

**In This Issue**

[No Frills Tradeshow 2016!](#)

[Director's Report](#)

[From the desk of the Chair](#)

[Vice-Chair on Work Life  
Integration](#)

[Architectural Officer - Small  
world, big awards](#)

[Contractor/Trade Officer -  
Certificate of Recognition  
Program](#)

[Engineering Officer - Elliot Lake  
Commission](#)

[Manufacturer/Supplier Officer -  
2016 Student Design Competition](#)

[Professional Development Officer  
- Professional Development  
Update](#)

[Specifications Officer - Engaging  
Spec Writers](#)

[Speical - Five Questions for a  
CSC Toronto Member](#)

**Toronto Chapter  
Executive Committee**

**Matthew E. Roberts**  
Chapter Director

**Kazim (Kaz) Kanani**  
Chapter Chair

**Nellie Vila-Legare**  
Vice Chair

**Mark Clemmensen**  
Past Chair

**Iain Stuart**  
Treasurer

**you cannot afford  
to miss this show!**

**Thursday, March 3, 2016**

**TRADESHOW LOCATION**

**METRO TORONTO CONVENTION CENTRE  
CONSTITUTION HALL, NORTH BUILDING  
255 Front Street West, Lower Level, Room 105**

**1:15 pm to 6:00 pm**



- connect face-to-face with suppliers and manufacturers
- ask your technical questions and come away with potential project solutions
- obtain the latest and greatest in product information
- network with industry professionals
- attend educational seminars and hands-on-demonstration sessions

**be the first  
to get the latest**

- Receive a valuable tool – a trade show booklet which cross-references exhibitors and their products
- Keep informed with the latest technologies and products that will impact your project

**Micah M. Rodrigues**

Chapter Administrator

**Sherri L. Thompson**

Specifications Officer

**Jared Cardiff**

Professional Development Officer

**Stacey Bogdanow**

Administrative Officer

**Bruce Hudson**

Program Committee Officer

**Laura Herbert**

Program Committee Officer

**Robert Hartogsveld**

Contractor & Trade  
Officer

**Isabelle Champagne**

Manufacturer/Supplier Officer

**Rajiv Rattan**

Engineering Officer

**Brian Abbey**

Architectural Officer

**Nancy McPherson**

Interior Design Officer

### **Important Dates**

#### **March 3, 2016**

38TH Annual No Frills  
Tradeshow  
MTCC

1:15-6pm

**One day only! Don't miss it**

#### **May 3, 2016**

Dinner Meeting &  
Annual Chapter Meeting

#### **May 25-29, 2016**

National Conference in  
Halifax

#### **August 11, 2016**

29th Annual Golf Tournament  
Registration Opens: Jan. 1

---

## **Welcome back for the remainder of the CSC 2015/2016 calendar year**

Matthew Roberts, Chapter Director

---



Toronto Chapter and the Tradeshow Subcommittee are proudly hosting Toronto's oldest and longest serving trade show, The 38th Annual No Frills Tradeshow, tomorrow, March 3, 2016 at the Metro Toronto Convention Centre. The subcommittee working under the guidance of Nellie Vila-Legare has been working diligently to put on another exciting event! I encourage our members to attend the trade show and invite your industry friends and colleagues to attend this 1 day, 1 afternoon show. Just as the name states, "No Frills" is a show without the fancy displays, promotions, and marketing, but is filled with all of the technical information one needs for a successful project. I look forward to seeing everyone in attendance tomorrow. If you haven't already registered as an Attendee you can do so by visiting [www.nofrillstradeshow.com](http://www.nofrillstradeshow.com).

On March 5 and 6, 2016 the Board of Directors of the Association will be meeting once again to discuss many issues and tackle many tasks. I welcome to taking any of your concerns and issues to the Board for discussion and deliberation. If you have any concerns, questions, ideas, etc. that you would like me to raise, please send me an email at your earliest convenience.

Finally, Conference 2016 is being held in Halifax, Nova Scotia May 25 thru 29, 2016. Toronto Chapter members are encouraged to register early and take advantage of the early bird rates offered and to book hotel rooms as space is limited! Registration information can be found online at <http://csc-dcc.ca/Conferences/>

---

---

## **Shifting Into Work Life Integration**

Nellie Vila-Legare, Chapter Vice Chair

---

**April 2016 Dinner Meeting  
Notice**

**Topic:**

TBA

**Date:**

April 5, 2016

**Location:**

Toronto Skating, Curling and  
Cricket Club  
141 Wilson Ave., Toronto  
(1 block east of Avenue Rd.)

**Time:**

17:15 - Cocktails  
18:00 - Dinner  
19:00 - Presentation

**Cost:**

\$44.25 + HST = \$50.00 -  
Member  
\$48.67 + HST = \$55.00 - Non  
Member  
\$53.10 + HST = \$60.00 -  
Cash at the Door  
\$221.24 + HST = \$250.00 -  
Booklet of 6 Dinner Tickets

More info visit

<http://toronto.csc-dcc.ca> or  
[click here to register!](#)

**No Frills Tradeshow**

**March 3, 2016**

**100% SOLD OUT**

**COME OUT TO THE BEST  
ONE DAY SHOW IN THE  
INDUSTRY!**

**no frills  
tradeshow**



It was a typical day that started with a hectic morning with two children under 4 that need to be dressed, teeth brushed, breakfast eaten and packed up to be dropped off. I accomplished these tasks with my usual flair, or lack thereof, and headed off to work. Luckily for me, I create a schedule of tasks and do my best to complete them throughout the day. This particular day, I had a full docket mixed with reports due and appointments with architects and designers waiting for samples. Having completed my last appointment I was stuck in traffic along the Gardiner heading to the office to complete reports when I got the dreaded phone call from school; one of my little ones was sick and needed to be picked up. I don't need to explain the anxiety a parent feels when they get that call and it's two-fold. How quickly can I get to her and comfort her and then, oh Lord, how am I going to fulfill the expectations of the day?

Work life balance is a real struggle for people today. How do we satisfy our employers and in turn our clients and customers while at the same time trying to BE THERE for our family? While I don't have all the answers it would seem intuitive that a key is flexibility.

In a recent issue of Fortune.com, Laura Vanderkam wrote about work life balance as a thing of the past, stating that we are moving towards work life integration which may actually be more realistic and relieve us of feeling so guilt-ridden. More and more, employees are no longer being measured solely on a 9-5 performance. Smart phones, mobile offices and constant accessibility allow for work to be accomplished anytime, anywhere. Shifting timeframes are accommodating all the things we need to do as employees, parents and partners.

"A full 75 percent of time logs showed something personal during traditional work hours: exercise, school visits...On the flip-side, 77 percent showed work outside the workday norm."

In the end I made it to my daughter's school, brought her home and let her sleep late into the afternoon. I was beside her and I know that it made her feel good. That night, I finished up the reports and sent them off, which I know made the recipients appreciative and myself relieved.

If we accept these shifting timeframes and our perception of work life balance/integration, we can actually feel empowered. Chaperoning your child's next field trip will become as routine as completing a report at 9pm in the evening.

Quote: <http://fortune.com/2015/03/06/work-life-integration>

## A funny thing happened to me on the way to the Awards!

Brian Abbey, Architectural Officer



They say it's a small, small world when amazing coincidences happen. Well a recent incident inspired me to write this article and how proud it makes me feel about the colleges and the graduating students from their Architectural Technology programs. In my role as Architectural and Student Liaison Officer, I make frequent visits to the colleges for their career and association fairs, Town Hall presentations, awards ceremonies, and graduation convocations. In my own small architectural practice, I have made a point of hiring students who are enrolled in the cooperative programs or are recent graduates from one of the local colleges.

At the end of the summer last year, I advertised for a recent graduate of Architectural Technology and I received hundreds of resumes. After sifting through them, I was left with only three or four that would be suitable candidates, and after further deliberation only one graduate stood out who I decided to interview for the position as the ideal candidate. I gave Caroline a very informal interview, looked at her portfolio, and gave her a small AutoCAD test. She impressed me immensely and as it turns out, my gut feeling was right. Caroline has become the perfect employee in every respect and I expect greater things from her in the years to come!

Earlier last month I was invited to attend the Humber Awards Ceremony on Tuesday, January 26th, 2016 to present the CSC Toronto Chapter's Fred Clarke Memorial Scholarship Award. I had no idea who the recipient would be. On the morning of the ceremony Caroline asked me if it was all right to leave early because she had to go to Humber College that afternoon. Of course, I said yes and remarked "why don't I give you a ride as I am going to Humber College this afternoon as well" - first coincidence - "why are you going to Humber?" she asked, and I told her that I going to the Awards ceremony to present the CSC Scholarship to some worthy student. "That's funny" she said "I am going to the Awards ceremony as a recipient" - second coincidence. So, we jumped in the car and drove to the reception and registered, Caroline as a Recipient and me as a Donor.

Neither of us any the wiser until we read the Awards & Scholarship program. It turned out that I was presenting Caroline with the Fred Clarke Memorial Scholarship for her Excellence in Architectural Technology - third coincidence. All I could say is, it really is a small world and it couldn't have gone to a more deserving person....Well done and congratulations Caroline!



I look forward to bringing interesting and informative articles in up coming editions of The Toronto Specifier but in the meantime if you have any questions or suggestions please feel free to contact me on 416 932 3278 or by email [brian.abbey@adtekbuilding.com](mailto:brian.abbey@adtekbuilding.com)

---

## Certificate of Recognition Program

Robert Hartogsveid, Contractor/Trade Officer

---

The City of Toronto is endorsing and adopting a Certificate of Recognition (COR™) program as part of the construction contract management and construction tendering process. The COR™ program is a health and safety audit tool with an accredited certification program granted by the Infrastructure Health and Safety Association (IHSA). The program will provide proof that a contractor has an understanding of health and safety and is committed to continuous monitoring and application during construction activities. The development and implementation of COR™ has been based on consultations with other organizations and jurisdictions around the world keeping in mind the broad range of contractors who are impacted by its rollout and the need to ensure competitive bids on City tenders.

In a multi-faced approach based upon construction contract value, the City will implement COR™ as part of the City's commitment to safety and the provision of safe working environments for contractors, employees and residents. As part of this, and in an effort to ensure that the entire construction / contracting industry is informed and aware of COR™, the first phase will focus on demonstrating commitment and support to the concept. The intent is to provide sufficient time for all contractors to incorporate the needs of the program into their business plans and integrate the necessary elements into their existing health and safety programs.

During the first phase sub-contractors (trades) to contractors working on City of Toronto construction projects are not expected to hold the COR™ certification but will be expected to 1) meet or exceed the elements of COR or 2) adhere to the certified general contractor's Health and Safety Program.

Refer to the City of Toronto's website for further information regarding the multi-phase roll-out of the program.

---

---

---

## Report of the Elliot Lake Commission of Inquiry - Rajiv Rattan, Engineering Officer

---

---

THE REPORT OF THE ELLIOT LAKE COMMISSION OF INQUIRY: ONE YEAR LATER Rajiv Rattan, CCCA, P.Eng. Engineering Officer On June 23, 2012, in an otherwise quiet community in northern Ontario, a portion of the Algo Mall's rooftop parking deck collapsed, sending tons of concrete and debris onto the two floors below. The gravest consequence of all was the death of two women, Doloris Perizzolo and Lucie Aylwin. Many were shocked to learn that the collapse was the result of long-term neglect by several stakeholders; the locals, however, were aware that years of leaking stood behind the event that made it on national news.

A few days after the collapse, then-Premier McGuinty announced a public inquiry into the events surrounding the collapse, and the subsequent emergency management and response. The Inquiry was headed by Commissioner Paul Bélanger and from the document gathering and review stage, through over seven months of hearings, to the release of the final report lasted two years. The first of two parts of the Inquiry entailed a study of the 33-year history of the Mall, including its construction, maintenance and the legislative framework surrounding a commercial building of its kind. Several recommendations (summarized below) were provided to the Government of Ontario pursuant to the findings made by the Commissioner.

In a nutshell, the collapse was the result of a cluster of errors, each tied to the next. A connection between one beam and one column of the parking deck's steel substructure failed. The failure, in turn, was the consequence of continuous ingress of water and chlorides from the rooftop parking deck, since its construction in 1979. A faulty initial design and inadequate maintenance rendered the ingress possible. The inadequate maintenance had persisted throughout the Mall's history despite the involvement of municipal authorities, the Ministry of Labour and structural engineers, and numerous complaints by Mall tenants and visitors.

### **The Problematic Design of the Mall**

The Mall was constructed in 1979 by Algocen Realty Holdings Ltd. ("Algocen"), its first owners. The 334-space parking lot sat on top of the second level and proved very difficult to maintain given the extreme range of temperatures in Elliot Lake. From bottom to top, the parking lot consisted of the insulation below the slabs, the hollow core slabs, a concrete topping, control joints, and expansion joints. Among the most significant mistakes in the design of the rooftop parking was the choice of the waterproofing system. Algocen decided to apply a crack-control system on smaller, hollow core slabs instead of larger, precast concrete members called "Double Tees". This meant more joints and many more potential points for cracking. The Algo Mall rooftop parking lot was the first time the company that applied the waterproofing used such a system on a single-level rooftop parking, directly above retail space and exposed to elements, without a full waterproofing membrane. In

August 1980, the architect and the engineer that designed the Mall signed and sealed a document that was sent to Elliot Lake's Building Department, indicating that the Mall was substantially complete. The architect had not viewed the inspection reports or visited the Mall. At the time of signature, the Mall had already been leaking for months. Remarkably, the structure that was constructed met-even exceeded-Building Code requirements. In theory, the roof was designed to drain and shed water. The waterproofing system, however, was an untested variant of systems used elsewhere. The company that installed the waterproofing system tried to remedy the situation post-construction, but their efforts were in vain. Water penetrated through the cracks of the concrete topping; some of the bonding between the topping and the slabs failed, allowing water to reach the steel beams; and heavy traffic and snow-removal equipment aggravated the problem. Eventually, rust developed on the steel beams, leading to the fatal collapse. The system used in Elliot Lake was not used on any other project.

### **Inaction from Owners, Professionals, City Officials, and the Government**

Algocen, the owner of the Mall until 1999, unsuccessfully attempted to patch the leaks, following the Mall's construction. However, although the Property Standards By-law required that an owner maintain every part of a building in a watertight and structurally sound condition, the Building Department proved to be lacking. The City had a complaint driven process: the absence of complaints in the early years of the Mall's history meant no inspections were carried out by the chief building official despite the well-known leakage in the Mall. In 1991, 1994, 1995, and 1996, Algocen obtained advice from at least three professionals regarding the structural integrity of the Mall and the possibility to install a waterproofing membrane. Although Algocen claimed they were concerned with respect to the load that this membrane would add, they failed to raise these concerns with the professionals or to follow their advice. They were likely deterred by the cost of such an installation, which would have exceeded \$1 million. Instead, they continued to repair the leaks as they had done in the past. The Mall was sold to NorDev, a subsidiary of not-for-profit corporation Retirement Living, in 1999. Retirement Living was structured to represent various interests in Elliot Lake, with the City occupying two seats on the Board of Directors. This placed the City in a conflict of interest between the duty of confidentiality to the Board and the duty to enforce its Property Standards By-law, especially as a tenant of the Mall via the local library. Prior to purchasing the Mall, NorDev conducted a building condition assessment when an engineering firm and an architecture firm reported extensive problems with the Mall's integrity and provided repair options. Algocen did not agree to provide the reviewing engineers with previous engineering reports. It also imposed a non-disclosure agreement; therefore, the results of the study were never provided to the City. Deceivingly, Board members-including City officials-were told the Mall was structurally sound. In 2003, Retirement Living was informed by a structural engineer that the maintenance practices in place were concerning, but it did not-at that point in time, or ever- spend the money necessary to fix the roof properly. This trend continued when the ultimate owners, Eastwood Mall Inc., purchased the Mall.

Eastwood Mall was not provided with the engineering reports by Retirement Living, thereby purchasing the Mall without understanding the full extent of the leaks. However, during its seven year ownership, Eastwood Mall decidedly failed to improve the increasingly severe state of the Mall. Shortly after the purchase, having realized the Mall was in need of much repair, the owners sought every opportunity-

until its very collapse-to sell it. In the context of avoiding expenses and in the hope they would ultimately find a buyer, the owners allegedly used deceptive ways on multiple occasions. Among other examples, after backing out of two contracts with companies hired to do repair work on the roof, the owners provided a fictitious contract to their lending bank as evidence that they were fixing the leaky roof.

The City contributed to Eastwood's inaction. In October 2006, following one official's initiative, a Notice of Violation was issued by the City. Although the Notice required the owners to remedy the deficiencies related to structural integrity and to perform an inspection by a structural engineer of the entire Mall, the City did not enforce it. A subsequent Order to Remedy was issued in 2009. As per the Order, an engineer was hired by Eastwood to perform an inspection. His report was lacking in many respects. Nonetheless, the City accepted it and rescinded the Order. Meanwhile, incidents related to leaks were ongoing, tenants were resentfully protesting-even leaving-the Mall, and nothing was changing for the better.

In the end, it was the ignorance of clear warning signs, mixed with an attitude of laissez-faire for fear of disturbing status quo, that culminated in the collapse of the Mall. That "status quo", which somehow prevailed until June 23, 2012, came at a costly price for local families, business owners, and the provincial government.

### **Recommendations-One Year Later**

Commissioner Bélanger's Report ended with 25 recommendations to the Government of Ontario, with respect to the first part of the Inquiry, aimed at improving existing laws, regulations, policies, and practices.

The recommendations include

- \* establishing province-wide minimum structural maintenance standards for all buildings;
- \* periodic inspections of buildings by a professional engineer to determine whether they comply with the aforementioned minimum standard, to be followed by a Structural Adequacy Report;
- \* the filing of such Report on a publicly accessible registry;
- \* authority to the chief building official to require repairs following such Report;
- \* mandatory continuing education of building officials; and
- \* mandatory sharing of all reports about structural capacity with purchasers and subsequent inspectors.

It has been over a year since the release of the Report, which provided the government with one year to reply to the recommendations. To date, the Government of Ontario has reported having established an expert panel of engineers and architects, as well as municipal representatives, to provide advice to government (1) on ways to improve the safety of existing buildings, and (2) in determining which buildings should be subject to mandatory inspection. Training has been made more accessible to municipal building officials, and amendments have been made to the Building Code Act (1) to include a requirement that architects and/or engineers design large, complex buildings, and (2) to improve the qualification process of municipal building officials. Further work is underway at the Ministry of Municipal Affairs and Housing and in collaboration with Professional Engineers of Ontario, in reply to some of the other recommendations. Acknowledgement: I. Nendadic



---

---

## 2016 CSC Student Design Competition

Isabelle Champagne, Manufacturer/Supplier Officer

---

In case you are wondering, YES! the 2016 CSC Student Design Competition is alive and kicking! We actually had our first group of students from Ryerson coming for a visit to Kitchener on January 25. Along with their teachers, there were 80 students who came on 2 buses. They had a full day of visits, and time to explore and take pictures.

The first official meeting was held at the Museum, on King Street West, next to the 8 Queen Street competition location. The presentation on Kitchener's architectural history was inspiring and captivating. University of Waterloo, School of Architecture Professor Rick Haldenby gave us an amazing historical tour with slides and commentaries.

We moved to the next meeting with the mayor of Kitchener Berry Vrbanoci who welcomed the group. We were introduced to the City Hall architecture with Cory Bluhm. They invited us to the 10th floor balcony where we had a wonderful bird's view of the city, its various industrial buildings and the clock tower park, to name a few.



Our next stop was the University of Waterloo School of Pharmacy building, located near the new Google office building. If you know a little bit about the building, you will remember its façade with flowered glazing.

Finally, we had our design competition site visit. The building is currently under construction, and as an active site, we had to make sure the visit was safe with 80 student visitors. The General Contractor and the building owners allowed us to tour the property with safety as top priority: after hours, secured passages and supervision at all times. The original wood floors, the internal passage to the Museum and the top floor with opened containers as designated meeting space were a hit!



The next visit for the other group of students from Ryerson is planned for February 25. We hope other schools will be taking advantage of the site visit.

For my part, I was an extra body helping with student supervision. The second year students were attentive and their maturity contributed immensely to maximizing their time. I would like to thank everyone for their contribution to a great day.

Grand Valley Chapter: Cathie Schneider (City Hall arrangements, construction site visit) and Susan Cunha (recordings and postings of speeches, Museum arrangements)

GC and owner: Nith Valley Construction and Voisin Capital Inc.

Ryerson, Faculty of Communications and Design: Taymoore Balbaa, Assistant Professor who organized the day agenda with everyone.

---

---

---

## **Professional Development Update**

Jared Cardiff, Professional Development Officer

We are half way through the winter term of 2016. With three courses underway, Construction Contract Administration (CCA), Specifier 2, and Technical Representative (TR), we are sure to have another successful term. Thanks to Ted Katsoris for teaching the Construction Contract Administration course, Tim Lee for teaching Specifier 2 courses, and Steve Gusterson for teaching the Technical Representative course this term. We appreciate their continued dedication to providing excellent lessons with real-life experience from their respective fields of work.

Good luck to all the students on their upcoming examinations and presentations. Furthermore, we would like to acknowledge the achievement of the following persons for successfully completing the in-class Principles of Construction Documentation (PCD) and Specifier 1 courses that the Toronto Chapter offered in the Spring Term of 2015.

### Specifier 1

-  
Patricia Carter  
Brittany Mazzocchi  
Ivan Sekularac

### Principals of Construction Documentation (PCD)

-

Russell Ibbotson	Kiyoshi Kuroiwa	Mazen Jerjees	Xiaonan Wen
Donna Tuzi	Craig Dunham	Jacqueline Chan	Greg Bryson
Jimmy Cooke	Austin Pernarella	Bryan Fishburn	Charles Palmer
Craig Trento	Joseph Demings	Andrew Saunders	Hassan Sadeghin
Brett Tersigni	Maria De Guzman	Teresa Gonzales	Farooq Jami
Peter Raimondo	Margaret	Jeff Yee	Mohammad Agool
Dillon Woudstra	Kubaczkowski	Ryan Chan	
Elvis Como	Adam McGean	Judit Tavaszy	
Victor Chan	David Quintero	Leila Nogueira	

Congratulations!



university working as a department manager for a large home improvement retailer. In reflection I could not have imagined how that job would provide opportunities and influence the path I would eventually take and lead me to where I am today. I have always lived in Ontario and primarily called the London area my home. As mentioned, my initial job introduced me to many basic aspects of construction such as consultation/design/specification/implementation. After many years I moved to distribution and became a Territory Manager for a flooring accessory company which evolved from dealing initially with flooring retailers in SW Ontario to finishing with working with some of the largest architect firms, GC's and projects across Canada, the US, and Caribbean. I began to become more aware of organizations like the CSC and realized the benefits they could offer. I'm currently the Technical Sales Support Manager for Wedi Canada East covering eight provinces. Wedi is a German based company with presloped shower pans with integrated drains, wall panels, curbs, ramps, seats and soap/shampoo niches to build a custom tiled shower/steam/wet room design and offer a complete system warranty.

2) How did you learn of CSC?

In representing and distributing specified construction materials I was introduced to many professionals already involved with the CSC in different chapters across Canada.

I learned quickly that this organization could, and would, help with education from the perspective of the specification side as well as introduce me to more business contacts that could benefit my professional side. I introduced myself to a long standing Toronto member at a manufacturer's industry event and it did not take long to realize that I wanted to get involved. I contacted the CSC office the next day to see what I needed to become a member.

3) Why join the CSC?

I worked for a regional distributor and the CSC provides opportunities for me to meet and connect with people all over Canada, attend events and functions that are not only educational but also enjoyable. The quality of information provided from the speakers at breakfast/lunch/dinner meetings always exceeded my expectations as well as provided technical information that benefited my business. The National Convention in the KW area was amazing and the No Frills Trade Show is something I never miss.

4) Do you plan on taking any courses?

Upon joining the CSC I completed the PCD and Technical Representative courses, and I achieved my CTR in 2013. I enjoyed the programs and would like to be more involved in that process as I know how much I benefitted from it. I often find I am regularly referring back to something from those two initial courses in discussion with colleagues.

5) Would you encourage other to become members of the CSC-Toronto Chapter?

I would absolutely encourage people to join the CSC. I have always enjoyed meeting new people and see old friends alike. I find the ability to network and meet people that you want, and need to meet, the best aspect of being a member.

