

CANADIAN CONDOMINIUM INSTITUTE
NORTH ALBERTA CHAPTER

INSITE^{TO} CONDOS

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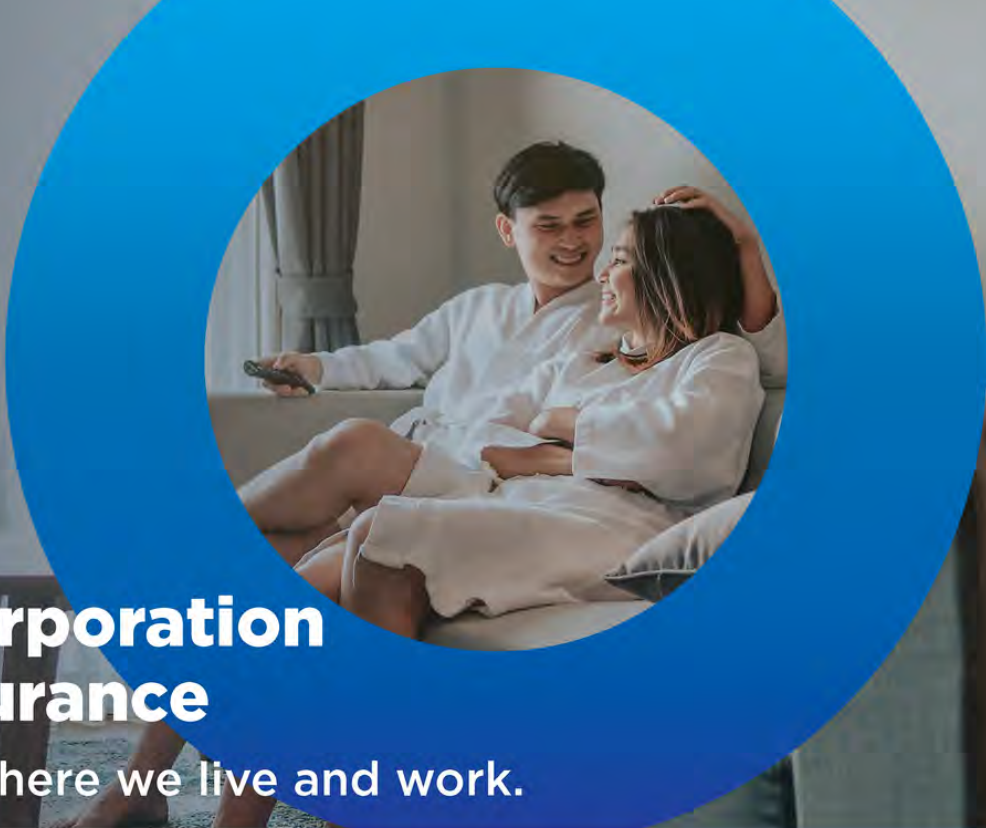
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VOLUME 41 - ISSUE 3 | SUMMER 2026



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The Canadian Condominium Institute (CCI) is an independent, non-profit organization formed in 1982 with Chapters throughout Canada. This organization is the only national association dealing exclusively with condominium issues affecting all of the participants in the condominium community. The Chapters throughout the country provide practical comparisons to the different provincial Acts. CCI assists its members in establishing and operating successful Condominium Corporations through information dissemination, education, workshops, webinars, courses, seminars and government advocacy.

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FROM THE PRESIDENT



Susan Milner

Board President, CCI North Alberta Chapter

Dear Members, Colleagues, and Friends,

This has been a busy and rewarding season for CCI North Alberta, and we are pleased to share the continued momentum of our work within the condominium community.

A major highlight over the past few months was the Alberta Condo Expo, held May 9 at the Edmonton Convention Centre. This marked our first year hosting the event at this venue, and the move allowed us to significantly expand both the scale and overall experience of the Expo. The new space provided a more professional setting and enabled us to welcome more participants than ever before.

The event was a tremendous success, bringing together 320 conference attendees, 35 expert speakers, and 13 education sessions. Our trade show floor was equally impressive, featuring 102 booths and 270 exhibitors, creating a vibrant and engaging environment for networking, learning, and collaboration. We are incredibly proud of what this event has become and grateful to everyone who contributed to its success.

Beyond the Expo, our organization continues to advance its core priorities of education, advocacy, and community engagement. We remain committed to delivering high-quality educational programming that reflects the evolving needs of

the condominium sector, while also ensuring accessibility through a mix of in-person and virtual offerings.

Our advocacy efforts also continue to play an important role as we work alongside industry partners and government stakeholders to support a strong and informed condominium community. These collaborations are essential in ensuring that the voices of our members are heard and represented.

CCI North Alberta is also continuing to strengthen its communication channels, including our website, newsletter, social media platforms, and Insite magazine, ensuring our members have access to timely, relevant, and practical information.

Looking ahead, we are excited to continue connecting with our community through upcoming events and education. We invite you to join us for our annual Golf Mixer on September 18 at RedTail Landing—an excellent opportunity to network and engage with colleagues in a relaxed setting. We also encourage you to explore our education calendar for details on our upcoming fall offerings, designed to keep you informed and supported in your roles.

Continued on next page

As always, I would like to extend my sincere thanks to our dedicated staff and Board of Directors for their ongoing commitment and leadership. Your efforts are instrumental in driving our organization forward.

Finally, thank you to our members, volunteers, and sponsors for your continued support and engagement. It is through your involvement that we are able to grow, evolve, and remain a trusted voice within Alberta's condominium industry.

With respect,



Susan Milner
President, CCI North Alberta Chapter



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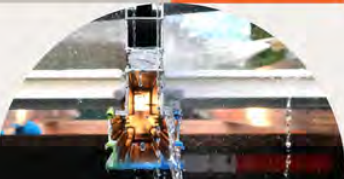



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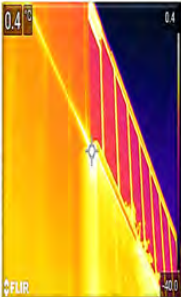
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MEET THE TEAM



INTRODUCING

Steven DeLuca

CCI North Alberta Board Director

With over a decade of experience in the condominium industry, Steven DeLuca brings a strong technical foundation and a practical, solutions-focused approach to his role on the CCI North Alberta Board. A professional engineer registered with APEGA, Steven specializes in building envelope investigations, supporting condominium communities through detailed assessments, thoughtful design, and hands-on project oversight. Passionate about improving outcomes for condo owners, he is a dedicated advocate for better construction practices and stronger consumer protection—while also contributing his time and expertise to advancing education within the industry.

What inspired you to join the CCI North Alberta team and what made you want to get more involved?

I joined CCI North Alberta because I saw the value it brings to condominium communities through education and collaboration. As I work closely with condo boards in my profession, getting involved with CCI felt like a natural way to contribute and help support better outcomes across the industry. The more I engage, the more I appreciate the opportunity to learn from and connect with others who share that same commitment.

What condo industry challenges do you hope to address through your work at CCI?

I'm particularly focused on how Bill 30's technical analysis requirements will reshape Alberta's condo landscape. This new mandate—requiring the corporation (not the developers) to commission technical analysis for new construction within 4 years of when the first unit was occupied—offers significant opportunities to expose deficient details of the building envelope and structural components. I will be working on building a presentation to discuss the technical analysis from an engineering perspective.

What is your professional background within the condo industry, and how has it shaped your approach to working with the condominium community?

As a building envelope engineer, I've worked extensively with condo boards, condominium managers, and owners to assess and address issues like water ingress, cladding deterioration, and membrane failures. This hands-on experience has shaped my approach to focus on clear communication, practical solutions, and long-term planning. It's also reinforced the importance of educating boards so they can make informed decisions that protect both their buildings and their communities.

Can you describe a significant challenge you've faced within the condo industry and how you successfully resolved it? What did you learn from the experience?

One significant challenge I faced was managing a large-scale building envelope rehabilitation where the scope expanded dramatically after uncovering hidden water damage. The project required reworking budgets, adjusting timelines, and maintaining open communication with a concerned condo board and residents.

By focusing on transparency, setting realistic expectations, and working closely with all stakeholders, we were able to complete the work effectively and with community buy-in. The experience reinforced the value of proactive investigation and the importance of adaptability and trust in complex condo projects.

Continued on next page

Can you share a hobby or interest outside of work that you're passionate about? How do you think it influences your approach to life?

I am very passionate about staying active through running, biking, and strength training because it not only keeps me physically healthy but also helps me stay mentally sharp. Prioritizing my well-being allows me to show up fully—whether it's being present and engaged with my family, handling challenges at work, or contributing meaningfully to my community. Staying active gives me the energy, resilience, and balance I need to be the best employee, husband and father I can be.

What is a surprising or little-known fact about yourself that might intrigue our members?

I've been fortunate enough to record two holes-in-one—my first came when I was just 13 years old at Lewis Estates, and the second happened more recently at Copper Point in B.C. last year. 🏠



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GOVERNMENT ADVOCACY REPORT

Summer 2026

Written by: Katy Campbell, Executive Director, CCI North Alberta

This spring and early summer have been active on the government advocacy front, with meaningful opportunities to connect condominium stakeholders directly with decision-makers and regulators.

At our recent ACE Conference, we were pleased to welcome participation from multiple levels of government. Edmonton Mayor Andrew Knack and MLA David Shepherd (Edmonton-City Centre) both joined us for opening remarks, reinforcing the importance of collaboration between government and the condominium community. Their presence set the tone for a conference grounded in dialogue, awareness, and shared priorities.

We were also fortunate to host representatives from the Condominium Dispute Resolution Tribunal (CDRT). In addition to delivering an educational session on the new tribunal, they participated in the trade show, spending the day answering questions and engaging directly with attendees. This accessibility provided valuable clarity on what the new dispute resolution process will look like in practice, and how condominium communities can best prepare.

Municipal engagement was further strengthened by the participation of the City of Edmonton Waste Management team in our trade show. As many condominium communities continue to navigate the transition to the City's three-stream waste collection system, their presence offered a timely opportunity for attendees to raise concerns, ask questions, and share on-the-ground experiences.

We were encouraged to see open dialogue around a program that continues to present challenges for many.

Advocacy efforts with the City on this issue are ongoing. We continue to meet with Council members and Waste Management staff to communicate the concerns we are hearing from condominium communities. While progress has been slower than we would like, there have been some changes of note, including adjustments to the excess waste program to make it more user-friendly and less administratively burdensome. Updated details on the program, as it currently stands, are included in this issue for your reference.

The city has also recently released a report on illegal dumping, with recommendations on tackling this tricky issue that include a large item collection pilot.

At the provincial level, we are closely monitoring recent changes to the Condominium Property Act (CPA) and what implementation will mean for our community. A key development is the introduction of the Condominium Dispute Resolution Tribunal, which became operational as of April 1 of this year. The tribunal represents a significant shift in how disputes may be addressed in Alberta. To support our members, we were pleased to offer our "Introducing Alberta's New Condominium Dispute Resolution Tribunal" session—originally presented at ACE—as a standalone educational session free of charge for CCI members.

Continued on next page.

GOVERNMENT ADVOCACY

Another notable amendment to the CPA emerged during the spring legislative session: the government has enabled the future introduction of mandatory education requirements for condominium board members. So far, there has been no communication from the government on the details of what this educational requirement will look like, or what their expected timelines for implementation of the requirement will be. We will continue to monitor developments closely and keep our members informed as more information becomes available.

As always, our advocacy work is guided by the experiences and feedback of our members. We encourage you to continue sharing your insights and challenges with us, as these perspectives are critical in shaping our ongoing conversations with government. Together, we can continue to advocate for practical, effective solutions that support the sustainability and success of condominium communities across Alberta. 🏢



Photo above: Edmonton Mayor Andrew Knack delivers opening remarks at the ACE Conference.



Photo above: MLA David Shepherd (Edmonton-City Centre) addressed attendees during the ACE Conference opening remarks.

Photo to the right: Representatives from the Condominium Dispute Resolution Tribunal (CDRT) participated in the ACE trade show, answering questions and engaging directly with attendees throughout the day.



CITY OF EDMONTON EXCESS WASTE PROGRAM

To support properties in managing waste volumes as residents adjust to sorting their food scraps and recycling, the City of Edmonton offers the Excess Waste Program (EWP). The EWP provides additional collection for a fee, either by request or on an ongoing basis.

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- **Ongoing Extra Waste Collection**
 - For properties that regularly need additional collection for a fee of \$6.25 per unit per month.
 - Additional garbage collection on a regular basis, equal to 50 per cent of your property's monthly garbage allocation. The City will provide larger containers or increase collection frequency.
 - Minimum enrollment time of six months.
- **Ongoing Waste Education**
 - Sites can request for City of Edmonton Waste Educators to visit homes and provide waste sorting education on an ongoing basis at no additional cost.

Extra collection of properly sorted recycling and food scraps is available free of charge and without limits. 🏢

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- An EPCOR account number is required to enroll in either extra collection program. This account number will be charged.

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Photo above: Representatives from the City of Edmonton's Waste Management team attended the ACE 2026 trade show, offering condominium communities information regarding the City's three-stream waste collection system.

CHECKING IN ON THE AGE RESTRICTION TRANSITION

Written by: Katy Campbell, Executive Director, CCI North Alberta

In 2018, the provincial government passed Bill 23, the *Alberta Human Rights Amendment Act*, fundamentally changing how age restrictions can be applied in housing. The legislation prohibited age-based occupancy restrictions, with one key exception: buildings designated for residents aged 55 and over.

Historically, condominiums had been left to set their own rules regarding age restrictions. Bylaws varied greatly in this respect, with ages 18+ and even 40+ not being uncommon.

Bylaws not being something that can be changed overnight, CCI North Alberta recognized that this legislation would have major impacts and implications for the condo world. CCI North Alberta along with our membership worked to get the government's attention to find a solution for condos.

Eventually recognizing the significant impact this new requirement would have, the province introduced a 15-year transition period for condominiums specifically.

Corporations with age-restricted bylaws that do not meet the 55+ threshold were given until January 1, 2033 to either amend their bylaws to comply with the 55+ exemption or to remove age restrictions altogether.

2026 marks 8 years since the legislation was passed and just over halfway through the transition period given to condos. I spoke with several condominium professionals about what they are seeing on the ground as condominiums manage this change.

Where Should Boards Start?

For boards that have not yet taken action, both legal and management professionals emphasize the importance of getting started early. First steps would include communication with owners about the decision that needs to be made, covering the potential options and implications of those options.

“Seek legal advice,” says Condominium Manager Dawn Ker. “From there, update your bylaws and make sure owners and residents understand both the proposed changes and the risks of not making those changes.”

Clear communication, she adds, is essential—not only to meet legal requirements, but to build understanding and support within the community.

Earlier in the transition period, age restrictions were sometimes a source of division among owners. Today, that tension appears to be easing—but engagement remains important. “We’re seeing fewer sharp divisions now, largely because boards and owners are having more open discussions,” says Ker.

Where differences of opinion do arise, structured communication can make a significant difference.

Continued on next page.

"If there is still pushback, I recommend making it a formal agenda item at an AGM or hosting a town hall," she says. "Bringing in legal professionals to answer questions can help ensure clarity and keep discussions productive."

Building understanding and support in the community for the proposed bylaw change is critical to ensuring that there is enough backing to meet the special resolution threshold and have a successful vote.

Key Considerations for Boards

For boards and owners, this decision is often far from simple. Condominium Lawyer Erin Berney highlights several factors that commonly shape these discussions:

"Key considerations include the demographics of existing residents, potential impacts on marketability and resale, the likelihood of achieving a special resolution, and the administrative burden of maintaining a 55+ exemption."

Condominium Manager Sandi Danielson adds that, in many cases, other concerns such as resale value are taking a back seat to preserving the character of the community. "Residents are more concerned about preserving community identity, which moving to 55+ would address."

Impacts on Current Residents

A common concern among residents is what happens if their building transitions to 55+ and they do not meet the age requirement. Says Ker "One of the biggest challenges we see with 55+ is real-life situations—like couples with an age gap. That can create difficult scenarios that boards need to think through carefully."

In most cases, bylaws address this through grandfathering provisions. "These allow existing occupants who are under 55 at the time of the change to remain," says Berney, "but typically limit their ability to transfer or lease the unit to someone who does not meet the age requirement."

While grandfathering provisions can provide short-term stability, they can introduce longer-term considerations for resale and planning.

Understanding 55+ Exemptions

Even within existing 55+ communities, some flexibility is typically built into the bylaws. "With respect to exemptions, bylaws commonly address spousal or dependent occupancy (for example, allowing a younger spouse to reside with a 55+ owner), home care workers, and short-term absences. Some also include limited hardship or board-discretion provisions, although these must be carefully drafted to avoid uncertainty or inconsistent enforcement," Berney explains.

From a management standpoint, these exceptions must also be workable in practice, balancing flexibility with consistency to avoid confusion and ensure fair enforcement.

Where Are Condos Landing?

There is no one-size-fits-all approach, but clear trends are emerging. A major factor seems to be the type of age restriction in place.

When speaking with industry professionals about the trends that they are seeing, buildings that already had an older demographic (40+ buildings or similar) tend to be moving towards 55+, while buildings that were previously 18+ are a bit more evenly split between moving to 55+ or removing age restrictions altogether.

Continued on next page.

GOVERNMENT ADVOCACY

According to Berney, “Most corporations with non-compliant age restrictions appear to be moving toward adopting 55+ bylaws. Smaller or aging communities often favour 55+, while mixed or family-oriented buildings tend to transition to unrestricted occupancy.”

This trend is also reflected in feedback from managers on the ground. Condominium Manager Sandi Danielson notes that in many of the communities she manages, the path forward is quite clear. “They are seeing moving to 55+ as the only option that makes sense, as they are all older adults with no children in the building.”

What If No Decision Is Made?

For corporations that delay action, the outcome is clear. “If a corporation does not pass compliant bylaws within the transition period, its existing age restrictions will cease to be enforceable on January 1, 2033,” Berney explains. “At that point, the corporation effectively becomes age-unrestricted unless and until new bylaws are passed.”

In effect, inaction leads to an open-age community by default.

Looking Ahead

As the 2033 deadline approaches, condominium corporations that have not yet addressed their non-compliant age restriction bylaws may want to begin the conversation sooner rather than later.

The process—consulting owners, obtaining legal advice, and passing new bylaws—can take time and careful navigation.

Waiting until the end of the transition period may create unnecessary uncertainty for community members and potential buyers looking to join a community with a current age restriction in place that will become unenforceable in just a few years. Smart boards are tackling this change early.

Ultimately, this transition is about more than compliance. It is about defining the future of a community: who it serves, how it operates, and how it positions itself in a changing housing landscape.

For boards, success will depend on balancing legal requirements, practical realities, and the needs of their residents—while fostering open, informed dialogue every step of the way. 🏢



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TOO HOT TO IGNORE:

Managing Heat in Alberta Condos

Written By: Thomas Patrick, M.Sc., EIT, and Joseph Der, M.Sc., P.Eng.

Across Western Canada, extreme heat events are becoming more frequent and severe. For condominium boards, this creates a growing challenge: maintaining resident comfort and safety in buildings that were not designed for prolonged hot weather.

Many older residential buildings were constructed without air conditioning and with limited consideration for summer overheating. During heat waves, indoor temperatures can climb well beyond comfortable levels and, in some cases, exceed thresholds associated with health risks. Because residential buildings last for decades, and heat events are expected to increase further, it is increasingly important for condo corporations to consider overheating as part of their long-term planning.

Cooling audits are emerging as a first step in addressing this challenge. They apply risk-management principles to building thermal comfort, helping boards understand overheating risks and identify feasible responses within their financial and operational constraints. They are not a single standardized type of study, but rather a range of assessment approaches – from high level screening reviews to detailed modelling or monitoring – that can be scaled to a building's needs, risks, and available budget.

Why Do Buildings Overheat?

As air temperatures rise, the human body's ability to shed heat slows. At very high temperatures, especially during physical activity, the body must work harder to cool itself through sweating. Once indoor temperatures approach body temperature, passive heat loss becomes ineffective, and the risk of heat stress increases rapidly.

Buildings behave in a similar way. Heat is constantly generated inside homes from sunlight through windows, cooking, lighting, electronics, appliances, and even occupants themselves. Under mild outdoor conditions,

this internal heat naturally escapes through walls, windows, and ventilation. During a heat wave, however, outdoor air is already hot. Instead of shedding heat, buildings begin to absorb it while internal heat gains continue. Put simply, overheating occurs when a building cannot effectively release the heat it generates.

In the case of prolonged heat waves, indoor temperatures will typically rise to match or exceed outdoor conditions unless there is some form of active cooling. Even buildings with cooling systems can experience overheating if they were not designed for the higher or prolonged temperatures that are becoming increasingly common.

In Alberta, rising summer temperatures and more frequent heat waves are no longer theoretical risks – they are already being experienced. The Pembina Institute's *Preparing Alberta's Buildings for Severe Weather* notes that owners should be preparing for increasing regularity of extreme heat events, wildfires, and smoke exposure related to climate change (among other hazards). The report notes that existing multi-unit residential buildings often lack resilience against these hazards and will require retrofits to protect their occupants.¹

As temperatures rise and heat waves become more frequent, the risk of sustained exposure to high in-suite temperatures also increases, putting occupant thermal safety at risk. Thermal safety refers to indoor temperature conditions where occupants will not

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experience negative health impacts associated with elevated indoor temperatures. Recent guidance released by Metro Vancouver suggests thermal risks increase at sustained interior temperatures of 26°C and above, especially for vulnerable populations such as elderly or those with preexisting health conditions.² At a sustained interior temperature of 31°C, serious thermal safety risks are posed even to otherwise-healthy people. The Pembina Institute's *Healthy Buildings in a Changing Climate* identifies over 12 health conditions and diseases exacerbated by extreme heat.³

Many of today's residential buildings performed well under historical climate conditions. However, as outdoor temperatures rise, the same buildings are increasingly unable to release excess heat, leading to uncomfortable, and potentially unsafe, indoor conditions.

Improving Thermal Safety

There is no single solution that works for every building. Adapting for heat waves could include one or a mix of different measures:

- **Passive measures:** Interventions that support thermal safety are inherently part of the building design such building insulation levels, windows, landscape design etc. Examples of passive measures could include providing shading over key areas of its façade, a roof that stays cool in the sun, windows which reduce solar heat gain, reflective blinds, and reduced indoor heat gain via efficient lighting or other electric loads.
- **Active measures:** Interventions that are typically engineered solutions that require energy to operate. Examples of active measures could include air conditioning equipment (serving resident suites, common areas, or both) or ventilation strategies.
- **Monitoring measures:** Interventions that allow for monitoring of thermal safety so that corrective actions can be taken as necessary. Examples include temperature sensors that enable an understanding of where and when any overheating occurs, or proactively coordinating a neighbour check-in program to be used during heat waves.

Appropriate measures for the building will depend on a variety of factors, including the goals for the building (e.g., improving comfort throughout the season vs increasing

safety during heat waves), whether they align with the building's existing capital plans (e.g., implementing low heat gain windows at the time that they are already being considered for replacement), and various other building-specific details (whether windows are conducive for shading, type of existing ventilation system, etc.).

A useful tool that can support condo boards to understand their options is a cooling audit. A cooling audit is an assessment that helps outline solutions that might make sense for a particular building. A cooling audit is a proactive approach that helps owners balance thermal safety and potential vulnerabilities with the various options and their implementation challenges, such as operational and capital availability constraints.



What is Involved in a Cooling Audit?

Because the causes and effects of overheating can vary significantly between buildings, and even between facades of the same building, conducting a building-specific investigation is crucial to effectively manage the climate resilience of residential buildings with respect to overheating. Such an investigation can broadly be referred to as a cooling audit.

Cooling audits bear some similarities with other building specialist consultations such as energy audits or building condition assessments, but with a focus on thermal comfort and safety. An effective cooling audit will vary in depth and scale according to a building's needs, and will be designed to help a condo corporation understand:

- When and where does overheating occur?
- What building systems or characteristics contribute to this overheating?

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- Which areas or resident groups are most impacted?
- What options or interim measures are available?

A well-executed cooling audit may involve any of the following:

1. **Temperature and comfort assessment:** Understanding the building's current thermal performance is a crucial first step. This may involve a review of any temperature readings currently being gathered, options to install temporary or permanent temperature sensors, and/or surveying residents or building operators.
2. **Building envelope and shading review:** The building envelope, windows, window blinds, glazing performance, and shading opportunities will be considered.
3. **HVAC system evaluation:** The building's heating, ventilation, and any existing air conditioning systems will be assessed. Ventilation can play a crucial role in

addressing mild overheating, and a misbehaving heating system may be a contributing factor to overheating.

4. **Building energy modelling:** Conducting detailed hourly modelling of a building takes significant effort but can provide detailed insight into areas of risk, scale of potential overheating, and the effectiveness or trade-offs of different retrofit measures.
5. **Electrical infrastructure review:** Assessing the building's electrical capacity to assess whether or to what degree adding air conditioning is an option.
6. **Retrofit or mitigation pathway development:** One or more mitigation pathways should be prepared, developed to align with the building's long-term capital plans, and outfitting with interim, low-cost, and investment-heavy measures that address the pathway's thermal goals.

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In many cases, useful insights can be obtained through relatively simple assessments, without requiring higher-effort methods like full-building modelling or long-term monitoring. These more comprehensive approaches can then be layered in where higher confidence or deeper analysis is needed, such as during conceptual design for a retrofit project or where a critical risk is already known to exist.



Supporting Broader Climate Resiliency Planning

In addition to providing actionable insight into current overheating problems, a cooling audit can provide a platform for long-term planning on this issue. Most buildings standing today will still be operating in 2050, at which point there will be even further heightened heat, storm, and air quality risks. Cooling audits support this resilience planning in the following ways:

- Increase the clarity around thermal goal setting, including distinguishing comfort and safety considerations.
- Identify low-cost or interim measures that can be easily implemented.
- Provide clear and evidence-based information to be used in reserve fund management.
- Allow boards to communicate more proactively with residents about thermal risks, options, and next steps.
- Clarify the secondary impacts of potential measures, including changes in operating cost, air quality impacts, or liability exposure.
- While much of the governmental funding toward building retrofits is currently focused on climate

mitigation (reducing energy use), it is plausible that funding will increasingly apply to climate resilience, and assessing the current landscape of any such funding opportunities is a valuable outcome of a cooling audit.

Why Are Cooling Audits Not More Common?

Despite the increasing relevance of residential building overheating in Alberta, uptake of cooling audits has been limited. This likely reflects a combination of technical challenges and factors affecting local demand.

More detailed cooling audits, particularly those involving extended monitoring or building energy modelling, can require significant time, cost, and technical effort. As a result, the level of rigour and confidence associated with a cooling audit will vary depending on the scope selected. At the same time, the lack of widely adopted methodologies means that approaches are still evolving. This makes it important to clearly align the scope of a cooling audit with the decisions it is intended to support.

Some jurisdictions in Canada, such as in British Columbia, appear to have greater demand for, and be further advanced in, addressing overheating risks. This is likely driven by a combination of more severe recent heat events, earlier policy attention, and a stronger integration of public health considerations into building performance.

Climate also plays a role. For example, Metro Vancouver's mild conditions have historically limited the need for mechanical cooling, but when combined with higher humidity and less night-time cooling, can increase vulnerability during extreme heat events such as the 2021 heat dome. Alberta has likewise been understood as a heating-dominated climate. Prairie conditions are typically higher altitude and drier, which has reduced the perceived need for active cooling and made the building stock less exposed to overheating risks.

Given their difficulty in being correctly scoped and the relatively less thermally challenging climate, it is unsurprising that cooling audits remain a nascent field in Alberta. As the climate continues to change and heat events become more frequent and prolonged, however, the climate distinction is becoming less pronounced,

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and similar overheating challenges are already beginning to emerge in Alberta buildings. There is therefore an opportunity to build on lessons from jurisdictions such as British Columbia while developing approaches suited to Alberta's building stock.

Cooling audits can provide a practical path for condo boards to pursue their obligations around resident comfort, safety, and asset stewardship. Key characteristics of a cooling audit include that they are:

- Customizable: These studies can be molded in scope and focus on meeting the goals of a particular building within the context of the board's resources and existing state of planning.
- Transparent: By providing a data-based third-party analysis, the board can provide better rationale for the proposed measures, be they interim, small scale, or capital intensive.
- Forward-looking: Evaluating both the current and future state of overheating, and informing better reserve fund planning.

Buildings in Alberta are increasingly overheating due to climate conditions that they were not designed for. Recent research is increasingly making clear that overheating is both a pervasive comfort issue and a potentially serious safety concern.

It will be increasingly important that condo boards assess the extent this issue affects their buildings, how it can be addressed in the short term, and how to effectively incorporate this issue into long-term capital and reserve fund planning. As summer temperatures rise and heat waves become more common, such proactive engagement with this issue will be invaluable. Cooling audits provide a clear, customizable first step forward. 🏢

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PREVENTATIVE MAINTENANCE:

Protecting Condominium Communities Through A Proactive Approach

Written by: Rebekah Barron, Broker/Owner | Realty Key Group Inc.

Condominium corporations across Alberta face increasing pressure to balance operating costs, reserve fund obligations, owner expectations, and the long-term health of their buildings. While some corporations focus heavily on reactive repairs after issues arise, it is important to focus on preventative maintenance being significantly less expensive than emergency remediation.

Routine maintenance programs are not simply operational tasks — they are investments in the longevity, safety, efficiency, and value of the condominium corporation's assets. Essential systems such as plumbing stacks, sewer lines, dryer vents, mechanical systems, roofing, and building envelopes all require scheduled attention to minimize risk and avoid costly failures.

A proactive maintenance strategy protects owners from unexpected special assessments, reduces insurance claims, enhances resident safety, and preserves property values.

Plumbing Stack Cleaning

In multi-family condominium buildings, vertical plumbing stacks handle wastewater from kitchens, bathrooms, and laundry systems throughout the building. Over time, grease, soap residue, sediment, hair, food particles, and scale buildup accumulate inside these pipes.

Without routine cleaning, these systems become increasingly restricted, eventually leading to serious operational failures.

Failure to implement regular stack cleaning can result in:

- Sewer backups into residential units
- Flooding and water damage to common areas
- Foul odours throughout the building
- Pipe corrosion and premature deterioration
- Increased emergency plumbing calls
- Mold and microbial growth from moisture intrusion
- Insurance claims and rising premiums
- Resident displacement during repairs

In Alberta, sewer backups are among the most common and expensive condominium insurance claims. A single backup event can impact multiple units simultaneously, resulting in tens or even hundreds of thousands of dollars in restoration costs.

Most condominium corporations should schedule:

- Stack cleaning every 1–3 years depending on building age and occupancy
- More frequent cleaning in older buildings or buildings with known drainage concerns
- Camera inspections following cleaning to identify deficiencies early

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Sewer Line Inspections

Main sewer lines are critical infrastructure components that often remain out of sight and out of mind until a failure occurs. However, aging pipes, root intrusion, settlement, grease buildup, and pipe collapse can develop gradually over time. Video sewer inspections provide condominium corporations with valuable diagnostic information without invasive excavation.

Regular inspections allow corporations to:

- Detect pipe deterioration early
- Identify root intrusion
- Locate offsets or pipe separation
- Monitor grease accumulation
- Confirm proper drainage flow
- Plan capital repairs proactively
- Reduce emergency repair costs

Ignoring sewer system inspections may lead to:

- Full sewer blockages
- Structural damage from leaks
- Repeated flooding events
- Emergency excavation costs
- Health hazards from sewage exposure
- Significant resident disruption

Dryer Vent Cleaning

Dryer vent maintenance is frequently overlooked in condominium communities, particularly in buildings where vents are concealed within walls or shared duct systems.

Lint accumulation inside dryer exhaust systems creates a major fire hazard while also reducing appliance efficiency.

Routine dryer vent cleaning improves:

- Resident safety
- Fire prevention
- Indoor air quality
- Dryer efficiency
- Energy consumption
- Appliance lifespan

Failure to clean dryer vent systems can cause:

- Dryer fires
- Excessive heat buildup
- Moisture accumulation
- Mold growth
- Increased utility costs
- Premature appliance failure
- Carbon monoxide concerns in gas dryer systems

According to fire prevention authorities, lint buildup remains one of the leading causes of residential dryer fires.

Condominium corporations should generally schedule:

- Annual dryer vent inspections
- Cleaning every 1–2 years
- More frequent servicing in high-density or senior living communities



Building Envelope Inspections

Alberta's climate presents significant challenges to condominium buildings, including freeze-thaw cycles, snow accumulation, UV exposure, and moisture penetration.

Routine inspections of the building envelope should include:

- Exterior cladding
- Sealants and caulking
- Windows and doors
- Balconies
- Roofing systems
- Expansion joints

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Potential issues from deferred envelope maintenance include:

- Water infiltration
- Structural deterioration
- Mold development
- Heat loss and energy inefficiency
- Concrete spalling
- Interior damage

Early intervention on minor deficiencies prevents extensive restoration projects later.

Neglected roofing systems can lead to:

- Leaks into units
- Structural water damage
- Mold growth
- Insulation deterioration
- Premature roof replacement

HVAC and Mechanical System Maintenance

Heating, ventilation, and mechanical systems are essential for resident comfort and operational efficiency.

Proactive servicing should include:

- Boiler inspections
- Filter replacement
- Pump servicing
- Makeup air unit maintenance
- Cooling tower treatment
- Ventilation balancing

Poorly maintained systems can result in:

- Equipment failure
- Increased utility costs
- Inconsistent heating
- Reduced indoor air quality
- Emergency shutdowns during winter months

In Alberta's climate, heating system reliability is particularly critical.

Parkade and Concrete Maintenance

Underground parkades and concrete structures are vulnerable to deterioration caused by:

- Road salts
- Moisture intrusion
- Freeze-thaw cycling
- Carbonation

Routine maintenance should include:

- Crack sealing
- Membrane assessments
- Drainage inspections
- Concrete repairs
- Parkade washing programs

Ignoring early concrete deterioration often leads to exponentially higher repair costs later.

Continued on page 29

Roof Maintenance

Roof systems represent one of the condominium corporation's largest capital assets.

Routine maintenance should include:

- Semi-annual inspections
- Drain and scupper cleaning
- Membrane inspections
- Flashing repairs
- Snow and ice monitoring

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Fire and Life Safety System Testing

Condominium corporations are legally responsible for maintaining life safety systems in accordance with Alberta Fire Code requirements.

Routine servicing includes:

- Fire alarm testing
- Sprinkler inspections
- Standpipe testing
- Emergency lighting checks
- Fire extinguisher servicing
- Smoke control system verification

Failure to maintain these systems may result in:

- Regulatory penalties
- Increased liability exposure
- Resident safety risks
- Insurance complications

Conclusion

Proactive maintenance is not just an operational choice, it is a financial strategy. When aligned with reserve fund planning, ongoing maintenance extends the life of shared assets, improves performance, and reduces the likelihood of costly surprises. Corporations that take this approach benefit from more predictable budgets, lower long-term costs, and less pressure on reserve funds, while also avoiding the compounding risks that come with deferred maintenance.

Although the immediate payoff of preventative maintenance may not always be visible, the financial

case is clear. Routine, strategic investment in maintenance helps avoid emergency repair premiums, reduces insurance risks and claims, and minimizes disruptions for residents. Just as importantly, it protects against premature asset replacement and potential legal exposure. In practice, spending modestly and consistently today prevents significantly larger expenditures tomorrow.



Proactive maintenance reflects a broader culture of responsible stewardship. Boards that prioritize it signal strong governance, sound risk management, and a commitment to safety, property values, and long-term sustainability. In Alberta's evolving condominium landscape, this approach is increasingly essential. By implementing structured, consistent maintenance programs, corporations position themselves for stability and success—recognizing that the most expensive maintenance decision is the one delayed until failure. 🏢

Proactive maintenance reflects a broader culture of responsible stewardship. Boards that prioritize it signal strong governance, sound risk management, and a commitment to safety, property values, and long-term sustainability. In Alberta's evolving condominium landscape, this approach is increasingly essential. By implementing structured, consistent maintenance programs, corporations position themselves for stability and success—recognizing that the most expensive maintenance decision is the one delayed until failure.



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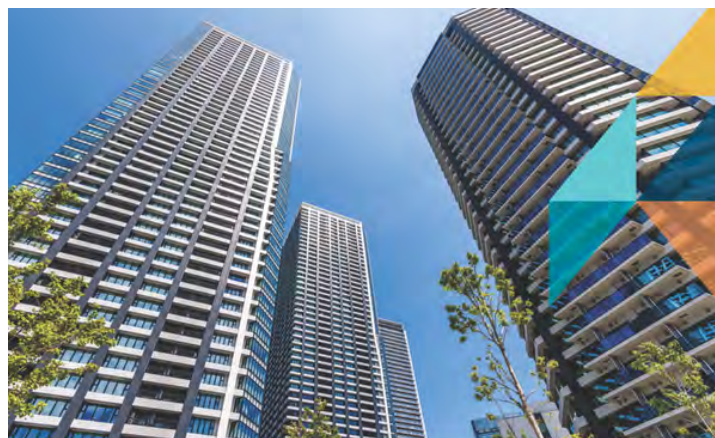
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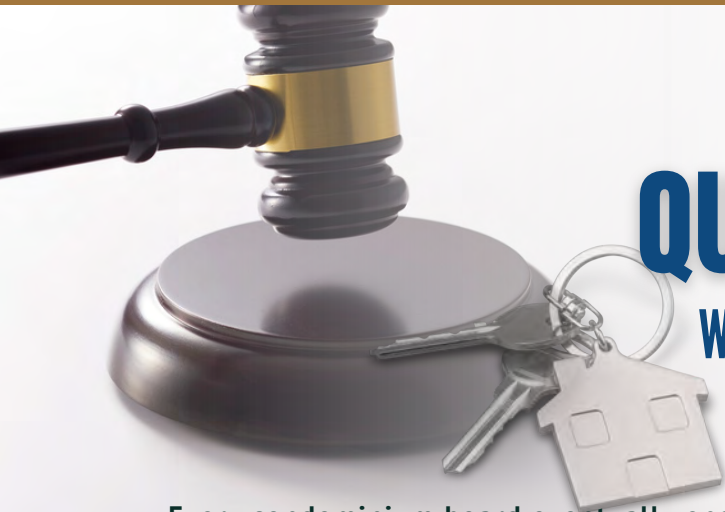
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BEE IN A HIVE OR QUEEN IN A CASTLE?

What Alberta Courts Require Before Evicting a Condominium Owner

Written by: Spencer Marks, Witten LLP

Every condominium board eventually encounters the same difficult situation. An owner repeatedly violates the bylaws. Neighbours complain about noise, harassment, damage to common property, or ongoing nuisance behaviour. The board sends warning letters. The condominium manager speaks with the owner. Enforcement notices are issued. Yet the behaviour continues. After months, sometimes years, of dealing with the problem, the board inevitably asks the same question:

Can we remove someone from their own home?

The question reflects a tension at the heart of condominium living. Is a condominium owner more like a bee in a hive, living within a shared structure where individual behaviour must accommodate the community? Or are they more like a queen in a castle, free to do what they want within the walls of their own property?

In Alberta, the answer lies somewhere in between.

Condominium owners retain property rights, but those rights exist within a shared building governed by bylaws and collective responsibilities. When an owner repeatedly refuses to follow those rules, courts do have the power to remove them from the property.

But eviction of a condominium owner is not something Alberta courts grant easily.

Over the past year, I have been involved in three matters in Edmonton and Calgary where condominium corporations ultimately succeeded in evicting owners from their units, although the decisions were issued orally and are not publicly reported. These matters reinforced an important lesson: eviction is possible, but only after condominium corporations demonstrate that they have taken incremental steps to enforce the bylaws and that those efforts have failed.

Understanding what Alberta courts actually require can help boards and managers approach enforcement more effectively when dealing with difficult situations.



The Legal Framework

The starting point for any discussion about eviction is section 67 of the *Condominium Property Act*.

Section 67 allows the Court to intervene where there has been “improper conduct.” Improper conduct includes non-compliance with the Act or the condominium bylaws. When improper conduct is established, the Court has broad authority to make orders addressing the situation.

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LEGAL INSIGHTS

These orders may include directing a person to stop improper conduct, awarding compensation for losses, or giving directions about how matters should be carried out so the conduct does not continue. The Court may also make any other order it considers appropriate in the circumstances.

It is this broad language that allows courts to order the eviction of a condominium owner even though the legislation does not expressly mention eviction.

However, Alberta courts have emphasized that eviction should be treated as an extraordinary remedy.

It is also important to note that the law treats tenants differently from owners. Where a tenant is causing problems in a condominium, the *Condominium Property Act* provides a more direct enforcement mechanism. Sections 53 to 57 allow condominium corporations, in certain circumstances, to evict tenants. Removing a tenant is therefore far more straightforward. Removing an owner from their own property is considerably more complex.

The First Key Decision: Eviction Is Possible

One of the foundational Alberta cases addressing eviction is *The Owners: Condominium Plan No. 022 1347 v. N.Y., 2003 ABQB 790*.

In that case, a condominium corporation sought to remove an owner whose conduct repeatedly violated the bylaws and disrupted other residents. Complaints included excessive noise and ongoing breaches of the building's rules.

The owner argued that the *Condominium Property Act* did not permit eviction of someone who owned their unit.

The Court rejected that argument, concluding that the broad powers under section 67 allow it to issue whatever orders are necessary to address improper conduct, including eviction.

The decision confirmed that eviction of an owner can occur under Alberta law, but it left open an important question: when should the court exercise that power?

The Incremental Approach

That question was explored in *Condominium Plan No. 822 2909 v. 837023 Alberta Ltd., 2010 ABQB 111*.

In that case, the condominium corporation attempted to

evict the owner of commercial units operating a restaurant in the building. The corporation alleged several bylaw breaches, including unauthorized renovations and disturbances affecting residents.

The Court accepted that some breaches were serious. Yet eviction was refused.

The Court explained that enforcement of condominium bylaws should generally follow an incremental approach. Before the most severe remedy is considered, courts expect condominium corporations to attempt less drastic measures first.

These measures may include orders requiring compliance with the bylaws, compensation for damage to common property, or directions on how problems must be corrected.

Eviction, the Court explained, is an extreme sanction.

At the same time, the Court recognized that eviction may sometimes be necessary. Conduct that creates a danger to other residents, allows hazardous substances to escape from a unit, or causes structural damage to the building could justify such a remedy if the owner refuses to stop after warnings. Even serious misconduct that is not dangerous may justify eviction if breaches continue despite repeated warnings and enforcement efforts.

But eviction should not be used simply because an owner has been disruptive. Condominium corporations must show they attempted other enforcement measures first.

What Courts Expect Before Eviction

When boards first consider eviction, they often assume the seriousness of the misconduct will justify immediate removal. In practice, courts focus more on the enforcement steps taken by the condominium corporation.

Courts expect to see a clear enforcement history. Typically, this begins with warning letters and enforcement notices. If those efforts fail, the corporation may bring a court application under section 67 seeking an order requiring the owner to comply with the bylaws.

These are commonly referred to as bylaw enforcement applications. In many cases, the corporation will also seek injunctive relief, asking the Court to prohibit the owner from continuing certain conduct. Injunctions are

Continued on next page.

particularly useful where behaviour involves ongoing nuisance, harassment, safety concerns, or damage to property.

An injunction allows the Court to clearly prohibit specific conduct and creates a binding order that the owner must follow.



The Turning Point: Contempt of Court

In the three matters I was involved in over the past year, the path to eviction followed a similar pattern.

Each case involved serious and repeated misconduct by an owner. Eventually, the corporations applied to the Court seeking orders requiring the owners to comply with the bylaws and stop the offending conduct.

Those orders were granted. But the behavior did not stop. The owners continued to violate the bylaws and ignored the Court's directions. At that point, the issue was no longer simply about bylaw violations. It became a matter of disobeying a court order.

When an owner breaches a court order, the corporation can return to court seeking a finding of contempt of court. Contempt is taken very seriously. Once the Court concludes an owner will not follow either the bylaws or its orders, eviction becomes a realistic remedy.

A Remedy of Last Resort

Evicting a condominium owner remains one of the most serious remedies available under the Condominium Property Act. It is not a tool that can be used quickly or easily.

But it is also not impossible.

The Alberta decisions make clear that eviction is reserved for situations where an owner persistently refuses to follow the rules governing condominium living. When someone repeatedly ignores the bylaws, disregards enforcement efforts, and ultimately disobeys a court order, the balance shifts.

At that point, the Court may conclude that the integrity of the condominium community can only be protected by removing the owner from the property.

For condominium boards and managers dealing with the most challenging enforcement situations, understanding what Alberta courts actually require is critical. Eviction may be rare, but when the proper steps are taken, it remains a remedy the courts are prepared to grant. 🏠

Spencer Marks is a condominium lawyer at Witten LLP, based in Alberta, who provides strategic guidance to condominium corporations, boards of directors, condominium managers, and unit owners on a wide range of legal and governance matters.



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CCI EDUCATION CALENDAR

CONDO MANAGEMENT EDUCATION

The **Condominium Management Course Series** is a three-level education program designed to build knowledge, confidence, and practical skills in condominium governance and management. Each level builds on the last to support effective decision-making and long-term success in condo communities. Courses are delivered in a hybrid format, in person at **NAIT's Productivity & Innovation Centre** and online via Zoom. *Find links to register at our online Education Calendar.*



GM 100

CONDO MANAGEMENT 100
SATURDAY, NOVEMBER 28, 2026
SATURDAY, MAY 29, 2027

CONDOMINIUM MANAGEMENT 200

CM200 builds on foundational knowledge in CM100. Deepen your understanding of governance, operations, and legislative requirements while strengthening decision-making skills. Gain practical tools to manage risk, contracts, records, and stakeholder relationships so you can confidently navigate the complexities of condo management.

DATES:

- Saturday & Sunday, January 23-24, 2027

IN PERSON: Members \$320 / Non-Members \$533

ONLINE: Members \$275 / Non-Members \$458

CONDOMINIUM MANAGEMENT 100

CM100 introduces the foundational knowledge needed for effective condo management and governance.

Build awareness of board roles, operations, and maintenance responsibilities while strengthening practical management skills. Gain essential tools to support informed decision-making and best practices to apply in your condo community.

DATES:

- Saturday, November 28, 2026
- Saturday, May 29, 2027

IN PERSON: Members \$195 / Non-Members \$275

ONLINE: Members \$165 / Non-Members \$245



GM 200

CONDO MANAGEMENT 200
SATURDAY, JANUARY 23 -
SUNDAY JANUARY 24, 2027

CONDOMINIUM MANAGEMENT 300

CM300 builds skills in financial and physical stewardship for condominiums. Deepen understanding of financial statements, budgets, reserve fund planning, maintenance, and capital projects while strengthening oversight and risk management. Gain tools to support compliance, sustainability, and informed decision-making in complex condominium environments.

DATES:

- Saturday & Sunday, October 10-11, 2026
- Saturday & Sunday, February 27 & 28, 2027

IN PERSON: Members \$320 / Non-Members \$533

ONLINE: Members \$275 / Non-Members \$458



GM 300

CONDO MANAGEMENT 300
SAT & SUN, OCTOBER 10-11, 2026
SAT & SUN, FEBRUARY 27-28, 2027



RAISING THE BAR ON CONDO EDUCATION

How ACE 2026 delivered our best conference experience yet!

Written by: Katherine Topolniski, CCI North Alberta

Photos by: Vincent Lau, Actually Media

ACE didn't just get bigger; it became a stronger space for condo governance and management education, sector connections, and condo community engagement.

Rising to the occasion at the Alberta Condo Expo

This year marked an exciting step forward for CCI North Alberta's annual conference and tradeshow. The move to the Edmonton Convention Centre gave ACE the space to welcome **320 conference attendees**, more than **280 condo professionals** across **102 tradeshow booths**, **35 expert speakers**, and **24 sponsors** supporting the condominium sector.

The story of ACE 2026 was not simply that the event grew. It was that the growth reflects a larger need across Alberta's condominium community: practical education, shared advocacy, and meaningful opportunities to connect.

As boards, managers, owners, and industry professionals navigate an increasingly complex condominium landscape, ACE continues to create space for the conversations, learning, and relationships that help move the sector forward.

"This was my first ACE. I found the sessions extremely helpful. There were so many sessions I wanted to attend but could only attend 3 so I mixed and matched."

– Survey Respondent



Shared Learning, Stronger Boards

ACE gives boards a way to share the learning load. The value is not just in attending; it is in bringing usable information back to inform board conversations and condominium decision-making.

One of ACE's strengths is that it offers practical information attendees can apply right away – not only as individuals, but as part of a board, management team, or condominium community. Another is the ACE Group Pass.

Nearly half of conference attendees – 44% – participated with a group pass, demonstrating the value of ACE as a shared board and team learning opportunity.

With so many board members and team members attending together, participants were better able to take in more of the day's education, divide up concurrent sessions, compare takeaways, and connect with more exhibitors at the tradeshow.

Continued on next page.

ALBERTA CONDO EXPO

That shared approach matters because ACE offers more information, perspectives, and conversations than one person can reasonably absorb alone.

As condominium communities navigate increasingly complex questions, group attendance can help turn a full day of learning into more informed conversations and decisions.

The education sessions reflected top of mind issues and high-interest topics like Alberta's new Condominium Dispute Resolution Tribunal, the use of AI in condo

management, bylaws and enforcement, relationship and conflict management, and communication strategies.

Foundational information was shared in sessions that focused on understanding financial statements, code compliance, bylaws and enforcement, and navigating capital projects - addressing core topics essential to understanding issues and making more informed decisions.

"Overall excellent across the board. We had five Board members there and we sat in on every session."

– Survey Respondent

Elevating Condominium Education

Behind the scenes, ACE is made possible by the condo industry professionals, service providers, and CCI Business Partner members who support the event through sponsorship, and sharing their expertise in sessions and at the trade show.

The Alberta Condominium Management Education Consortium (ACMEC) returned as our ACE Education Partner this year, continuing its important work to support condominium management education in Alberta. Many of CCI North Alberta's Business Partner members also contributed as speakers, hosts, panelists, and subject-matter experts.

Continued on next page.



ALBERTA CONDO EXPO

This year's ACE Title Sponsor, BFL Canada, is a leading supporter of CCI's work in the condominium sector here in Alberta and across Canada. Their participation reflects the broader purpose of ACE and CCI North Alberta's education work: helping strengthen condominium corporations through practical learning, informed decision-making, and sector connection.

Education sessions were supported by KDM Management, Restruction Alberta, Wade Consulting, and Go West Construction Corp. ACE tradeshow breaks were supported by Entuitive, Keller Engineering, Arthur J. Gallagher Canada.

Connections on the Floor

The ACE tradeshow continues to be more than an exhibitor space. It is where education, service, expertise, and real-world condominium questions meet face to face.

“This was our company's first year participating at ACE and it was spectacular – we really enjoyed being part of it and look forward to next year.”

– Survey Respondent

Throughout the day, the tradeshow floor gave attendees a place to keep the conversation going between education sessions.

This connection between education and industry is one of ACE's most potent assets. People from all angles and roles woven together in the common interest of better-informed, and better-supported condominium communities.



Looking Ahead

As CCI North Alberta looks ahead, our goal remains the same: to provide practical, relevant, and timely condominium education that supports all aspects of Alberta's condominium sector.

The event's success reflects the continued engagement of the CCI North Alberta Community. Thank you to everyone who took the time to fill out an event survey! Feedback from ACE 2026 will help shape our future education programming, INSITE sessions, articles, resources, and learning opportunities throughout the year.

“A day well spent! Sessions were informative and well presented!”

– Survey Respondent

Thank you to everyone who helped make ACE 2026 a success! We look forward to welcoming Alberta's condo community to ACE 2027 on **April 24, 2027 at the Edmonton Convention Centre.**





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MEMBERS BUSINESS DIRECTORY

SUMMER 2026

SUMMER 2026 Members Business Directory includes all CCI North Alberta Members in good standing as of May 28th, 2026.

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Continued on next page.

MEMBERS BUSINESS DIRECTORY

SUMMER 2026

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Paul Davis Restoration	Ryan Bubenko	780-454-4047	ryan.bubenko@pauldavis.com
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Pure Restoration Inc.	Robyn Scarlett	780-475-7044	admin@purerestoration.ca
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Continued on next page.

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SUMMER 2026

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Pyramid Concrete & Consulting Ltd.	Cole Goshulak	780-481-0808	cole@pyramidconcrete.net
Reids Roofing & Insulation	Jessica Reid	780-460-5866	jessica@reidsroofing.net

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Exterior Maintenance			
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruction.ca
Safesidewalks Canada Inc.	Jeff Adolf	780-278-4434	jeff@safesidewalks.ca
Shack Shine	Dustin Grainger	780-660-2586	dustin.grainger@shackshine.com
Smartfix Asphalt Infrared Repair Ltd.	Colin Mizier	780-488-9688	colin@smartfixasphalt.ca
Triumph Inc.	Chuck Barnicott	780-665-1145	cbarnicott@triumphinc.ca
Trusty Tree Services	Kolton Canning	780-860-5500	info@trustytree.ca
Tufdek	Grant Lawton	1-877-860-9333 ext. 5112	grant@tuffindustriesinc.com
Unique Exterior Ninjas Ltd.	Konstantin Zaitsau	587-590-8129	ninjacontractingoffice@gmail.com
West Edmonton Window Cleaning Inc.	Tyler Bayn	780-481-4988	contact@wewc.ca

Financial Services			
Organization	Contact	Phone	Email
Agile Wealth Management	David Tomlinson	587-430-1951	dave@agilewm.ca
Condominium Financial	Jim Wallace	780-952-7763	jim@condominiumfinancial.com
Condominium Lending Group	Kelly McFadyen	905-537-3557	Kelly.mcfadyen@condolending.com
CWB Maxium Financial Ltd.	Andrew Gallivan	604-562-5403	Andrew.Gallivan@cwbank.com
SparcPay	Corey Krakower	514-705-6350	coreyk@sparcpay.com
Stantec	Jose Fernandez	780-917-6953	jose.fernandez@stantec.com

Insurance - Appraisers			
Organization	Contact	Phone	Email
Balance Valuations Ltd	Cassidy MacDonald	780-296-2323	cassidy@balancevaluations.com
Go West Valuations Corp	Pete West	587-356-1555	pete@gowestcorp.com
Normac	Omar Khan	780-935-8258	omar@normac.ca

Insurance - Brokers & Adjusters			
Organization	Contact	Phone	Email
A-Kan Insurance Ltd.	Kanwar Bola	780-700-0907	Kanwar@akaninsurance.ca
Acera Insurance Services Ltd.	Amber Masikewich	403-836-6952	amber.masikewich@acera.ca
Allstate Insurance	Randy Caron	587-330-2142	rcaron@allstate.ca
Arthur J. Gallagher Canada Limited	Bryce Tickner	403-299-1290	Bryce_Tickner@ajg.com
BFL CANADA Insurance Services Inc.	Hamish Farmer	780-229-3780	hfarmer@bflcanada.ca
Coast Claims	Jeanine Fahey	587-938-5219	jfahey@coastclaims.com
Desjardins Insurance/Scales Insurance & Financial Services	Corey Scales	780-757-1176	corey@coreyscales.ca
Diverse Claims Adjusters Ltd.	Paul Whitman	780-756-4222 ext. 222	paul@diverseclaims.ca
HUB International Insurance Brokers	Dawn Mitchell	780-453-8407	dawn.mitchell@hubinternational.com
HUB International Insurance Brokers	Dawn Mitchell	780-453-8407	dawn.mitchell@hubinternational.com
Katherine Hanna Insurance Agency Inc.	Katherine Hanna	780-464-6858	katherine@katherinehanna.ca
T & L Adjusters Ltd.	Cory Gilliam	780-463-7776	cgilliam@tladjusters.com

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Janitorial Services			
Organization	Contact	Phone	Email
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Cosmopolitan Cleaning Ltd.	Mark Oprecio	780-937-7611	info@cosmoclean.ca
Sunshine Cleaning Services Ltd.	Susan Umbania	780-932-2524	sunshinecleaningsltd@gmail.com

Lawyers			
Organization	Contact	Phone	Email
Birdsell Grant LLP	Mark Dudar	780-968-1213	mdudar@birdsell.ca
Field Law	Erin Berney	780-429-7856	eberney@fieldlaw.com
Goodfellow & Schuettlaw	Amber Nickel	780-628-3531	anickel@gfslaw.ca
Miller Thomson LLP	Michael Gibson	780-429-1751	mgibson@millerthomson.com
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Ogilvie LLP	Robert P. Assaly	780-429-6243	rassaly@ogilvielaw.com
PDS Law	Edward Davies	780-444-8445	edavies@pdsllaw.ca
Reynolds Mirth Richards & Farmer LLP	Todd Shipley	780-497-3339	tshipley@rmrf.com
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Shourie Bhatia LLP	Arun Shourie	780-438-5281	JSheldon@sb-llp.com
Sugimoto & Company	Sandra Albus	403-219-4220	sfalbus@sugimotolaw.com
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Willis Law	Hugh Willis	780-809-1888	hwillis@willislaw.ca
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Willis Law	Rachael Hovan	780-809-1888	rhovan@willislaw.ca
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Mechanical, Electrical & Plumbing			
Organization	Contact	Phone	Email
4-Way Inspection Services Ltd.	Travis Olinek	780-504-7896	travis@4wayinspections.com
Acclaimed! Heating, Cooling & Furnace Cleaning	Tammy Lackey	780-413-1655	tami@acclaimedfurnace.com
Avria Mechanical Services Ltd.	Daniel Ducharme	780-264-8010	daniel@avriamechanical.ca
Concept Controls	Amy Hann	403-899-7633	AmyH@conceptcontrols.com
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Hydro-Flo Plumbing & Heating Ltd.	James Tingey	780-203-2230	james@hydro-flo.ca
J2 Light	Jeff Hayman	780-701-4140 ext. 100	Jeff@J2Light.com
Master Mechanical Systems LTD.	Craig Riley	780-486-7480	craigriley@mmsystems.ca
Modern Air & Water Ltd.	Rossetti Vollweiter	780-475-6484	service@modernairwater.com
Nordic Mechanical Services Ltd.	Allison Dennis	780-469-7799	allison@nordicsystems.ca
Points West Mechanical	Daniel Reid	780-488-2195	daniel@pointswestmechanical.ca
Polar Electrical Contracting Ltd.	Cory Peters	587-985-6403	info@gopolar.ca
Renew Services Inc.	Richard Nelson	780-544-8060	info@renewservicesinc.ca
Top Tech Mechanical Ltd.	Justin Barbour, CPA, CA	780-756-5900	justin@toptechmechanical.com

Property & Technology Service			
Organization	Contact	Phone	Email
AEDARSA (Alberta Elevating Devices and Amusement Rides Safety Assoc.)	Charlene Zatorski	780.466.1368	charlene.zatorski@aedarsa.com
Alberta Ecotrust Foundation	Kate Woloshyn	403-209-2245	k.woloshyn@albertaecotrust.com
CondoGenie	Rafal Dyrda	800-274-9704 ext. 701	rafal@condogenie.com
Condolyzers	Carissa Notland	587-802-3945	carissa@condolyzers.com
CondoVoter	Alexis Barrett	647-689-7507	info@condovoter.com
Edmonton Eviction Services Inc.	Donald Gray	780-974-8427	don@edmontonevictionservices.com
Epcor	Michelle Poh	780-289-0780	MPoh@epcor.com
GetQuorum	Mark DiPinto	877-353-9450	mark@getquorum.com
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Home Health Solutions	Drew Spencer	403-542-6651	drew.s@homehealthsolutions.io
Minutes Solutions Inc	Matt McEwan	888-570-1149	matt@minutessolutions.com
SafewithUlli a/o Safe With Ulli Inc.	Ulli Robson	780-288-2986	Ulli@SafewithUlli.com
SHARC Door Controls Inc.	Matt Misenas	587-557-9800	matt@sharc.ca
Shiftsuite	Christopher Deen	416-489-5972 ext. 7200023	chris@shiftsuite.com
SparcPay	Corey Krakower	514-705-6350	coreyk@sparcpay.com
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca
TechConnect	Mike Ofstedahl	587-566-4447	mofstedahl@tcorp.ca
UpperBee Software	Jordan Tapper	514-686-0753	Jordan.tapper@upperbee.com
Yardi Canada Ltd.	Jasmin Rodas	1-800-866-1124 ext. 7069	Jasmin.Rodas@yardi.com
ZoJacks	Dustin Orr	403-332-0144	dustin@zojacks.com

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Real Estate			
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Manhattan Realty Inc.	Evgeny Fialkov	780-221-9739	info@manhattanrealestate.ca
Pinnacle Realty & Management Inc.	Rick Murti	780-758-4434 ext. 108	rmurti@pinnaclegroup.ca
Royal LePage Noralta	Erin Neil	780-399-2048	erin.neil@royallepage.ca
Royal LePage Summitview Realty	Nancy Caul	780-852-5500	jasper@royallepage.ca
Royal LePage, The Realty Group GP - Property Mgmt	Angie Peters	780-532-3400	angiepeters@royallepage.ca
Xplortek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplortek.ca

Reserve Fund Study Provider			
Organization	Contact	Phone	Email
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Aegis West Engineering Inc.	Garett Cochrane	780-238-3418	garett@aegiswest.ca
Balance Valuations Ltd	Cassidy MacDonald	780-296-2323	cassidy@balancevaluations.com
Bigelow Reserve Fund Studies	Sharon Bigelow, CRP	780-965-0965	sharonbigelow@shaw.ca
Entuitive Corporation	Bereket Alazar	587-926-6054	bereket.alazar@entuitive.com
Excel Bldg. Inspection & Consulting	Stuart Schechtel	780-464-5634	excelins@telus.net
EXP Services Inc.	Lori Lee	780-435-3662	lori.lee@exp.com
Kalham Consulting Ltd.	Shantel Kalakalo	587-743-0555	shantel@kalham.ca
Keller Engineering	Andree Ball	403-471-3492	aball@kellerengineering.com
Oak Reserve Planning	Jermele Campbell, RFPP	780-860-9242	Info@oakreserveplanning.com
RJC Engineers	Bob Korneluk	780-452-2325	bkorneluk@rjc.ca
RJC Engineers	Frank Cavaliere	780-452-2325	fcavaliere@rjc.ca
Sense Engineering	Gord Rajewski, R.E.T.	780-719-8385	grajewski@senseengineering.com
Stantec	Hafsa Salman	780-917-8131	hafsa.salman@stantec.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
Xplortek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplortek.ca

Utility Management			
Organization	Contact	Phone	Email
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Optiem Energy	Geoffrey McNeil	780-498-2333	gmcneil@optiem.energy
Provident Energy Management	Jim Rychlo	780-394-0826	jrychlo@pemi.com
Rogers Communications Canada Inc.	Jasmine Walia	1-416-271-8324	jasmine.walia@rci.rogers.com
Solution 105 Consulting Ltd.	Chris Vilcsak	780-429-4774	timinski@solution105.com

Windows & Doors			
Organization	Contact	Phone	Email
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All Weather at Home Installation Services	Everett Fradsham	780-915-6120	efradsham@allweatherathome.ca
Centra Windows	Mark Estrada	403.589.1701	MEstrada@centra.ca
HomeTECH Windows & Doors	Lena Kruchynina	780-755-0380	info@hometechwindows.ca
SHARC Door Controls Inc.	Matt Misenas	587-557-9800	matt@sharc.ca
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca

WELCOME TO OUR NEW MEMBERS!

Thank you for joining CCI North Alberta Chapter!

Disclaimer: The members listed below joined CCI North Alberta prior to May 29, 2026

CONDO CORPORATIONS:

Beaumaris Square
Strathcona EcoHouse
LeMarchand Tower
River Park Place
Secord Corners
Woodvale Village
Queen Mary Gardens

INDIVIDUALS:

Renee Henry
David Venator
Brandon Lo
Edward Smith
Kenneth Meckelberg

BUSINESSES:

Armadillo Asphalt Construction Inc.
Alberta Asphalt and Concrete
Assessment
Envelope Doctor Ltd
REALTORS® Association of Edmonton
CIMA Canada Inc
Hoodo Technologies Inc
Window Mart Inc.
All Earth Construction Inc.
Docwise Inc.
Brookstone Engineering
Neutral Space
Iron Shield Roofing
Vertus Property Management Inc.
Canadian Apartment Advisors



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We are currently processing renewals for the 2026–2027 full membership year, as the new membership period officially begins on July 1.



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