



Magazine Theme

Ontario residents have witnessed several weather events in recent years that reinforce the belief that changes in our climate are more prevalent. This issue helps prepare managers for future weather-related events.

Credit: ©Bigstock.com/ titoOnz

Design: Maracle Inc.

Volume 39, No. 1 Spring 2018

Contents



Future climate-related weather events can have an impact on condominiums. Learn more about the effects of wind, rain and ice events starting on page 14.

Features

- 14 In Front of Climate Change**
BY GERALD R. (JERRY) GENGE, P.ENG., C.ENG., BDS, BSSO, Q.MED., C.ARB.
- 19 How The Grange became the First Condominium to Meet City of Toronto's Sustained Occupancy Guideline**
BY JAMES KENNEDY
- 22 How an Energy Audit can Identify Potential Challenges for Condo Boards**
BY BOB MCKELLAR, P.ENG.
- 26 Storm Water Strategies**
- 30 How to Retrofit your Building and Save on Utility Bills**
BY TIM STOATE
- 33 Adapting to a Changing Climate with Efficient, Resilient Buildings**
BY NADIA HAZIME AND ALLISON ANNESLEY
- 36 Some Condominiums Will Have New Obligations Under the Green Energy Act**
BY DAVID LU
- 39 Compartmentalizing Stack Effect**
BY DAVE CHATTERTON, C.E.A.



Follow us on:



In Every Issue

- 7 Message from the Executive Director**
- 9 Message from the President**
- 54 ACMO 2000**
- 63 RCM Profiles**
- 70 Last Word**

cci

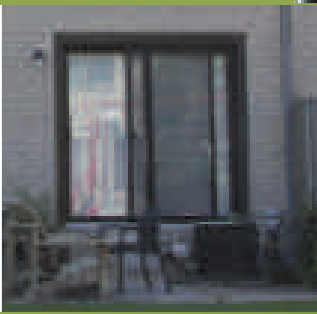
ACMO
ASSOCIATE

BROCK DOORS & WINDOWS **Expertise *you can Trust!***

Your whole home specialist for WINDOWS and DOORS!



WINDOWS • ENTRY DOORS • PATIO DOORS



BROCK DOORS & WINDOWS LTD.

The Trusted
Team of the
GTA and
Surrounding
Areas



Over **27** years experience, over **70,000** installs and **1000s** of satisfied customers.

CALL BROCK TODAY!

1.800.449.3808

SHOWROOM HOURS:
Mon-Fri 9:00 am – 5:00 pm
Sat 10:00 am – 3:00 pm

BROCKWINDOWS.COM

Editorial / Advertising Deadlines

Summer 2018

MANAGING LIFE IN A CONDOMINIUM COMMUNITY

EDITORIAL DUE: APRIL 25

ADS DUE: MAY 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 Argentia 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 2018.

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



Association of Condominium Managers
of Ontario

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.

Your Condo

- 43 Lessons Learned as Professionals**
BY ANNE HORRUZEY, RCM
- 45 Spring Case Law Update**
BY DAVID THIEL
- 49 The Curious Case of Director Emails: American Case Law**
BY ROBERT MULLIN
- 51 Construction Projects – New Criteria**
BY J. ROBERT GARDINER, BA, LLB, ACCI, FCCI
- 55 Staying CO Safe – From the Ground Up**
BY GREG KERR
- 67 Q&A with Lyndsey McNally, RCM**

News & Previews

- 11 Newsworthy**

