

Access Your Free Pass

Join us on March 27 as the leaders of the property management industry come together to help you reduce operating costs, improve building performance and upgrade your assets.

Sister show to PM Expo, PM Springfest has been created for you to address challenges faced every day – from the latest regulatory, health and life safety changes to energy management strategies, retrofitting aging buildings, dealing with difficult tenants and capital planning. It's your complete source for products and services, new innovations and latest trends for managing and operating buildings.

Register before Friday March 15 for free access to the exposition and 18 seminars plus light snacks and beverages are on us. Register at: pmspringfest.com/reg



Any Questions? Call (416) 512 0203

Thank You To Our Sponsors

Title



Principal Supporting Association



Inspired leadership since 1917

Platinum



Gold



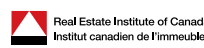
Silver



Media



Supporting Associations



March 27, 2019

Metro Toronto Convention Centre
South Building

Reduce Operating Costs.
Increase Building Performance.
Retain Your Tenants.

Title Sponsor



Principal Association



Inspired leadership since 1917



pmspringfest.com

informa
exhibitions

2019 Seminar Program

In addition to 200+ exhibits, PM Springfest's educational program provides practical strategies to help you run your buildings.

For more information & free online registration, visit:
pmspringfest.com

Energy, Environment & Higher Performance

9:45 am - 10:45 am

Selling Energy Conservation: Business Case Prioritization to Improve Your Bottom Line



The presentation will share insights about electricity incentive programs and smart energy conservation strategies through a series of case studies illustrating customer journeys and success stories in planned and unplanned capital upgrades. Learn about incentive program knowledge and how to successfully sell energy efficiency to decision makers by effectively communicating non-energy benefits, understanding customer business models and budgeting processes and strengthening supply chain relationships.

Mike Mulqueen, Lead, CDM Business Development, Toronto Hydro

11:00 am - 12:00 pm

Unintended Consequences: How Sustainability Data Leads to Unexpected Savings and Operational Improvements

In this session you will hear from executives in commercial real estate, residential real estate and government as they share examples of how data intended for sustainability reporting can be used for other purposes. Learn how positive unintended consequences led to identifying deficiencies in buildings systems which resulted in savings, operational improvements and general insights into optimal system performances. Join the panel as they share their experiences and participate in an informative Q&A period.

Moderator

Jim Lord, Principal, Ecovert Sustainability Consultants

Panel

Joel Arthurs, Supervisor, Energy Management, Environment and Energy Division, City of Toronto

Suneel Gupta, Director, Energy and Sustainability, FirstService Residential

Steve Ichelson, Principal, Vice President, Operations, Avison Young

Legal, Regulatory & Risk Management

8:30 am - 9:30 am

How Prepared Are You for the Cannabis Legalization?



Inspired leadership since 1917

The Cannabis Act has received Royal Assent on October 17, 2018. What are your obligations under this Act? How would legalization impact new and existing lease agreements, policies for tenants, employees, visitors and contractors? As a landlord, you need to know this information to help you navigate through and avert potential risks. Join a panel of experts, including senior industry leaders, to learn what you need to know about this new Act and how you could better prepare.

Moderator

Randall Rothbart, Senior Partner, Solmon Rothbart Goodman LLP

Panel

Dennis Daoust, Partner, Daoust Vukovich LLP

Ranjeev Dhillon, Partner, McCarthy Tétrault LLP

Mark Sruga, Director, Investigation Services, City of Toronto

Legal and Regulatory Issues Facing Building Owners and Property Managers

The panel will address the most topical legal and regulatory issues facing building owners and property managers today. In addition to commercial leasing, zoning and green initiatives, the panel will highlight the recent changes in taxation and other municipal matters.

Lia Boritz, Associate, WeirFoulds LLP

Jeff Cowan, Partner, WeirFoulds LLP

Ryan Morris, Partner, WeirFoulds LLP

Caitlan Steven, Associate, WeirFoulds LLP

9:45 am - 10:45 am

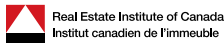
What's Missing from the Standard Lease Agreement: What You Need to Know

Ontario's mandatory residential rental property Standard Lease (SLA) is not only confusing in places but it's missing many critical clauses that will cause Ontario landlords misery if those topics aren't addressed. This session will cover 'missing' topics including occupants who aren't signatories, last month interest versus top-off, short-term sublet (e.g. AirBnB), joint and several tenancies and much more. Learn about the pain points of property management from an operator's perspective.

Chris Seepe, President, Landlords Association of Durham

11:00 am - 12:00 pm

Be Prepared, When DISASTER Strikes



This seminar will focus on disasters and the importance of planning before a disaster occurs. What steps should a commercial property owner/manager take in reducing risk in advance of a disaster? Learn from a real-life example about what a property owner/manager can expect from their restoration company and insurer. The speaker will address details about risk assessment, ERP/BCP, table top exercises, emergency response equipment and the current impact of climate change in Southern Ontario.

Moderator

John Bowen, President, Toronto Chapter, Real Estate Institute of Canada

Panel

Vincent Germanese, Vice President Commercial/Civil & Environmental Division, Integricon Property and Construction Group

John Stephenson, Vice President, INTEGRICON Property Restoration and Construction Group

Why Risk Liability: How to Inspect, Test and Maintain Your Fire Sprinkler System

With the increase in the numbers of fires in the GTA, what do property managers and owners need to know to reduce their risk and liability and protect their tenants and properties? This presentation will give a perspective of the scope of NFPA 25 Standard for the inspection, testing and maintenance of water-based fire protection systems. The speaker will address the responsibilities for compliance and record keeping, and identify the various ways in which information related to changes in the system are handled.

Jason Ryckman, National Codes & Standards Manager, Canadian Automatic Sprinkler Association

Apartment & Condominium Management

8:30 am - 9:30 am

Avoiding the Pitfalls of Fire Safety



This session will cover what to look for in a fire prevention company, scope of work required to be compliant with the NFPA, deficiencies, trouble alarms, fire watch requirements, fire inspections violations and avoiding fines. The session will draw from first-hand experiences and best practices to employ to keep safety front and center, protecting residents and their homes.

9:45 am - 10:45 am

FRPO's Consultation with the Ontario Government on the Housing Supply Action Plan Initiative



This session will outline FRPO's recent advocacy efforts with Ontario's Ministry of Municipal Affairs & Housing. Included in this update will be an overview of FRPO's response to the Housing Supply Action Plan consultation and participation in related government stakeholder consultation sessions. Other items such LTB expediency issues, rent strikes and other key issues impacting landlords across the province will also be covered.

Tony Irwin, President & CEO, Federation of Rental-Housing Providers of Ontario (FRPO)

11:00 am - 12:00 pm

Dealing with Difficult Tenants: How to Handle Challenging Situations

Property owners and managers are challenged every day with a myriad of issues within their buildings. From rent late payments and arrears to reasonable and unreasonable tenant expectations, the range of issues is ever-widening as tenancy laws increase in complexity and scope. How do you minimize your legal and financial risk? How do you handle difficult tenants? When things go wrong, can the landlord and tenant board be your aid?

Moderator

Chris Seepe, President, Landlords Association of Durham

Panel

Joanne Kuipers, CEO & Founder, My 2nd Suite

Elliott Platt, Vice President, PHC

Brian Owen, Board Member, Thistledown Equity Co-operative Apartments Ltd.

Repositioning of Aging Apartment Buildings



Toronto has nearly 3,500 purpose-built rental apartment buildings, of which more than 80% are privately owned. More than 1,200 mid- and high-rises were built between 1946 and 1984 and are now 35-73 years old. Repositioning through interior modernization is a great way to add value to an aging asset. This session will demonstrate the factors used to assess each building's opportunity; where to start; options for your investment; best features; how to minimize risk; and how to get the work completed on time.

Building Envelope Solutions

8:30 am - 9:30 am

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

Periodic building system assessments are usually performed to fulfill specific transactional due diligence needs. 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. Case studies will be used 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.

Jon Juffs, Director, Condominium/Strata Group, McIntosh Perry Consulting Engineers

9:45 am - 10:45 am

Low Slope Roofing Repair or Replacement: What Are Your Options?

Roof repairs and replacement to an operational facility can be both disruptive and costly. What is the timing of repair or replacement? What are the risks if you wait? What are the factors you need to consider? How do you get the maximum serviceable life out of a low slope roof? Join the discussion.

Matt Varga, PREV/ACTION Director, Alliance Roofing

11:00 am - 12:00 pm

Mould, Moisture and the Building Envelope

Mould growth in buildings is both a health hazard and a liability for property managers. In addition to providing you 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. Real-life examples will be used to identify deficiencies, design, remediation and restoration of the building and how lessons learned can be applied to your properties.

David Muise, OHST, National Practice Leader Indoor Environmental Quality, Pinchin Ltd.

Gord Rajewski, National Practice Leader, Building Science and Sustainability, Pinchin Ltd.

Optimizing Building Performance & Enhancing Net Asset Value

8:30 am - 9:30 am

Who's Supposed to Pay for That? Managing Capital Budgets and Projects in Mixed-Use Developments

This session will examine the special challenges of capital work in mixed-use developments where ownership boundaries are unclear, responsibilities are shared and access sometimes requires easements. The presentation will examine typical areas of overlapping use and benefit and different ways of budgeting for managing shared repair and replacement projects.

Amy Heppler, Principal, Senior Building Assessment Consultant, Building Specialty Services - Toronto, Morrison Hershfield

9:45 am - 10:45 am

Rapid Fire: Maintenance and Repair for Owners and Property Managers

Join this expert panel as they discuss the many facets of maintenance and capital repairs for existing buildings. This session brings together a property manager, a building science engineer, and a contractor to briefly discuss what went well and what didn't on a large rehabilitation project they recently worked on together. Learn from their unique perspectives on what should and what shouldn't be done to ensure your next project is a success.

Moderator

Ian Miller, Project Principal, Regional Manager for S.W. Ontario, Pretium Engineering

Panel

Michael Christner, Senior Projects Manager, Delbridge Contracting Limited

Steve Krysa, Project Principal, Pretium Engineering

David Petrina, Director, Construction and Property Standards, Realstar Management

New Technologies, Innovations & Trends

8:30 am - 9:30 am

LED Lighting: What You Need to Know for Your Next Project

Join industry specialists as they discuss the key factors for lighting retrofits and maintenance projects. Understand what you need to know before you start, what meets your specific requirements and expectations, what's new to the industry and how to better promote tenant/employee performance when making lighting changes. Learn more about lighting codes, colour temperatures, controls/dimming, and getting a better overall quality experience through case studies.

Neil Denney, Director of Sales and Marketing, InLight Led Solutions

Stefan Pacula, Managing Director, InLight LED Solutions

Nick Wagner, President, Premise LED

9:45 am - 10:45 am

PropTech: Technology Challenging the Status Quo

Real estate owners, managers and operators are facing accelerated and unprecedented changes as innovative building technology is transforming buildings into smarter, higher performance and intelligent spaces. The focus is on turning conventional properties into sustainable, energy efficient, safe and high performing assets while delivering significant ROI. This session will identify how technology is changing today's buildings.

Moderator

Peter Altobelli, Vice President, Yardi Systems

Panel

Matthew Lennan, Innovator in Residence, Oxford Properties Group

Phillip Raffi, National Energy & Sustainability Manager, Colliers International



Dec. 4 - 6, 2019

Metro Toronto Convention Centre

Transform. Build. Innovate.

thebuildingsshow.com



EXHIBITORS (as of February 12, 2019)

1-888-Pavement of Ontario /
Sure Seal Pavement
4Rent.ca
Abell Pest Control
Accuenergy (Canada)
Addaline Asphalt Maintenance
Advantage Fitness Sales
Aiphone
Alert Labs
Alliance Roofing
Ambient Mechanical
Amre Supply
AquaLoc
ARS Access Restoration
Services
[Association of Condominium
Managers of Ontario \(ACMO\)](#)
Bachly Construction
BBQ Gourmet
BES Bridging Program
BIOGRADE
Black & McDonald
[BOMA Toronto](#)
Brady & Seidner
Byrne on Demand Handyman
Can-Sky Roofing & Sheet
Metal
Canadian Automatic Sprinkler
Association
Carmichael Engineering
Certified Clean Air Services
Certified Building Systems
Certi-Fire
CIMCO Refrigeration
Classic Displays
Coinamatic Canada
Convenience Group
Cree Canada
Darlene Janeiro Design Group
Davey Tree Expert Company
of Canada
Delta Elevator

Dryvit Systems Canada
Durabond Products
DuRock Alfacing International
EasyHeat.ca
EcoPilot Canada
Edgecom Energy
Emerson
Enercare Connections
EnviroWirx by RTS Companies
Evaporative Tower Service
F.SHAW MANAGEMENT &
CONSULTING
Facility Plus
[Federation of Rental Housing
Providers of Ontario](#)
Fibertec Window & Door Mfg.
High-Rise Window & Door
Replacement
Firestone Building Products
Canada
[Forest Paving](#)
[Fresh and Clean / Dryit.ca](#)
Ginkgo Sustainability
Gorilla Property Services
[Greater Toronto Apartment
Association](#)
Grundfos Canada
Gym-Con
H & S Building Supplies
Haneco Canada
Hawkeye Bird & Animal Control
HD Supply
Hi-Lon Glass Services
HK Contracting
HydroFlow Canada
Indoor Air Maintenance and
Service
InLight LED Solutions
Inner-Cool Systems
Insuite HVAC
iRestify
Irrigation & LED Lights -
The Sprinkler Company

Jermark Plumbing of ME
Engineering
K.I.B. Building Restoration
Kraus Floors with more
LeafFilter North of Canada
Legend Power Systems
Lenbrook/ Motorola Solutions
Lincoln Construction Group
LOCNEST
Low Rider Maintenance
Lumon Canada
MAD Elevator
Mann Engineering
McIntosh Perry
MeadowBrook
[Melrose Paving](#)
Metro Compactor Services
[Metro Jet Wash / Metro
Building Contractors](#)
Metrosphere Light
Morrison Hershfield
MSL
Nawkaw Corporation
Nedlaw Living Walls
Off Campus Partners, LLC
OHE Consultants
OZZ Electric/ Ozz EV Solutions
ParZee & Associates
Phoenix Pipe Lining
Pinchin
PL Energy Services
Poly-Mor Canada
Practica
Precise ParkLink - Urban
Mobility
Pretium
Priority Submetering Solutions
ProTeam
Provident Energy Management
Quality Allied Elevator
Quality Pro Trades

Quantum Electric
[Real Estate Institute of Canada
\(REIC\)](#)
Regal Security
[REMI Network/MediaEdge](#)
RentMoola
Revill Group - Poo Prints
Canada
RJC Engineers
Rockfon
Rose Paving
Safetech Environmental
Safety Media
Select Building Maintenance
ShowingHero
Sieco-Tech Canada
Solucore
Sparkle Solutions
[Spectrum Building Services](#)
Steam Sauna
Sustainable Growth Solutions
Tek Electrical & Lighting Supply
Terminix Canada
The Holiday Decorator
The Marble Clinic
[Toronto Hydro](#)
Traffix
Tri-Phase Group
Triple+
Tri-Tech Pinnacle Group
[Triumph Roofing](#)
TSS Building Science
VideoComm Technologies
Vista Security & Investigations
Water Matrix
Wilcox Door Service
Wilkinson Chutes Canada
WSP
Wyse Meter Solutions
[Yardi Canada](#)
[Yorkland Controls](#)

The Evolution of Real Estate: Mind the Skills Gap - Preparing for the Future of Work

*\$45+HST (before March 15) / \$50+HST (after March 15)
Register at pmspringfest.com/reg*

8:30 am - 12:00 pm

The workplace is in a fundamental period of transformation. Changes in demographics, effects of globalization and technology, expectations of AI and productivity are radically influencing the labour market and availability of talent. Leaders need to rethink their business models, policy-makers need to think beyond automation, academia institutions need to evolve the curriculum and businesses need to redefine work. Listen, engage and participate as our Canadian leaders share their perspectives, strategies and what actionable solutions can be seized to build more competitive, prosperous and sustainable workplaces for all.

Moderator

Ryan Ram, Partner, Strategy and Engagement, Matrix360

Panel

Michelle Ade, Senior Director, Epic Investment Services

Kevin Hardy, Vice President, Property Management, Oxford Properties

Arshmanie Ramkissoon, Senior Property Manager, Gulf Pacific

