



Canadian
Condominium
Institute

Institut
canadien des
condominiums

Northwestern Ontario Chapter
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Superior Region CONDO NEWS

PRESIDENTS MESSAGE

With winter behind us and summer approaching, we reflect on the events since the last newsletter. The Chapter put on two seminars—one for Officers of the Board & Directors—Responsibilities, Obligations & Governance with local speakers Johanna Maki and Dan Kelly, and the other on Privacy Legislation which was presented by Patrick Cassidy from the Halifax law firm of Cassidy Nearing Berryman. Both seminars were well received and were extremely informative. As noted in this issue of the “Superior Region Condo News” we will be holding our next Seminar March 21st. on Fire Safety and Your Condominium.

Our chapter membership continues to grow, which is encouraging. We hope to have our web page up and running in the near future. This will allow individuals to keep current on the happenings of the Chapter.

Once again, we encourage you to join in all our upcoming activities.

D. G. Steen, President

CCI—Northwestern Ontario Chapter

**NEW LOGO
TO BE LAUNCHED APRIL 2007**

Our fall newsletter will be blue.



SPRING 2007

FIRE SAFETY AND YOUR CONDO

WEDNESDAY MARCH 21, 2007

7 TO 9:30 pm

AT THE

PROSVITA ON HIGH STREET

FREE ADMISSION

PRIZES & GIVE AWAYS

REFRESHMENTS

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MEMBERSHIP APPLICATION

MEMBERSHIP FROM JULY 1ST TO JUNE 30TH

Referred By: _____

(For Ambassador Program)

NEW CONDOMINIUM CORPORATION MEMBERSHIP: *Please complete all areas*

Condominium No.: _____ No. of Units: _____ ☐ Townhouse ☐ High-rise

Management Company: _____ Contact Name: _____

Address: _____ Suite #: _____

City: _____ Province: _____ Postal Code: _____

Phone: () Fax: () Email: _____

Condo Corporation Address: _____ Suite #: _____

City: _____ Province: _____ Postal Code: _____

Phone: () Fax: () Email: _____

President: _____ Name _____ Address/Suite _____

Vice President: _____ Name _____ Address/Suite _____

Treasurer: _____ Name _____ Address/Suite _____

Please forward all correspondence to: ☐ Management Company address ☐ Condo Corporation address

Fee: \$150.00

PROFESSIONAL/TRADE SERVICE SUPPLIER MEMBERSHIP:

Name: _____ Occupation: _____

Company: _____

Address: _____ Suite #: _____

City: _____ Province: _____ Postal Code: _____

Phone: () Fax: () Email: _____

Full Year Fee: ☐ Professional Membership \$150.00
☐ Trade Service Supplier \$150.00

INDIVIDUAL CONDOMINIUM RESIDENT MEMBERSHIP:

Name: _____

Address: _____ Suite #: _____

City: _____ Province: _____ Postal Code: _____

Phone: () Fax: () Email: _____

Full Year Fee: \$150.00

Cheques should be made payable to:

CCI Northwestern Ontario Chapter
 383 Mooney Street
 Thunder Bay, Ontario
 P7B 5L5
 Email: ccinorthontario@shaw.ca

To purchase a membership
 contact Brenda at the
 Chapter office 346-5690
 or any board member.

Advertising Submission Costs:

TYPE	MEMBER Black & White	NON-MEMBER Black & White
Business Card	\$35.00	\$75.00
1/4 page	\$60.00	\$125.00
1/2 page	\$110.00	\$225.00
Full page	\$210.00	\$425.00

Articles will be published
 on a first come basis.

Subject to space avail.

Deadline for Fall issue is September 1st and for Spring issue is February 1st.

GET THE WATER OUT!

Submitted by Frank Mirabelli
First General Services

This article will take you step by step through a water loss restoration and will detail what you can expect from a professional restoration contractor.

While every insurance policy is different, this article discusses standard rights and responsibilities of an insured during the restoration process.

So, you come home after a great dinner and a movie only to find a large amount of water in your living room.

What do you do now!

Your first step is to think safety and ensure that you are not standing near any sources of water and electricity. Water and electricity are deadly, and when mixed, can cause serious injury or death.

The next step is to call your condominium managers office or 24 hour emergency service line. They will contact your insurance company who will dispatch a restoration contractor. The contractor will assume the responsibility to stop the source of the water and begin to mitigate any damage.

You should always contact your condominium manager first as they may have a preferred restoration contractor for your particular property.

The contractor chosen by the condominium manager may be familiar with your condominium construction and thereby be able to reduce the potential size of the loss.

A licensed restoration contractor is an industry professional who will take the steps necessary to properly dry your home and return you to a pre loss state.

All restoration contractors licensed with IICRC (Institute of Inspection Cleaning Restoration Certification), must perform to high industry standards. In addition, all restoration staff must have taken IICRC recognized restoration courses and pass rigid industry exams. To maintain their license, the contractor must take continuing education courses as well.

When the licensed contractor arrives on site he will ask your condominium representative to sign a Work Authorization. This form provides the contractor the right to access your home and conduct the necessary work.

You may also be provided a Customer Responsibility Form. This form explains the various equipment that will be on site as well as detail your responsibilities as the homeowner.

Your licensed contractor will set up industry standard air movers and dehumidifiers in an attempt to dry the affected area(s). In many cases, carpet, flooring and drywall can be dried without having to remove any material. This causes as little disruption to the homeowner and can save your condominium a considerable amount of money.

CHAPTER UPDATE

CCI Northwestern Ontario Chapter was very excited to distributed it's first newsletter the end of September 2006,

Our website will be available to view shortly after you receive this newsletter; another channel to find out about upcoming workshops and seminars.

www.cci.ca/NWOntario/

Each fall we offer an educational workshops for condominium board members and trade professional. Check out our web site for date and time.

COMMERCIAL LAW

Submitted by: James R. Johnson
Cheadles

When you hear the word “condominium” you typically think of a high-rise residential complex where individuals live together. But the increase in the cost of rent for industrial and commercial properties when combined with the desire of industrial and commercial tenants to attain the benefit of equity growth is spawning the creation of a number of commercial and industrial complexes in the province where condominiums ownership is permitted.

In 1998 the Province of Ontario through amendments to the *Condominium Act* permitted the creation of entirely new types of land use projects, which are finding favour with commercial and industrial developers. These legal concepts are being used, more and more, by developers of commercial and industrial properties to develop complexes where the participants obtain the benefit of ownership with the shared use of certain common facilities. These concepts can be summarized as follows:

COMMON ELEMENT CONDOMINIUMS

The Common Element condominium was conceived as a method of imposing and enforcing positive covenants against land (where previously such positive covenants could not be enforced in law). This new concept fits well for commercial condominiums where the shared use and enjoyment of facilities or amenities such as roadways, services, golf courses, water or sewage treatment facilities, are best shared by more than one property owner.

The concept of the common element corporation envisages a condominium comprised solely of common elements (such as roads, services, etc.) with each freehold owner of lands (units) surrounding the common elements benefiting by the use of these common elements. These owners share proportionately in the cost of maintaining these common elements.

VACANT LAND CONDOMINIUMS

The vacant land condominium resembles the plan of subdivision, in that the unit boundaries are the lot lines rather than the walls of a building (as is the case of a standard condominium). Services such as roads, sewers water/sewer treatment facilities, etc. are part of the common elements and the maintenance costs of such facilities are shared through the common expense payment absorbed by each unit owner.

The legal concept is used in developments such as parking areas, garden plots and marina boat slips. But in particular, they can be extremely useful in putting together large retail developments where the parties own their own lands and construct their own buildings but wish to share parking, services and other common expenses.

In addition to the ability to own your own unit, and enforce positive covenants, this legal concept also allows building restrictions to be registered on title to control the form and content of any building to be constructed on the units. The concept allows the building to be constructed by their owners after the creation and registration of the condominium by the developer, rather than the traditional approach where the developer constructs the building before the creation of the condominium as in the case of a standard condominium.

This concept is popular because the roads and services are privately owned (rather than municipally owned) and the costs of creating such services can be reduced below the usual cost of complying with municipal standards.

ANNUAL GENERAL MEETING

The Annual General Meeting of CCI Northwestern Ontario Chapter is held each year during the month of September. In accordance with section 3.02 of Bylaw 1 states that any member who wishes to run for a Board position can do so by advising the office of the chapter of their intent to do so in writing not later than noon August 31.

LEASEHOLD CONDOMINIUMS

The creation of leasehold condominiums opens the door for many institutional landowners (hospitals, universities airport and port authorities) who traditionally cannot sell their land, to raise monies and attract the interest of investors who otherwise may not want to rent—while preserving the reversionary interest in land to the institution.

In this case, the condominium corporation is the tenant who leases the land from the institutional owner. A purchaser of the unit (bounded by the walls of the unit) purchases a leasehold interest in the unit and an undivided interest in the leasehold lands. At the end of the term of the lease (which term must not be less than 40 years and not more than 99 years.) the land and all buildings revert to the institutional landowner.

Each unit can be mortgaged, sold or leased much like a unit in a freehold condominium.

CONCLUSION

It is therefore clear that in the future, the condominium concept will be used more and more by commercial and industrial developers who wish to attract unit owners, rather than tenants, to be part of their development.

It is also very likely that there will be combinations of the various kind of condominium developments. By way of example, you will see a standard form of condominium on or within a unit in a vacant land condominium. These opportunities will provide greater degree of control, yet provide the opportunity for individual ownership within.

The commercial and industrial condominium will become the next wave of condominium development in Ontario.

MEMBERS THUNDER BAY CONDOMINIUM CORPORATION # AND NAME KNOW AS:

1. The Carriage House	22 units
2. Varsity Square	48 units
3. Guildwood Park #3	70 units
4. Guildwood Park #4	40 units
5. Waverley Park Towers	151 units
6. Guildwood Park #6	40 units
7. McVicar Estates	53 units
8. Glengowan Place	54 units
9. Parkwest Meadows I & II	54 units
10. Maplecrest Tower	98 units
12. Parkwest Meadows III	50 units
13. Victoria Park	42 units
14. Parkview Condo	17 units
15. Boulevard Park Place	72 units
16. Leland Court	13 units
17. Signature Court	36 units
18. Parkwest Manor I	31 units
19. Harbourview Terrace I	67 units
20. King Arthur Suites	36 units
22. Park West Manor II	31 units
25. Harbourview Terrace II	35 units
26. Brookside Place	24 units
27. Victoria Place	4 units
28. Banting Place	48 units
29. Brookside Manor	48 units
30. Selkirk Manor	4 units
31. Fanshaw Place	36 units
33. Marina Park Place	29 units
38. Hilldale Gardens	38 units
39. Silver Harbour Estates	21 units
41. Pine Crest Manor	32 units
42. Fanshaw Place II	30 units



CANADIAN CONDOMINIUM INSTITUTE 2007 SYMPOSIA PROGRAM

HUMAN RIGHTS ARE EVERYONE'S RESPONSIBILITY



Friday, May 25, 2007 • Ramada Hotel Regina, Conference Centre, 1818 Victoria Ave., Regina, SK

A Symposium on human rights issues as they affect condominiums.

Where have we been and where are we going? Impact on day-to-day administration.

Dealing with a human rights complaint or claim. CCI is proud to feature speakers from across Western Canada and the US for this symposium.

MODERATOR: Barry R. Scott, LLB, ACCI, FCCI, London, ON

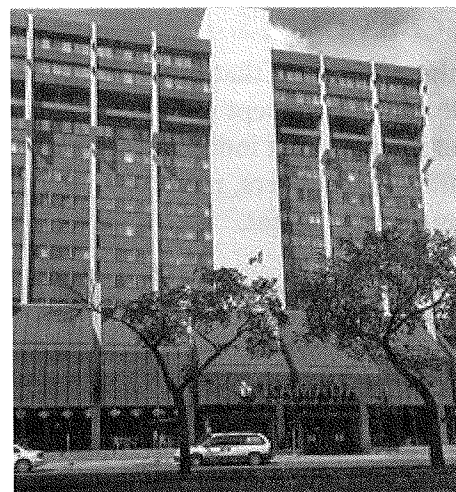
PRESENTERS: Karen Busby, LLB, LL.M., Professor University of Manitoba Faculty of Law, Winnipeg, MB

Mickey Woodard, Q.C., MacPherson Leslie & Tyerman LLP. – former Senior Counsel to Saskatchewan Human Rights Commission, Saskatoon, SK

Paul D. Gruzca, CMCA, AMS, PCAM, Regional VP and Corporate Trainer for RTI/Community Management Associates, Inc. – former President of Community Associations Institute, Houston, TX

Anne M. Wallace, Q.C., C.Arb, C.Med
Anne Wallace Legal Professional Corporation,
Saskatoon, SK

Jamie Bleay, LLB, Access Law, Vancouver, BC
Victoria Archer, LLB, Gledhill Larocque, Edmonton, AB



LOCATION:

Ramada Hotel Regina

Conference Centre
1818 Victoria Avenue
Regina, Saskatchewan
Tel: 306-569-1666

Special CCI Symposium Rate:
Single/Double \$92.00

What are we doing now and how well? – Proactive steps taken by condominiums, how to prepare for and respond to a human rights challenge, tips to promote best practices.

**** For more detailed presentation information please refer to "Day-at-a-Glance" at www.cci.ca/Events/**

Professional and Trade Services Members

Accountants

Day Viherjoki Busniuk & Kelly

Contact

Dan Kelly

Phone

345-1890

Electricians

North West Electric

Bob Baird

345-7475

Insurance Brokers

AON Reed Stenhouse Inc.

Sharon Hagstrom

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Bonin Dobie Jackson Ltd.

Reg McClay

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Smith & Associates Insurance

Cathy Mallek

345-6369

Lawyers

Carrel & Partners

Johanna Maki

346-3000

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Property Management

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Paul Muller

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Doug Steen

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Mario Tegola

344-5700

Royal LePage Lannon Realty

Art Lannon

623-5011

Team 100 Realty Inc.

Les Scrimshaw

345-2226

Zanette Real Estate

Robert Zanette

623-1000

Restoration

First General Services

Frank Mirabelli

623-1276

Surveyors

J. D. Barnes Limited

Peter De Haan

622-6277

WHY JOIN CCI?

Receive the benefit of membership rates when you register for CCI sponsored condominium courses, seminars and other events.

Receive chapter and national newsletters with up-to-date information, news and event.

Receive direct access to the certified experts in the field and profit from their experience.

Take advantage of significant

discounts when attending the CCI National Annual Convention. See the latest ideas and newest products at the trade show.

Support CCI's lobbying for better reforms to condominium legislation on behalf of all condominium owners.

The opportunity to write an article for publication in our Chapter's semi-annual newsletter "Superior

Region Condo News."

If you are a condominium director and have a unique tale to tell or advice to relay to the other condominium boards, let us know!

If you are a professional or trade company offering services or products to condominiums and have a relevant article, let us know!

Drop off material to the local office at 383 Mooney Avenue or fax to 344-1507 or email to

ccinorthontario@shaw.ca

DIRECTOR & OFFICERS

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Administrator

Mrs. Brenda Landry

Canadian Condominium Institute

Northwestern Ontario Chapter

Presents

FIRE SAFETY AND YOUR CONDO

Wednesday March 21, 2007

7 ~ 9:30 PM

PORT ARTHUR UKRAINIAN PROSVITA SOCIETY

540 HIGH STREET SOUTH

Speaker: Capt. Bob Walters

Captain of Fire Prevention City of Thunder Bay Fire Department

Capt. Walters has 29 years experience with the City Fire
Department including 5 years in Fire Prevention.

Topic: Prevention. Detection & Rescue

Also a presentation by Superior Safety Inc.

Gary Wenzel Fire Alarm Manager

Topic: Emergency Alarms and Inspections

**NO ADMISSION FEE
NO REGISTRATION**

**DOOR PRIZES
PROMOTIONAL ITEMS**

** Sponsored by the Northwestern Ontario Chapter of CCI

We're on the web

www.cci.ca/NWOntario/

For more information email ccinorthontario@shaw.ca or

Call your Condominium Manager.



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