

# TORONTO CHAPTER E-SPECIFIER

## IN THIS ISSUE

---

MESSAGE FROM THE CHAIR

---

FROM THE DIRECTOR

---

MARK YOUR CALENDAR

---

BACK IN ACTION – ANOTHER EXCITING  
CSC YEAR AHEAD  
(MANUFACTURER/SUPPLIER)

---

THANK YOU TO OUR SPONSORS

---

WELCOME TO THE CSC TORONTO  
CHAPTER 2025/2026 YEAR!  
(SPECIFICATIONS, VICE CHAIR)

---

WELCOME NEW MEMBERS

---

PROFESSIONAL DEVELOPMENT

---

MARKETING

---

IS THE PROVINCE AND THE  
MUNICIPALITIES DOING ENOUGH  
ABOUT AFFORDABLE HOUSING?  
(ARCHITECTURAL)

---

(HURRAH FOR DINNERS! (PROGRAM  
COMMITTEE)

---



## MESSAGE FROM THE CHAIR

It was a wonderful way to start my term... playing 18 holes at the CSC Toronto Chapter Golf Tournament. Thank you, Kaz, for all your hard work! It was so well organized and fun—another great event offered by the CSC Toronto Chapter!

I have volunteered on the CSC Executive since 2007. The networking opportunities and wonderful technical presentations I have attended by the CSC organization are exceptional. The officers on the CSC Toronto Chapter Executive over the years have all prepared me to be the Chair for the 2025/2026 term. I plan on listening and supporting the Executive while implementing some ideas of my own. I seriously feel so lucky to have so much support from the CSC Toronto Chapter Executive!

1) Important Dinner Meeting Dates – Please put the dates in your calendar!

- September 9th, 2025 – Held at Fantasy Farms (50 Pottery Rd, TO)
- October 21st, 2025 – Fantasy Farms
- January 13th, 2026 – Held at Toronto Cricket Club (141 Wilson Avenue, TO)
- February 10th, 2026 – Toronto Cricket Club
- April 14th, 2026 – Fantasy Farms
- May 5th, 2026 (AGM) – Fantasy Farms

Please watch for emails promoting the dinner meeting... telling you what the topic is and when to register!

CONTINUED...

...2) 2025 -2026 Sponsorship Packages available



## 2025 - 2026 Sponsorship Packages

<b>Sponsorship Packages</b>	<b>Design Consultant / Partner *</b>	<b>Classic</b>	<b>Premier</b>	<b>Pinnacle</b>
<b>Promotions</b>				
E-Specifier - All 4 Issues	✓	✓	✓	✓
Promotion of Sponsorship in a E-Mail Blast	✓	✓	✓	✓
Promotion of Sponsorship on LinkedIn	✓	✓	✓	✓
Logo Recognition on CSC Toronto Website	✓			✓
<b>CSC Toronto Dinner Meetings</b>				
Dinner Meeting Ticket(s)	6	1	2	6
Dinner Meeting Table Top Display (One Meeting)		✓	✓	✓
<b>'BUILDING EXPO 2026' on February 25, 2026</b>				
Early BLD EXPO Table Placement Selection (before public)				✓
1 Premium Table with Electricity				✓
Special BLD EXPO Sponsor Badge				✓
Recognition on BLD EXPO Slide Deck & Table Top Sign				✓
<b>Golf Tournament 2026</b>				
Golf Day Registration (incl. breakfast/lunch/dinner and golf)			2	4
<b>Costs</b>				
Sponsorship Price	\$450.00	\$265.00	\$900.00	\$3,300.00
HST	\$58.50	\$34.45	\$117.00	\$429.00
Total Cost	\$508.50	\$299.45	\$1,017.00	\$3,729.00

### **\*New Sponsorship Package for Specification Writers, Architects, Designers, Engineers and Consultants**

NEW Sponsorship Package = Design Consultant/Partner – must contact CSC Administrator to purchase. The Design Consultant/Partner Package is designed for Specification Writers, Architects, Designers, Engineers and Consultants.

I hope to see you all at one or all of the dinner meetings, the social on October 9th, another in 2026, and the Building Expo on February 25th, 2026. So much is happening!!!!!!

**STACEY BOGDANOW,**  
**CHAIR**

## FROM THE DIRECTOR

Welcome to the 2025/2026 CSC Toronto Chapter program year. I hope everyone had some vacation time to be able to rest and enjoy the summer season. I'm happy to serve my second year as your CSC Toronto Chapter Director. I look forward to working with Stacey Bogdanow and the rest of the Chapter Executive to further CSC's mandate and provide exciting opportunities to the members.

As Chapter Director, it is my role to be the liaison between the Chapter and the CSC association. I always look forward to hearing about the initiatives that the Association is working on, as well as the work that each chapter across the country is putting on for their respective members. I'm looking forward to working with the CSC Executive, President Kelly Sawatzky, and all the directors from all the chapters. Our next Board of Directors meeting is at the end of September. I will report on the outcome of the meeting in my next eSpecifier.



CONTINUED...

...Since the last eSpecifier newsletter, we had our CSC Conference in May 2025, in St John's NL. It was a great time of learning, connecting and networking with CSC members from across the country. Congratulations to this year's Toronto Chapter Award of Merit recipients, Kevin Becessar, Natasha Brin, CSP, Karthick Kanagalingam, CTR, and Joshua Trevisan, CTR. Steve Gusterson was also honoured with the CSC President's Award recognizing him for his executive leadership and 25 years of continuous membership. There were numerous CSC Toronto members who were recognized for continuous years of membership.

In addition, Shamanna Kelamangalam, CTR, and Paul Wong, CSP was recognized for his work at the CSC Education Certification Committee. Don Shortreed, FCSC, RSW, and Mila Legge FCSC, RSW received the Technical Studies Committee award. Kaz Kanani, FCSC, CCCA, CSP received the Marketing award. Congratulations to all award recipients!

If anyone would like to participate in CSC's mentorship program, please contact David Graham. David was inducted into the CSC College of Fellows for his mentorship work, as well as his numerous contributions through the years, including Past President.

If you have any questions or concerns regarding larger Association initiatives, please feel free to contact me.

I am CSC!!

**KIYOSHI KUROIW**  
**DIRECTOR**

## MARK YOUR CALENDAR:



### IN-PERSON CHAPTER DINNER MEETINGS:

#### SEPTEMBER 9TH, 2025

Fantasy Farms, 50 Pottery Rd

#### **OCTOBER 21ST, 2025**

Fantasy Farms, 50 Pottery Rd

#### **JANUARY 13TH, 2026**

Toronto Cricket Club, 141 Wilson Avenue

#### **FEBRUARY 10TH, 2026**

Toronto Cricket Club, 141 Wilson Avenue

#### **APRIL 14TH, 2026**

Fantasy Farms, 50 Pottery Rd

#### **MAY 5TH, 2026 (AGM)**

Fantasy Farms, 50 Pottery Rd

February 26, 2026:

**CSC BUILDING EXPO**

## BACK IN ACTION – ANOTHER EXCITING CSC YEAR AHEAD

It's great to be back for another year with the CSC Toronto Chapter!

Every year, our golf tournament feels like the global sign that summer is winding down—and that it's time to shift gears into a busy and exciting fall.

We've got an amazing lineup of speakers for our dinner meetings this year, covering topics that will spark ideas, inspire conversations, and keep us all sharp in our fields. These evenings aren't just about learning—they're about connecting with the people who make our industry thrive. Our social events have been doing amazing as well and I can't wait to see what else we have planned this year, but there is one thing for sure, stay tuned!

As your Manufacturer/Supplier Officer, I am always available to connect and discuss any opportunities to help your companies get involved with the CSC, obtain certifications and network with our amazing members. The months ahead will be full of opportunities to share knowledge, build relationships, and push our industry forward.

See you at the next dinner meeting—let's make this season one to remember!

**JOSH TREVISAN**  
**MANUFACTURER/SUPPLIER OFFICER**





*Thank You!*

TO OUR 2024/2025 SPONSORS

Pinnacle

---



Classic

---



---

LOOKING FORWARD TO YOUR CONTINUED SUPPORT IN THE 2025/2026 TERM!!!

# WELCOME TO THE CSC TORONTO CHAPTER 2025/2026 YEAR!

I am excited and looking forward to my new role with the CSC Toronto Chapter (CSCTC) for 2025/2026 CSCTC year!

Thank you to everyone for allowing me this opportunity to be your Chapter Vice Chair.

Since 2019, I have had the honour of serving as the Specification Officer. Currently, I have had the privilege of working, learning, and gaining an understanding of the Vice Chair role. I am fortunate to have many wonderful predecessors in this position, whom I can turn to for advice to learn from.

Reflecting on the role of Specification Officer, I want to revisit the origins of the CSCTC Peer Discussion Group (PDG). The PDG initiative was developed to enhance the professional growth of our association's diverse and extensive member classifications. It serves as a valuable mentoring tool for those aspiring to achieve the CSC designations (CCCA, CTR, CSP, and RSW). The program involves creating developmental relationships outside the workplace through discussion forums for all current and future CSC designation recipients and holders. The PDG is to connect peers with similar learning interests or needs, allowing them to share problems, solutions, and other ideas to facilitate learning. With that in mind, I would



like to reach out to the community for any interesting discussion ideas, please reach out to me at [ktam@adamson-associates.com](mailto:ktam@adamson-associates.com). The PDG dates will be set in the upcoming couple months, and I am looking forward for the turn out.

I am eager to serve the CSCTC as Vice-Chair, Specifications Officer, and Peer Discussions Group Subcommittee Chair.

## KENNY TAM

**VICE-CHAIR, SPECIFICATIONS OFFICER AND  
PEER DISCUSSIONS GROUP SUBCOMMITTEE  
CHAIR**

# WELCOME TO OUR NEWEST MEMBERS!

Please welcome the following NEW members to CSC, Toronto Chapter:

- |  |  |  |
|--|--|--|
| • <b><u>Karl Hakkarainen</u></b><br>CR Building Systems Inc. | • <b><u>Barclay Myers</u></b><br>Firestop Group at Icon Insulation Inc.      | • <b><u>Alex Armoo</u></b><br>Contractor Administrator |
| • <b><u>Myron Greszta</u></b><br>WSP Canada                  | • <b><u>Negien Shabgard</u></b><br>Mobilinx                                  | • <b><u>Sarabjeet Anand</u></b><br>Gladius Group       |
| • <b><u>Cristina Lesser</u></b><br>Formica Corporation       | • <b><u>Shristi Singh</u></b><br>Astaldi Inc.                                | • <b><u>Stephanie Gao</u></b><br>Bosco Canada Inc.     |
| • <b><u>Roland Kovacs</u></b><br>Firstcon Group Inc.         | • <b><u>Sachuday Singh Brar</u></b><br>Graduate – Architectural Technologist | • <b><u>John Oliver</u></b><br>Kaycan / Saint-Gobain   |
| • <b><u>Kathleen Crisol</u></b><br>PROP Architecture         | • <b><u>Dasuni Kandegama</u></b><br>B.A. Construction & Restoration          |  |
| • <b><u>Aashiq Kashi</u></b><br>Astaldi Canada Enterprises   | • <b><u>James Keays</u></b><br>MJ Building Envelope Solutions Inc.           |  |

# PROFESSIONAL DEVELOPMENT

Hope everyone is having a nice, and relaxing summer. Despite taking it slow this summer; the Toronto Executive Council has been busy setting up for September.

Just recently we released the Fall course offerings for the Toronto Chapter, which includes (Principles of Construction Documents) PCD, Specifier (SP) and a return of the long-awaited Technical Representative (TR) course. I would like to thank our Education Teachers: Ted Katsoris, Shamanna Kelamangalam and Tim Lee for taking the time out of their busy schedules to educate our next generation of CSC members. Check our Karelo for all times and schedules associated with the virtual courses above, any questions or concerns about the courses feel free to reach out to me via email or LinkedIn.

This past July, the Social Sub-committee was able to host a mini-putt event in downtown Toronto at Partee-Putt. We were so happy to see 38 people show up and participate. It may have been a scorcher, but it was good to see everyone networking and going through the x3 9-hole courses. This was the second event that we held, and I am ecstatic to see the engagement. We will be holding another social event during October and another in the New Year, more details to come! Make sure to follow our LinkedIn to always get the latest information.

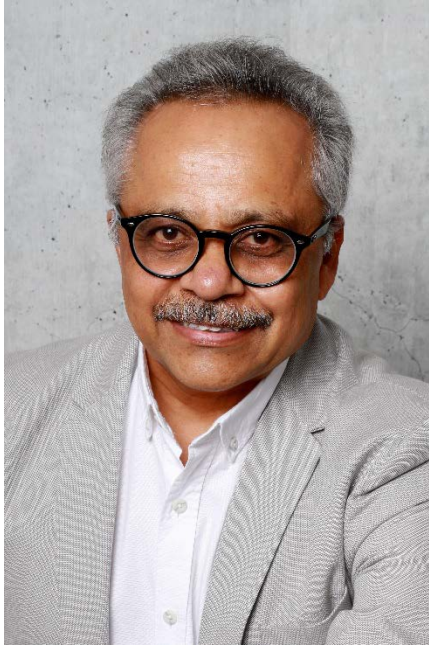
I have been on the council for a year now, and I am delighted I get to continue this year. Joining CSC and participating in the multitude of events has not only helped my networking skills, but also my confidence in this industry. Being surrounded by like-minded individuals whose goal is to do better, really does makes the difference.

Stay hydrated this summer!

**NATASHA BRIN**  
**PROFESSIONAL DEVELOPMENT OFFICER**







## MARKETING

I'm still hanging on to every bit of summer sunshine as I sit down to write this for the August issue of *E-specifier*. This issue always hits differently—it's like the friendly nudge reminding us that summer's wrapping up, and CSC Toronto's action-packed event season is just around the corner.

Starting this fall and running all the way to spring, we've got a full calendar of awesome events. Think dinner meetings with great company (and even better food), social gatherings to mix, mingle and unwind, and of course, our flagship *Building Expo*. And let's not forget the Golf Tournament—a summer tradition that brings the membership together for some friendly competition and probably a few lost balls.

As your Marketing Officer, it's time for me to shake the sand out of my sketchbook, pick up my pens (figuratively and literally), and start cooking up fresh graphics, flyers, and digital campaigns. Expect to see these rolling out across our social media and digital platforms—basically everywhere short of skywriting (for now).

Now for something exciting: this year, we're adding a new venue to the mix—Fantasy Farm (yes, that's the real name, and yes, it's as cool as it sounds). We'll be testing it out alongside our beloved Toronto Cricket Club, giving us more variety and vibes for our events.

We'll be making sure all event and dinner meeting info is posted well ahead of time—no surprises, no scrambling. Our social events kicked off strong this spring and summer, and we've got another fun one brewing for late fall/early winter (stay tuned!).

Fall and winter educational courses will also get plenty of promo love so we can boost enrolment and get the word out early. And from December to February, it's all about The Building Expo. It's our biggest show of the year, and we'll be spotlighting everything from keynote speakers to CEU seminars and the ever-popular trade show floor.

And finally, the legendary Golf Tournament will swing back into action in late spring. It's always one of our top events, and a great way to wrap up the 2025/2026 season—with laughs, sunshine, and maybe a little friendly trash talk on the green.

So, with all that on the horizon, I'm revving my engines, shaking off the beach mode, and ready to dive in full speed. Let's make it a great season!

I am CSC

**SHAMANNA KELAMANGALAM . PCD, CTR**  
**MARKETING OFFICERPROFESSIONAL DEVELOPMENT OFFICER**

# IS THE PROVINCE AND THE MUNICIPALITIES DOING ENOUGH ABOUT AFFORDABLE HOUSING?

I would like to take this opportunity to wish you an enjoyable end to the summer and start of an exciting new Toronto Chapter term starting this September 2025 through 2026.

As you are all no doubt aware there has been a lot of talk about increasing the affordable housing stock and streamlining the approval process to make it happen in short order but, to be honest, this has become the really impossible dream with, unfortunately, still too much red tape!

As an architectural designer, eager to help, I am finding that it's not that easy and there is still a lot of work to be done to make this a reality!

I want to share with you one of the most exacerbatng projects that I have been working on for the past two years.

As the project is still on going, I am not going to reveal where the project is located and what municipality it is within. However, when I describe the ridiculous steps that I have had to endure, I think you will appreciate why I think a lot more has to be done and expedited to make affordable housing a reality.

In September 2023, I was appointed as lead consultant to obtain Building Permits for the addition of 21 affordable rental units within an existing apartment building, utilizing wasted space such as unused locker rooms, old storage rooms and utility spaces. The building already contained 205 finished rental units, the additional 21 would make a total of 226 units.

Once I was commissioned, my first job was to measure the available spaces and produce as built, existing drawings of the 21 spaces. The building has multiple storeys and there are some repetitions of unit layouts that allowed me to create concept plans for 7 individual model types.

In order to proceed with process, I submitted the concept drawings to the municipality for a zoning review, only to learn that they would require site plan approval.

After several months of waiting, I finally was able to have a virtual meeting with the city planners in March 2024. What really irritated me was the outcome of that meeting. They informed me after a lengthy conversation that I didn't need site plan approval after all as all the construction would be internal and would not affect the site.



However, they did inform me that there would be a deficiency in parking related to the new units and that I should check with the zoning department.

Following months of back and forth with the zoning department. It was determined that there would be four minor variances that would need to be approved by the Committee of Adjustment. the minor variances required were almost a joke:

1. No visitor parking spaces for the additional 21 units, instead of 3 required.
2. No accessible parking spaces for the additional 21 units, instead of 2 required.
3. No short-term bicycle parking, instead of 2 required.
4. No long-term bicycle parking, instead of 14 required.

Once I received the notice and stopped laughing, I revisited the overall concept and was sure that I could eliminate three of the variances. In November 2024, I attended the Committee of Adjustment hearing and when I described to the Committee how I could

CONTINUED...



...eliminate three of the variances, they decided to defer the hearing until I could demonstrate, on paper, how I could take away three variances. So, over the next few weeks I was able to increase two parking spaces to create accessible parking, added an exterior bicycle rack for short term parking and converted a one-bedroom unit into a bachelor to provide long term bicycle parking, all to eliminate variances 2,3 & 4.

A new hearing date was set for January 2025 but due to a heavy snowstorm, the hearing date was deferred once again, in addition, which meant that notices would have to be recirculated too! A new hearing date was set for the end of February 2025, and on this occasion, I attended the hearing virtually and the Committee accepted the elimination of the 3 variances and approved variance 1.

A few days later, I received a letter confirming the Committee's Decision and a few weeks later I received the Final and Binding letter, which meant I was now clear to apply for a Building Permit. During all the preceding procedures, I had been continuing with the working drawings complete with all the general notes, specifications and legends, ready to be sealed and signed together with all the necessary documentation. So, the permit application was done very quickly.

You would think that was a "slam dunk". Unfortunately, the worst was yet to come. We submitted the drawings and pertinent documents and duly paid the application fee, a moderate \$2,000.00. But after several months of haggling with the plans examiner and everything was in order for the issuance of the permit, we were hit with an invoice for \$538,000.00 in development charges (DC) and another \$112,000.00 in park levies (PL), that's almost \$31,000.00 per unit. Well, of course, the whole thing ground to an abrupt halt and, as you can imagine my client went ballistic and insisted that I find a way to get these charges dropped or at the very least, be substantially reduced Otherwise the project will be a nonstarter as they could never recoup that amount of capital spending.

With regard to the DC and PL, I have spoken with two of my colleagues, one a municipal lawyer and the other an urban planner and their recommendation was to reach out to the Ward Councillor and/or the Chair of the Housing Board. I have taken their advice and reached out to both but still waiting for any replies.

If you have not fallen asleep and still reading this rather lengthy article, I am sure you can understand my frustration with the entire process. My takeaway from all of this is that the province and the municipalities need to be far more ruthless with the Acts, rules, regulations, time frames and approvals if they ever want to successfully get the quota of affordable housing that is needed. I do apologize for my rant, but it really is a matter that concerns me a lot, and I will continue to do my part to lower all the restrictions and increase the number of inexpensive accommodations for low-income families.

I look forward to bringing more updates on this terrible situation with affordable rental housing in future editions of the E-Specifier but in the meantime if you have any questions or suggestions, please do not hesitate to contact me on 416 571 5322 or by email [brian.abbey@adtekbuilding.com](mailto:brian.abbey@adtekbuilding.com)

Kindest regards,

**BRIAN L. ABBEY**

**INT'L. ASSOC. AIA. PPM.A.A.T.O. BSSO. A. SC.T. CIAT CIQS. CSI. NFPA. BCQ.**

**ARCHITECTURAL OFFICER AND STUDENT LIAISON.**

# HURRAH FOR DINNERS!

The new term is starting with an amazing line up of topics and presenters. We can't share all details but here's what's coming.

We're excited to have Greg Hersen from Torkin Manes law firm 'Exploring Pitfalls of Construction' this Sept 9<sup>th</sup>. Greg will examine various construction defect types, specification drafting errors and lessons learned from construction projects on which construction failures occurred.

We have an insightful Radon code changes and updates this October 21<sup>st</sup> with Alex Grams from Dialog. More details to follow.

November will see our annual Plant Tour. We have something excited planned but cannot release dates or details yet. Stay tuned.

Additionally, Charles and Kevin would like to personally thank all the Presenters from the 2024-2025 term. We had a nice variety of topics, varying backgrounds of presenters and topics. The turnout was also amazing last term, and we'd like to continue to push our attendance numbers this term.

Please save the following dates for dinners this term. Venue location will be listed in the advertisement. Sept 9<sup>th</sup>, Oct 21<sup>st</sup>, Jan 13<sup>th</sup>, Feb 10<sup>th</sup>, Apr 14<sup>th</sup>, May 5<sup>th</sup>.

As always, we welcome suggestions for future technical presentation topics. Please don't hesitate to reach out to us at [charles@cpd.ca](mailto:charles@cpd.ca) or [associations.kevin@gmail.com](mailto:associations.kevin@gmail.com).

We are CSC!

**CHARLES BOSWORTH & KEVIN BECESSAR**  
**PROGRAM COMMITTEE OFFICERS**



## CONTACT US

---

Phone: 1 844 427 2867

---

Email: [toronto@csc-dcc.ca](mailto:toronto@csc-dcc.ca)

---

Website: <http://toronto.csc-dcc.ca>

---

Mail: 31 Adelaide Street  
East, P.O. Box 36,  
Toronto, Ontario M5C 2H8

---

## In-Person Dinner Meeting Locations (check event calendar):

1. Fantasy Farm Event Venue  
50 Pottery Rd, Toronto, ON M4K 2M2
2. Toronto Cricket Skating and Curling Club  
141 Wilson Ave, Toronto, ON M5M 3A3

## COMMENTS?

If you have comments or suggestions, or would like more information about the eSpecifier, please reach out to Laura Herbert at [lherbert@dialogdesign.ca](mailto:lherbert@dialogdesign.ca).