

SESSIONS

THURSDAY, APRIL 20, 2023

PM Springfest

April 20, 2023

Metro Toronto Convention Centre, South
Toronto, ON

Building a Decarbonization Plan for Your Property (BOMA Toronto)

08:30 - 09:30

A1

Stream(s): Sustainable Design, Environment & Higher Performance Buildings **ConEd Credits:**

Canada's real estate sector is rapidly pivoting to meet increasingly ambitious goals to reduce greenhouse gas emissions. Forward looking properties are trying to determine how best to navigate existing building operations with emerging policy and corporate targets to meet zero emissions between 2040-2050. This requires rethinking how we approach energy efficiency projects, financial analysis and getting stakeholder buy in. This session will focus on the experience of industry leader KingSett Capital in working through these challenges in their properties, recommendations for making this process more accessible for building owners/managers, and lessons learned for properties embarking on this journey.

Participants

Jeff Ranson - Vice President, Sustainability and Stakeholder Relations, BOMA Toronto

Kit Milnes - Vice President, Sustainability and Resilience, KingSett Capital

Legal and Regulatory Issues Facing Building Owners and Property Managers

08:30 - 09:30

A2

Stream(s): Legal, Regulatory & Risk Management **ConEd Credits:**

The panel will address the topical legal and regulatory issues facing building owners and property managers today. Topics will include commercial leasing issues, municipal property and other taxes, zoning and Planning Act and related legislation, Municipal Act 2001, and City of Toronto Act amendments that affect your buildings and portfolio assets.

Participants

Moderator:: Jeff Cowan - Partner, WeirFoulds LLP

Chantal DeSereville - Associate, WeirFoulds LLP

Robert Eisenberg - Partner, Commercial Leasing, WeirFoulds LLP

Ryan Morris - Partner, WeirFoulds LLP

Infrared Thermal Technology: A Tool for Building Condition Assessments (Tri-Tech Pinnacle Group)

08:30 - 09:30

A3

Details coming soon.

Building Condition Assessments: How Well Do You Know Your Building?

08:30 - 09:30

A4

Stream(s): Optimizing Building Performance & Enhancing Net Asset Value; Project Design, Planning, Delivery, Mgmt.& Best Practices **ConEd Credits:**

Periodic building system assessments are usually performed to fulfill specific transactional due diligence requirements. Just as important though, assessments for future capital planning purposes can inform property managers and owners of financial resource needs to prioritize and plan for future capital projects. This session examines case studies to illustrate issues found during recent building condition assessments to allow property managers and owners to be on the look-out for similar failure mechanisms at their facilities.

Participants

Rick Derbecker - Executive Vice President, Buildings, McIntosh Perry

Understanding Building Envelope Failures

08:30 - 09:30

A5

Stream(s): Building Envelope Solutions **ConEd Credits:**

Understanding the loads on building enclosures, and developing practical solutions to resist their deleterious forces, reduces long-term spending and increases property values. This session will present sample case studies to highlight the theories and reinforce good practices. Wall design, repair of failed retrofits, and window replacement examples will be examined and their attendant cost implications considered. The speaker will rely on current restoration projects and costing research to provide attendees with an understanding of building envelope failures and their solutions.

Participants

Jon Juffs - Director, Facility Assessment and Restoration, McIntosh Perry

How to Save Lives - Why Fire Safety Has Never Been More Important (FCS Fire Consulting Services)

08:30 - 09:30

A6

Stream(s): Apartment and Condominium Management; Legal, Regulatory & Risk Management **ConEd Credits:**

In 2022, Ontario had the worst year in over two decades for fire-related fatalities. Meanwhile, for residential buildings we have some of the strictest building and fire code requirements for detection, life safety systems and fire code compliance. So, where are we going wrong? In this session, the speakers will discuss the tough issues property managers face in keeping up with the fire code including how to keep buildings in compliance, how to be prepared for a Fire Department Inspection and how to avoid, but be ready for the worst-case scenario, a fire. Fires don't have to be fatal. Being prepared for a fire can reduce injury, property damage and loss of life. By being informed and being prepared, property managers can save lives.

Participants

Michele Farley - President and Senior Fire Code Consultant, FCS Fire Consulting Services LTD.

Tom Marchese - Project Manager, FCS Fire Consulting Services LTD.

Beyond Safety and Security: Dealing with Conflict Situations in Condos (ACMO)

08:30 - 09:30

A7

Stream(s): Apartment and Condominium Management; Legal, Regulatory & Risk Management **ConEd Credits:**

The safety and security of all residents, staff and managers in condominiums is critical, now so more than ever. As disputes and conflicts become increasingly heated, effective conflict de-escalation and communication are crucial to preventing matters from tipping over into aggression and violence. This session aims to provide managers with best practices to ensure their condominiums are safe, anticipate risks and concerns and respond to emergency situations.

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Carbon-Reducing Retrofits for Existing and Heritage Buildings

09:45 - 10:45

B1

Stream(s): Optimizing Building Performance & Enhancing Net Asset Value

Credits:

The Canadian government has the goal to reduce GHG emissions in its owned and leased buildings by 40% by 2025, and to achieve carbon neutrality by 2050. Beyond government-owned facilities, many buildings that are reaching their mid-life refit stage, including heritage buildings, require deep energy retrofits and high-performance designs to meet carbon goals. Heritage conservation and sustainability upgrades for existing buildings can improve thermal performance, occupant comfort, indoor environmental quality, and building durability. Energy consumption and carbon footprint are reduced as well. A case study of a federal heritage building in a cold climate will be presented to illustrate these topics. The study demonstrates that substantial changes to the enclosure, lighting, and mechanical systems can achieve carbon neutrality, while respecting heritage values.

Participants

Larissa Ide - Building Performance Consultant, Energy and Sustainability, RDH Building Science

How Does PropTech and Intelligent Buildings Factor Into Your ESG Strategy

09:45 - 10:45

B2

Stream(s): Optimizing Building Performance & Enhancing Net Asset Value; Smart Buildings,

Technologies & Innovations **ConEd Credits:**

How is PropTech transforming buildings and the way they operate through technology and innovation? This insightful panel will address how technology can help meet your ESG strategies for 2023. The speakers will address considerations for measurable and actionable data, user interface, consolidation of software, governance stewardship, and more. Hear from industry leaders as they share their thoughts on where we are now and where they see PropTech technology in the next 3 to 5 years and how it will enhance the user experience and outcomes for the built environment.

Participants

Langdon Baker - Principal, Smith + Andersen

Nada Sutic - Vice President, Sustainability, Innovation & National Programs, Epic Investment Services

William MacGowan - TSA Digital Buildings, Cisco Systems Canada

Ali Hoss - Chief Sustainability Officer, Triovest

Development Applications in the City of Toronto: What do You Need to Know? (UrbanToronto)

09:45 - 10:45

B3

Stream(s): Legal, Regulatory & Risk Management

ConEd Credits: Rising interest rates, inflation, changing rules and regulations, how are developers making decisions with this much uncertainty? UrbanToronto shares its data and stats on development applications in the city and engages in lively discussion with key industry members.

Participants

Ash Navabi - Research Analyst / Economist, UrbanToronto

Roofing Assessment: Replacement or Repair, How Do You Decide?

09:45 - 10:45

B4

Stream(s): Building Envelope Solutions **ConEd Credits:**

As we come out of a cold winter, how do you assess your roof's condition? What repairs have been deferred in past years that need addressing now? Join the speakers for a discussion on roof maintenance, repair, and replacement. Learn about the different types of roofing assemblies, short-term and long-term maintenance practices, when a roof should be replaced, and who to hire to perform roofing assessments.

Participants

Shawn Irani - Project Manager, TSS Building Science

Missing Clauses from Ontario's Standard Residential Tenancy Agreement

09:45 - 10:45

B5

Stream(s): Legal, Regulatory & Risk Management

ConEd Credits:

Ontario's Standard Residential Tenancy Agreement (OSRTA) is heavily tenant-biased, which can spawn a minefield of potential issues for uninformed large and small residential rental property landlords. This can include joint and several tenancies, the death of tenant, apartment abandonment, utility accounts access permission, photograph and video surveillance permission, last month interest versus top-off, rent advance not being a deposit, credit reporting permission, occupants who aren't lease signatories, tenant bankruptcy, PIPEDA permissions, right of quiet enjoyment, short-term sublet, guarantor obligations, parking lot and laundry room rules, and much more. The speaker will discuss 72 clause topics that are missing from the OSRTA.

Participants

Christopher Seepe - Property Owner and Operator, Aztech Realty

Protecting Indoor Air Quality in Residential Buildings (Unilux CRFC)

09:45 - 10:45

B6

Stream(s): Apartment and Condominium Management **ConEd Credits:**

With Canadians spending approximately 90% of their time indoors and all of us still recovering from the impact of the pandemic, indoor air quality is as important as ever. The quality of air within a building's suites and common areas can directly affect the respiratory health of residents, particularly those with existing health complications. If not properly maintained, a building's main and in-suite HVAC systems can become a major source for air pollutants. Prioritizing a building's indoor air quality is crucial for building managers, boards of directors, and their residents. This session will inform attendees of the common indoor air concerns found in residential buildings, how to educate building managers, boards, and residents about their responsibilities, and how to address indoor air quality issues before it's too late.

Participants

Tim Reeve-Newson - Senior Vice President, Unilux CRFC

Les Woods - President and CEO, Unilux CRFC

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Building More Purpose-Built Rental Housing (FRPO)

09:45 - 10:45
B7

Stream(s): Legal, Regulatory & Risk Management; Apartment and Condominium Management **ConEd Credits:**

This session will provide an update on recent government legislation including Bill 23: Build More Homes Faster Act. It will also present specific measures aimed at building more purpose-built rental housing. Join this group of panellists as they discuss these measures including reducing government fees and charges, streamlining the approvals process and cutting red tape.

Participants

Tony Irwin - President and CEO, Federation of Rental-Housing Providers of Ontario

Asquith Allen - Director, Policy & Regulatory Affairs, Federation of Rental-Housing Providers of Ontario

Sabine Matheson - Principal, StrategyCorp.

Electric Vehicle Charging Stations for Property Managers

11:00 - 12:00
C1

Stream(s): Apartment and Condominium Management; Smart Buildings, Technologies and Innovations **ConEd Credits:**

With the rise of electric cars, property managers are having to adapt and address the need for charging stations. Property managers are therefore having to be well-informed to help boards make the best decisions as they relate to the inclusion of electric vehicle charging stations. This session will introduce attendees to the perspective of property managers, and professional engineers on the risks of the growing demand for electric vehicle chargers and some of the proven steps to mitigate them. It will also address a property owner's obligation to provide EV chargers, how a building can recover the costs of energy taken from common elements, and things property managers need to know when passing charging costs to tenants.

Participants

Alberto Quiroz - President, Intellimeter

Decarbonization: Planning for the Future

11:00 - 12:00
C2

Stream(s): Sustainable Design, Environment & Higher Performance Buildings **ConEd Credits:**

In this session, participants will hear from a group of experts on how they can start the journey to decarbonizing their buildings. The session will provide guidance on how building owners prepare for the process by understanding the challenges, road mapping strategies and how to leverage incentives and rebates. The speakers will also discuss the impact on tenants, and owners of these buildings and will include a case study review. The session will include many opportunities to ask the speakers questions.

Participants

Adolfo Silva - Principal and Co-founder, Ecovert Corpoartion

Jim Lord - Principal and Co-founder, Ecovert Corpoartion

Mould, Moisture and the Building Envelope

11:00 - 12:00
C4

Stream(s): Building Envelope Solutions **ConEd Credits:**

Mould growth in buildings is both a health hazard and a liability for property managers. In addition to providing an update on regulations and guidelines, general liabilities, and due diligence responses, this seminar will discuss common building details that contribute to the risk of water damage and mould growth. A focus on past projects and real-life examples of the process of identification of deficiencies, design, remediation, and restoration of the building will show how lessons learned can be applied to your properties.

Participants

David Muise - National Practice Leader, Indoor Environmental Quality, Pinchin

Gord Rajewski - National Practice Leader, Building Science and Sustainability, Pinchin

Climate Change, Real Estate, and Property Risks (REIC)

11:00 - 12:00
C5

Stream(s): Sustainable Design, Environment & Higher Performance Buildings; Legal, Regulatory & Risk Management **ConEd Credits:**

The session will focus on risks associated with climate change and the importance of planning. These risks include physical risks through increased frequency of natural disasters such as hurricanes and floods and health risks resulting from wildfires and heatwaves. These events can result in damage to residential and commercial buildings and disruption to infrastructure and services, creating insurance risks. The speakers will address details about risk assessment, ERP/BCP, emergency response equipment and how to reduce risk in advance of a disaster. Learn what a property owner/manager can expect from their restoration company and insurer. Addressing the interconnections between climate change, real estate, and property risks is essential to meeting ESG objectives and creating a sustainable future for all.

Improve Your Bottom Line: Cost Reduction, Greener Buildings, and Comfortable Tenants Can Co-exist! (Enbridge Gas)

11:00 - 12:00
C6

Stream(s): Optimizing Building Performance & Enhancing Net Asset Value **ConEd Credits:**

Are you looking to save on operating costs, improve building performance and tenant comfort? Look no further! Come see how Enbridge Gas' energy efficiency program can help you with expert support and financial incentives to take on energy-saving projects. Hear industry leaders share their experience with the incentive program and the types of energy-saving projects they have done. You will have a chance to hear multiple perspectives and ask questions.

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Navigating the Challenges of Investing and Implementing Energy Efficiency Solutions for Buildings

11:00 - 12:00

C7

Stream(s): Sustainable Design, Environment & Higher Performance Buildings; Optimizing Building Performance & Enhancing Net Asset Value; Smart

Buildings, Technologies & Innovations **ConEd Credits:**

This session will address the role buildings play in addressing climate change. The speakers will discuss the big picture of buildings, systems, and solutions that will lead to real impact. What are the everyday challenges posing barriers to action? What are the deal structures and technology that can help address energy efficiency challenges for buildings? Learn the roadblocks we typically face, including investment hurdles, and what to focus on to help drive energy efficiency projects forward. The speakers will lead a discussion around the digitization of buildings and how the data can help support the business case for energy efficiency investment. The session will address the complexity around structuring deals that work for all stakeholders and lead to real impact.

Participants

Jason Baycroft - Business Development Manger, Modern Niagara

Ryan Cannon - Manager, Energy Solutions, Modern Niagara

Andrew Coates - Director of Energy and Solution Pursuits, Modern Niagara

Ronak Mozayyan - Project Development Manager, Modern Niagara

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08:00	08:30 - Building a Decarbonization Plan for Your Property (BO-MA Toronto)	08:30 - Legal and Regulatory Issues Facing Building Owners and Property Managers	08:30 - Infrared Thermal Technology: A Tool for Building Condition Assessments (Tri-Tech Pinnacle Group)	08:30 - Building Condition Assessments: How Well Do You Know Your Building?	08:30 - Understanding Building Envelope Failures	08:30 - How to Save Lives - Why Fire Safety Has Never Been More Important (FCS Fire Consulting Services)	08:30 - Beyond Safety and Security: Dealing with Conflict Situations in Condos (AC-MO)													

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09:00								09:45 - Carbon-Reducing Retrofits for Existing and Heritage Buildings	09:45 - How Does Proptech and Intelligent Buildings Factor Into Your ESG Strategy	09:45 - Development Applications in the City of Toronto: What do You Need to Know? (Urban-Toronto)	09:45 - Roofing Assessment: Replacement or Repair, How Do You Decide?	09:45 - Missing Clauses from Ontario's Standard Residential Tenancy Agreement	09:45 - Protecting Indoor Air Quality in Residential Buildings (Unilux CRFC)	09:45 - Building More Purpose-Built Rental Housing (FR-PO)							

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11:00															11:00 - Electric Vehicle Charging Stations for Property Managers	11:00 - Decarbonization: Planning for the Future	11:00 - Mould, Moisture and the Building Envelope	11:00 - Climate Change, Real Estate, and Property Risks (REIC)	11:00 - Improve Your Bottom Line: Cost Reduction, Greener Buildings, and Comfortable Tenants Can Co-exist! (Enbridge Gas)	11:00 - Navigating the Challenges of Investing and Implementing Energy Efficiency Solutions for Buildings