estate Association. Rob is currently Course Head for the Real Property section of the Bar Admission Course.

Rob has been a member of the editorial board for the Condominium Law Letter and has written a number of articles for this and other publications. In addition, Rob has been a regular presenter at seminars presented by the Manitoba Chapter of CCI as well as participating across Canada in panels at CCI events in across the country.

Better Buildings – A Case Study

Timmins, Ontario

Overview

A number of retrofits were carried out from 1990 to 1995 to upgrade the 58 Lakeview apartments in Timmins, Ontario. Built in 1974, this 6-storey, 60-suite seniors building has single wythe brick masonry bearing walls and a pre-cast concrete floor system.

Facades were re-clad with an "Outsulation" system, one of the early applications of the acrylic finish in Northern Ontario. Renovations also included a new roofing system, windows, storm doors, and an addition that includes an elevator and communal sunroom. The heating system was converted from electricity to natural gas. The total cost of the renovations was \$1,168,313.

Assessment

The building was not energy-efficient. In fact, the exterior wall system was a source of heat loss due to the lack of an air barrier. The existing walls were 150 mm through-the-wall (TTW) load-bearing brick with 63 mm rigid insulation with gypsum board finish. The use of colour was also considered to make the building more attractive, and a unique, three-colour scheme would tie the addition in to the rest of the building.

The 16 year-old built-up roof needed to be replaced. There were problems at the drains, serious leakage into the upper floor suits, and the insulation level was too low.

Aging wood-frame slider windows and storm doors let in cold air, and were not energy-efficient. The weatherstripping was not replaceable. The windows were hard to open and rattled in strong winds.

A second elevator was needed to accommodate an ambulance stretcher.

Another objective was to build a comfortable sunroom area where tenants would be able to enjoy the view of the lake (the existing lounge had four small windows facing the parking lot). The storage of electric scooters also had to be addressed.

To reduce the annual heating costs, the existing electric baseboard heating system was replaced with a gas-fired boiler system. A key objective was to reuse the existing aluminum wiring and to avoid replacing other wiring in the building.

The interior finishes in the corridor and the two public washrooms on the ground floor were deteriorating. The corridor also required better, more energy-efficient lighting. Finally, there was a need for a private office and clinic which would provide privacy and convenience for the tenants and the health unit nurses.

The Work

Exterior Insulation and Finish

An acrylic finish "Outsulation" system by Dryvit Systems Canada Ltd. was installed over the existing face brick and included the following materials:

- 50 mm rigid insulation mechanically fastened;
- reinforced, embedded Exsul-mesh;
- Exsul base coat;
- Acrylic coating with integral colour and texture.

The additional insulation on the exterior increased the wall performance from 2.4 RSI (R13.6) to 4.16 RSI (R23.6). This was one of the first times that the "Outsulation" system was used in Northern Ontario, so it was necessary to find a contractor who was familiar with the system. The work was performed

from a roof-suspended platform. The contractors installed the insulation in the fall and placed a scratch coat of parping over it to protect it from ultraviolet rays. The exterior finish was completed in the spring.

Roofing

The existing built-up roofing and insulation were removed and replaced with a mechanically fastened PVC roofing system with fully adhered PVC flashing and prefinished metal parapet flashings. The roof drains were replaced, tapered insulation was installed along the perimeter of the roof and the elevator shaft projection, and PVC roofing was placed over balcony roofs.

Windows and Storm Doors

The wood-frame windows were replaced with solid fiberglass-framed units with Low E argon-filled glazing and melamine jamb extensions. The new windows were slightly smaller than the original windows to accommodate the tie-in of the new air/vapour barrier to the window frame. Heavy-duty aluminium storm doors were installed. The work had to be coordinated with the exterior of the elevator/sunroom project, since the "Outsulation" finish was being extended around the northeast and southeast corners of the building.

Elevator and Sunroom Addition

Soil conditions under the main part of the six-storey addition were found to be very poor after construction began. The soil was removed to a depth of approximately 3.5 m below the original grade, which was about 1.7 m more than anticipated. Engineered fill was placed in layers not exceeding 300 mm, compacted and tested.

Existing floor-to-floor heights varied by 25 mm to 50 mm, which created a problem with the steel framing at the top floor roof elevation. The steel sections were therefore extended at the top floor to accommodate these differences in floor-to-floor heights.

The 88m² addition includes the new elevator, the sunroom and the relocated main entrance. The sunroom was constructed with sloped glazing and prefinished metal roofing. The concrete slab-on-grade was poured with an in-slab hydronic heating system to increase the comfort of the tenants.

The main entrance was relocated to the new sunroom area, and the existing main entrance space was transformed into a room for the storage and recharging of electric scooters.

Heating Conversion

A 6-stage boiler plant, complete with temperature reset control was created. The main piping was hung in the existing 1 m high crawl space and the electric baseboard heaters were removed. The wiring was reused as much as possible. Pipe risers and new hydronic baseboards were installed throughout.

For the higher-than-usual system pressure (120% higher), boilers with 50 psi relief valves were ordered. The contractor used press-fit piping instead of the standard threaded type, which resulted in faster installation, fewer pipe threading, less clean-up, and very low leak percentage on fittings. Additional cool air ventilation was installed because of the excessive heat build-up in the boiler room. The boiler room floor required added support before the new equipment could be installed.

Because core drilling, and therefore noise, were unavoidable, an excellent rapport between the contractors and the building's occupants was very important at this stage.

The Timmins Housing Authority maintained extensive communications with the tenants and their families throughout the renovations.

Ground Floor Renovations

New paint finishes, carpets, and a suspended acoustic ceiling were among the improvements made to the ground floor corridor. Fluorescent lighting, controlled by a motion sensor, was installed in the corridor. The laundry room was relocated, and a nursing clinic and office were set up in the laundry's former location. Proper ventilation was also provided throughout the main floor areas.

The contractor scheduled the work to minimize the period of inaccessibility to the kitchen, lounge and laundry room. Another concern was maintaining the life safety features (such as the exits) during the work. The construction debris and dust were kept to the work areas by screening them off, the work area was cleaned up at the end of each day.

Costs

The final construction cost was \$1,168,313. The cost breakdown is described in the table below.

The Ontario Housing Corporation funded the project. Fixed-price contracts were awarded following tenders for each major component. Subcontractors submitted a 10% bid bond and a 50% performance bond.

Results

Overall, the renovations have met the owners and tenants objectives. The Timmins Housing Authority has received numerous compliments on the new look of the building. The new roofing system is performing well, and the tenants find the new doors and windows easy to open.

During the first heating season after the conversion to gas, there was a record cold winter. Both the "Outsulation" system and the heating system performed well. Overall, the building's living conditions have improved. In summary, tenants enjoy improved living conditions, the heating costs dropped from \$193 to \$116 for each unit and operating costs have been reduced by 50%.

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Consultants:

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Roof: Osburn, Cotnam, Belair – Architects

From: CMHC-SCHL
Case Study Number 5

Costs

The final construction cost was \$1,168,313. The cost breakdown is as follows:

	construction cost	cost per m ²
Roof (1990)	\$48,000	\$79/m ²
Windows and storm doors (1994)	\$94,882	\$375.62/m ²
Elevator and sunroom (1994)	\$594,323	\$3,080/m ²
Heating conversion (1994)	\$185,280	\$51/m ²
Exterior insulation and finish (1995)	\$189,207	\$110/m ²
Ground floor renovations (1995)	\$56,621	\$622/m ²

Views of the authors expressed in any articles are not necessarily the view of the National Canadian Condominium Institute

Draft Ontario Regulations

By J. Robert Gardiner*

While Ministry target dates have tended to take two steps back for every step forward, as of November, 2000, optimists are hoping that the Regulations under the *Condominium Act, 1998* will be published in the Ontario Gazette by the end of February, 2001 and some soothsayers envisage the new Act will be proclaimed within a month after April Fools Day, 2001.

Ontario's Ministry of Consumer and Commercial Relations circulated Draft Regulations 2, 6 and 7 in June, 2000. The ACMO/CCI Joint Recommendations Committee met and submitted a 16 page Brief to the Ministry on June 29th, 2000. A large portion of our initial recommendations have been reflected in the second round of Regulations contained in Draft Regulations 1, 5, 11 and 12.

The second round draft is approximately two inches thick and 225 pages long – an enjoyable weekend's read. The Joint Recommendations Committee met on October 11th, 2000, shortly after the Draft Regulations were released by the Ministry and we submitted 75 Recommendations in our October 31st Brief. Participating CCI representatives included Jim Davidson, Craig Robson, Jeff Philips, Ron Danks, Gerry Hyman, Greg Ross and Bob Gardiner.

Ministry Regulations

Many land registry provisions only a lawyer could be thrilled to read are found in Draft 11. They can be passed or amended by the Minister. Some of those provisions can be dealt with by instructions of the Director of Titles. Some forms will be of interest to directors and property managers, such as, a Notice of Change of Address, a Summary of Lease, a Certificate of Lien, a Discharge

of Lien, and a newly required Initial Return/Notice of Change which must be filed with the Companies Branch to provide information about the condominium under the Corporations Information Act.

Lieutenant Governor in Council Regulations

The vast majority of provisions of interest to condominium directors are currently contained in Draft 12 and will finally be incorporated into the Regulation passed by the Lieutenant Governor in Council (i.e. the Cabinet). Many Regulations pertain to registration of the declaration and description. Provisions pertaining to amalgamation, common elements, phased, vacant land and leasehold condominium corporations consume over 40 pages.

In summary, some major topics include the following. The performance auditor must inspect some additional components of the common elements. The Ministry improved a general form of proxy, a proxy for the election of directors and a proxy for removal of directors and election of substitute directors. Financial statements must comply with the Handbook of the Canadian Institute of Chartered Accountants and must compare contributions to and expenditures from the reserve fund to the board's funding plan and must disclose a director's interest in a contract or transaction.

A status certificate fee may not exceed \$100 inclusive of taxes. Status certificates must be kept for ten years. Some important additions were made to a disclosure statement and its table of contents. Provisions affect the interest rate and criteria for a deposit receipt or insurance policy to cover purchase price

deposits. A clause in an owner's alterations agreement must specify who will have ownership of the alteration. An owner's alteration affecting exclusive use common elements must not contravene the by-laws or rules or have an adverse effect on the rest of the common elements.

Amongst 23 prescribed forms, the most notable pertain to a Status Certificate, a Certified By-law, the Table of Contents of a Disclosure Statement and the Notice to Owner of Future Funding of the Reserve Fund. The Summary of Reserve Fund Study with its attached Cash Flow Table and the Summary of the Funding Plan with its Contribution Table and Statement of Differences are efficient mechanisms to simplify communication of the complexities of a reserve fund study.

Reserve Fund Studies

The three classes of reserve fund studies are a "comprehensive study" (usually the initial study with a visual, on-site inspection), an off-site update and an on-site update alternating with the off-site update each three years thereafter. Each item of the common elements and assets which may require major repair or replacement in the amount of at least \$500 within 30 years of the date of the study forms part of the "component inventory". A reserve fund study consists of a physical analysis and a financial analysis, the components of which are specified, in detail. The reserve fund analyst must review and conduct various inspections and interviews. Only a person of a qualified class may conduct a reserve fund study, including an engineer, architect, certified engineering technologist, an architectural technologist, a Bachelor of Technology

(Architectural Science), a professional quantities surveyor, an accredited appraiser or a REIC certified reserve planner. We remain hopeful that a reserve fund planner who passes CCI's proposed course criteria to quality, as a CCI-accredited reserve fund analyst will be listed as a qualified class. The reserve fund analyst may not be an owner or occupant of a unit, a director, officer or property manager of the corporation, or a related person. The analyst must be insured under an errors and omissions insurance policy valid for at least four years for at least \$1,000,000 per occurrence, with a maximum deductible of \$3,500 per occurrence.

Reserve Fund Timing

An existing corporation must conduct a comprehensive study within three years proclamation, unless its existing comprehensive study meets the requirements and it conducts an on-site study within three years. A new corporation must conduct a comprehensive study within a year after registration. Any shortfall in the reserve fund must be topped-up during the fiscal year following the first fiscal year of a new corporation. In the case of an existing corporation, its reserve fund must be topped up within ten years from the date of the first reserve fund study the corporation must undertake after the new Act is proclaimed (i.e. a maximum of 13 years).

Sooner than Pluto's annual circle of the Sun, we hope the new Regulations will presage the dawn of a brave new condominium world. Hopefully, the Ministry might adopt many of our 75 Recommendations.

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