



## Magazine Theme

Today's condo managers and boards are always on the lookout for ways to save money and upgrade to energy efficient options. They are the industry's Green Champions.  
Photo: Private resident roof garden, High Park Lofts. See page 65.  
Credit: Dianne Werbicki  
Design: Maracle Inc.

Volume 38, No.3 Fall 2017

# Contents



16

*Greening your condominium includes making sure your common areas and open spaces celebrate and welcome your unique community. See story on page 16.*

## Features

- 16 A Green Condo Means More than Improving its Energy Efficiency**  
BY CHELSEA MILLS
- 21 Energy Retrofits: Lower Your Operating Costs Through Debt-Free Financing**  
BY TIM STOATE
- 24 Going Green when Repairing Your Condo**  
BY NICHOLAS CHIRAMETLI
- 29 Optimize Glass Coatings for Energy Savings**  
BY MATT CHARBONNEAU, MASC, PENG
- 34 The Paperless Office**  
BY RICHARD MADDERN
- 39 FOG. A pain in every drain!**  
BY MARY HEMMINGWAY
- 42 Reduce Consumption through Sub-metering**  
BY MELISSA LAMEIRAS
- 47 LED Benefits a Townhouse Retrofit**  
BY MICHAEL CHEN
- 53 How Organics Programs Benefit from a Tri-Sorter Recycling System**  
BY CHRIS DAVIDSON
- 59 Lighting Retrofit Proves Cost Effective**  
BY DIANNE WERBICKI



42

## Follow us on:



## In Every Issue

- 7 Message from the Executive Director**
- 9 Message from the President**
- 67 RCM Profiles**
- 80 ACO 2000**
- 82 Last Word**

# Editorial / Advertising Deadlines

WINTER 2017

SO YOU WANT TO BE AN RCM

EDITORIAL DUE: OCTOBER 25

ADS DUE: NOVEMBER 8

Canada Post Publication Agreement Number 40011809

# Contents



**Publisher**  
AMANDA CURTIS, CAE

**Executive Editor**  
KATHERINE GOW, RCM

**Editor**  
DIANNE WERBICKI

**Production/Layout**  
MARACLE

**Advertising**  
905-826-6890

**Prepress/Printing**  
MARACLE



Advertising rates are available at:  
ads@acmo.org.

Other communications should be sent to:

The Editor  
CM Condominium Manager  
c/o BB&C Management Services, Inc.  
2233 Argenta Road, Suite 304  
Mississauga, Ontario L5N 2X7  
Tel: 905-826-6890/ 1-800-265-3263  
Fax: 905-826-4873  
Email: editor@acmo.org  
Web: www.acmo.org  
All reproduction rights reserved 2017.

CM Condominium Manager is published by  
BB&C Management Services, Inc. on behalf of



Association of Condominium Managers  
of Ontario

## Your Condo

69 **Green is the Colour  
of Saving Money**  
BY WARREN KLEINER

73 **Is a Towering Inferno  
Possible in Ontario?**  
BY DALE D. KERR

## News & Previews

11 **Newsworthy**

63 **Eco Rebates & Incentives**

65 **What are You Doing  
in Your Community?**



## Core Values

ACMO is committed to the recognition, promotion and support of Professional Condominium Managers across Ontario, through education, member services, public awareness and a strict adherence to the highest ethical standards.

CM Condominium Manager, the official publication of the Association of Condominium Managers of Ontario (ACMO), is published quarterly as a medium of communication between the Association and its members and as a forum for fair comment and discussion on all matters of general interest to the condominium community at large. Readers are invited to comment and express opinions on relevant topics. Views and opinions expressed do not necessarily reflect the policies of the Association and are strictly those of the writers. Publication of advertisements, contributed articles and letters does not imply endorsement of the opinions expressed therein, and ACMO, CM Condominium Manager, its publishers and staff do not accept any responsibility for them. All material submitted and published remains the property of the publishers and/or the Association of Condominium Managers of Ontario. No reproduction of this publication in whole or in part is permitted without the written authorization of the publishers.

Information and opinions printed in CM Condominium Manager are brief summaries of complex topics provided by the publisher and authors without any liability whatsoever. Readers should obtain expert advice in specific situations.

CM Condominium Manager is a controlled circulation professional trade publication distributed free of charge to members of ACMO.

