



BULLETIN

SEALANT AND WATERPROOFING ASSOCIATION OF CANADA | FALL/WINTER 2026

MEMBERS IN ACTION:

Restoring the Riviera Towers

**SNAPSHOTS
FROM SWA EVENTS**

SWA LUNCHEON RECAP

Ontario's Residential
Construction Market

NEWS & EVENTS



PRESIDENT'S MESSAGE

As we welcome the fall season and begin to close out another successful year, I'm proud to reflect on the continued growth and progress of the Sealant and Waterproofing Association of Canada. 2026 has been an important year for SWA, with strong member participation, continued investment in education and networking, and exciting progress in expanding our presence across Canada.

One of our most significant accomplishments has been the continued growth of our Vancouver Chapter. We have now established a Vancouver Board of Directors, and the Chapter is beginning to operate under its own local leadership, with continued guidance and oversight from our Toronto Board. We have invited the Vancouver Board to attend our AGM on November 5, 2026, and we hope several members can join us to connect and collaborate with our Ontario membership.

As SWA continues to grow nationally, strong governance is increasingly important. Our Governance Committee, together with legal counsel, is reviewing and updating our constitution, bylaws, and related governance documents to reflect how the Association operates today. This work will also help establish a framework for how current and future SWA chapters operate within their respective provinces, including governance, financial responsibilities, and administration.

Education continues to be an important pillar of SWA. Through our technical and educational seminars and SWA Bulletins, we provide opportunities for members to stay informed, share technical knowledge, showcase projects, and learn from one another. I encourage our members to continue contributing articles, project highlights, and ideas that help educate and strengthen our industry.

I would also like to thank everyone who continues to support the SWA Foundation and our scholarship program. Because of your generosity and the strength of the Foundation, beginning in 2027, our scholarship award will increase from \$2,500 to \$3,000, allowing us to provide even greater support to students entering our industry.

Looking ahead, 2027 is shaping up to be an exciting year for SWA. For the first time, we are planning an out-of-province SWA Ski Event in Whistler, bringing together members from Ontario, British Columbia, and across Canada. We are excited about this opportunity to connect our membership from different regions. Stay tuned for dates and full event details.

As we prepare for another exciting year, I want to thank our members, volunteers, committees, Board members, sponsors, and industry partners for your continued participation and support. Together, we are strengthening SWA, expanding across Canada, investing in education and the next generation, and continuing to build a stronger industry community. I look forward to seeing everyone at our AGM on November 5th and sharing more about what we have planned for 2027.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amanda Porciello'.

Amanda Porciello
President, Sealant and Waterproofing
Association of Canada

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FALL/WINTER 2026

Members in Action: Restoring the Riviera Towers	4
Snapshots from SWA Events	7
SWA Luncheon Recap: Ontario's Residential Construction Market	10
News & Events	14



The SWA Bulletin is published for the
Sealant and Waterproofing Association.

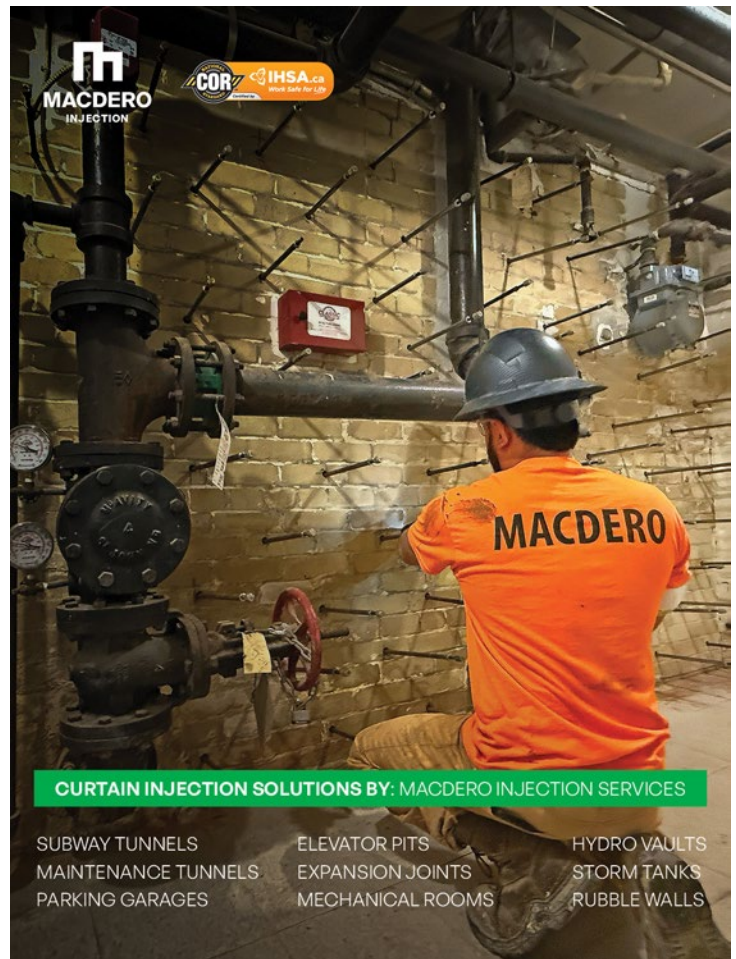
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MEMBERS IN ACTION: Restoring the Riviera Towers

Allied (Consultant/Architect):

RJC Engineers

Contractor: Dominion Caulking
and Langstaff Restorations Ltd

**Associate (Manufacturer/
Supplier/Distributor):** Tremco CSW

RJC Engineers is putting its expertise “on high” to work on a major waterproofing and concrete restoration project at Ottawa’s Riviera Towers. The two-year project sees RJC working alongside Dominion Caulking and Langstaff Restorations Limited, and Tremco to restore the exteriors of the two residential towers.

“It’s a targeted structural concrete repair, wholesale replacement of the sealants for the precast panels, and a wholesale coating replacement,” explains Michael Park, Principal, Building Science and Restoration, with RJC Engineers.

The project is underway at Riviera Towers, located at 1500 and 1510 Riverside Dr. in Ottawa’s Alta Vista/Faircrest area. Each tower is undergoing full exterior demolition and restoration in sequence as part of the two-year program, which includes targeted structural concrete repairs, replacement of the existing sealants and coatings, and restoration of the precast concrete panels and other concrete elements. The work includes removing loose or deteriorated material and existing coatings, routing and replacing failed sealant joints, and applying new protective coating systems.

In total, the project covers approximately 150,000 sqft of re-coating and 50,000 lf. ft of sealant replacement between the two towers, using Weatherlastic HB elastomeric wall coating, Spectrem 1 and Dymonic 100 sealants by Tremco for the restoration and waterproofing work.

Restoring a pair of occupied high-rise residential buildings comes with unique, albeit anticipated, challenges. The project team must carry out extensive exterior restoration while keeping the site safe for residents living in the buildings and using common areas and access points.

Moreover, the towers' height and prominent location make weather management a significant consideration. Exterior restoration work is particularly vulnerable to changing conditions, and the team has to work around rain and other weather events while maintaining the project schedule. As Park puts it, "We've got a lot of rain to contend with."

That makes careful coordination essential, says Park, noting that RJC conducts multiple site visits each week and bi-weekly meetings to keep communication flowing between the client and contractor. "Those meetings really help keep communication going between the clients and contractors. It means that when any hiccups or small issues arise along the way, we're keeping them small."

Nearby work has also introduced a few wrinkles. The project is taking place concurrently with another large, multi-million-dollar project, creating additional demands for space and coordination. Managing multiple construction activities while working around an occupied condominium complex requires close communication between the various parties.

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client and contractor. "Those meetings really help keep communication going between the clients and contractors. It means that when any hiccups or small issues arise along the way, we're keeping them small."

The value of strong partners

Challenging though it may be, work at Riviera Towers is familiar territory for RJC, which is no stranger to applying its expertise to commercial and residential buildings



throughout the capital. It helps, says Park, that the team is paired with Dominion, providing an established working relationship and familiarity between the teams. "RJC and Dominion have worked together for several decades," says Park. "They're always very supportive and involved."

Tremco's involvement as the manufacturer and supplier provides another technical resource to the project team. Park describes the manufacturer's involvement as "a great resource," particularly for the contractor and for quality control throughout the restoration.

With the first tower now progressing through restoration and work on the second tower scheduled to begin next spring, the Riviera Towers project demonstrates the complexity of modern high-rise envelope restoration. Structural concrete repairs, replacement of precast panel sealants and a new coating system all have to be coordinated while residents remain in place and crews contend with weather and competing site activities.

For RJC, Dominion and Tremco, the answer has been a hands-on, collaborative approach backed by decades of experience working together and a shared focus on keeping the project moving.



SNAPSHOTS

FROM SWA EVENTS



From cruising on the water to competing on the links, SWA members from across Canada met up for good times and to reconnect throughout spring and summer. Here's a snapshot of recent SWA socials.



2nd Annual Boat Cruise July 29, 2026

It was an afternoon of summer vibes, breezy conversations, and breathtaking skylines aboard the Yankee Lady III. Launching from Toronto's Harbourfront, SWA's 2nd Annual Cruise was another tremendous success, thanks to its organizers, sponsors, and everyone who came on board.

SPONSORS:

Clane Restoration, Forest Group, and White Cap Supply



SWA BC Trivia Night | July 22, 2026

Question: What had BC members ringing in on July 22? Answer: SWA BC's first-ever Trivia Night at Parkside Brewery in Port Moody. Thanks to everyone who joined us and helped make the event such a success.

SPONSORS:

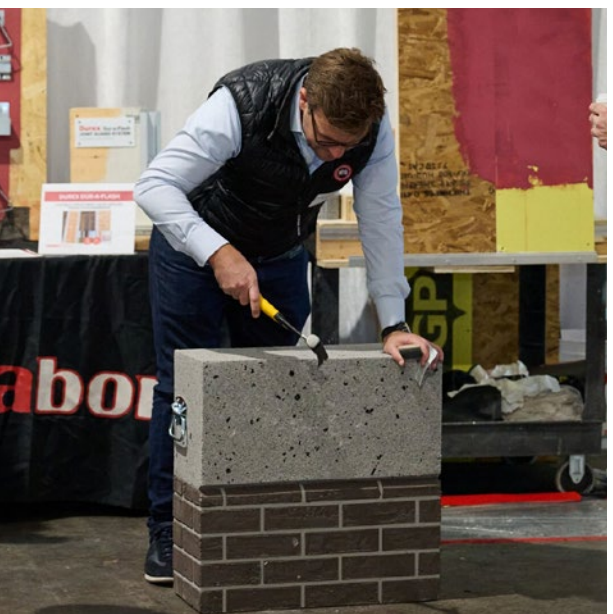
ENCO Caulking and Maintenance, Engineered Site Products, and Polycrete Restoration



SWA Golf Day | July 14, 2026

SWA Golf Day brought together members from across the sealant and waterproofing industry for a round of golf, great food, and good company.

FIND THE FULL LIST OF SPONSORS AT: swacanada.ca/gallery/golf-day-2026



SWA Product Expo April 15, 2026

This April, SWA's Product Expo united members at The Warehouse Venue in North York for hands-on exhibits, technical demonstrations, and live applications from manufacturers across the sealant and waterproofing industry.

SWA Spring 2026 Luncheon

A deep dive of Ontario's residential construction market



Ontario's housing market went under the microscope at SWA's spring luncheon. Peter Norman, Principal at Norman Economic Strategies Inc., joined the event to share his insights into market activity and what current trends in residential construction mean for SWA members.

Norman's presentation, "Understanding the economic factors behind Ontario's turbulent construction sector: An economic outlook presentation," was held March 24, 2026, at the Richmond Hill Country Club. Backed by the latest stats and figures, the discussion explored how shifts in immigration policy, labour markets, construction costs and housing demand are shaping growth, development feasibility, and affordability.

"My goal at the luncheon was to provide people in the industry with a heads-up not just on what's happening and where we're going, but also on how to interpret the fire hose of data and information coming out these days about the economy and the large, important macro events affecting the construction sector," Norman said in a follow-up chat with SWA Bulletin. Reflecting on the many headwinds impacting the market, he added, "There are some very unique challenges right now, and these challenges will help sculpt where business will be over the next months and quarters and years ahead."

Market resets, demographic shifts, and cost constraints

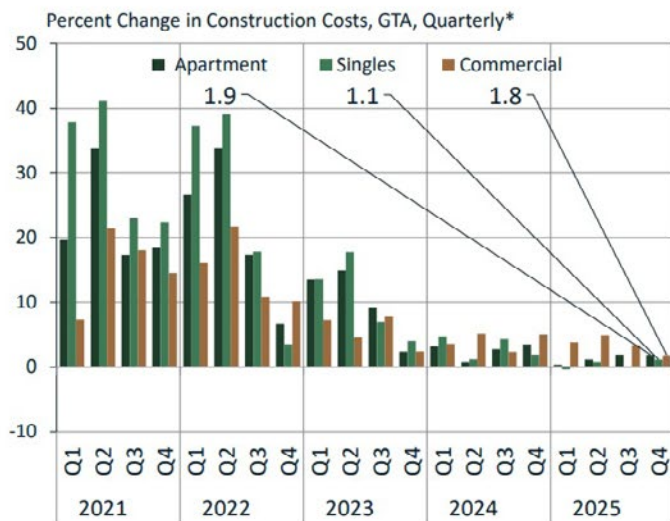
One of the messages to emerge from Norman's presentation was that Ontario's housing market is facing something of a reset. Following years of rapid population growth, rising prices, and strong activity, the outlook now points to a residential sector defined by slower population growth, softer employment, weaker new-home sales, and persistent affordability challenges.

Demographic shifts are one reason the market has changed. As the presentation showed, Ontario's population growth has slowed down sharply in recent years, with the province actually experiencing a decline of roughly 140,000 people in 2025 – its first annual decline in its history as a province. The good news is that growth is expected to resume, but at much lower levels than during the post-pandemic period.

The demographic shift is particularly pronounced in the Greater Toronto Area (GTA) where, after years of strong population growth, the region is projected to experience population declines through the latter part of the decade, with growth resuming around 2030. At the same time,

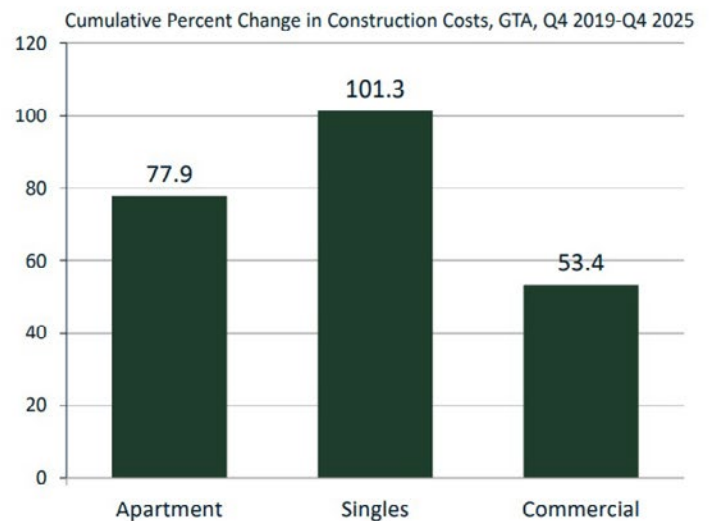
Construction cost escalation in line with general inflation

NESI Construction Cost Monitor, GTA



Source: NESI based on Statscan data

* Quarterly change at an annual rate



population growth is increasingly shifting toward communities outside the GTA.

How do these changes impact the residential market? For one, said Norman, new-home sales have fallen sharply across Ontario, with total new-home sales in 2025 reaching approximately 14,600 units across Ontario, with the GTA accounting for just 5,310 sales. The condominium market has been particularly hard hit. New condominium sales declined in most major markets in 2025, including a 51% decline in the Greater Toronto Area, while the price of new condominium apartments in Toronto was down 4.0% year over year in the fourth quarter.

For the construction industry, Norman noted, the significance of that slowdown goes beyond current sales. "When the sales of condominiums fall off, so too do new project launches, killing the outlook for construction

activity. There's just no pipeline of new projects being started."

That effect is already visible in the construction pipeline. Ontario's housing starts are forecast to bottom out in 2026 before beginning a gradual recovery, while the GTA is expected to see just 17,600 starts in 2026, nearly 10,000 fewer than one year prior and well below recent peak levels.

Construction costs are another factor to consider. While the pace of cost escalation has now returned roughly to the rate of general inflation, Norman's data shows that the industry is still operating from a much higher cost base. Specifically, between the fourth quarter of 2019 and fourth quarter of 2025, GTA construction costs increased 77.9% for apartments, 101.3% for single-family homes and 53.4% for commercial construction.

Trends in residential renovations are also impacting construction activity. In 2024, Canadians spent \$103.8 billion on home renovations, compared with \$86 billion on new homes, making the existing housing stock an increasingly important source of residential construction activity. Renovation spending has cooled from its immediate post-pandemic peak, however, while renovation costs remain elevated.

The case for cautious optimism

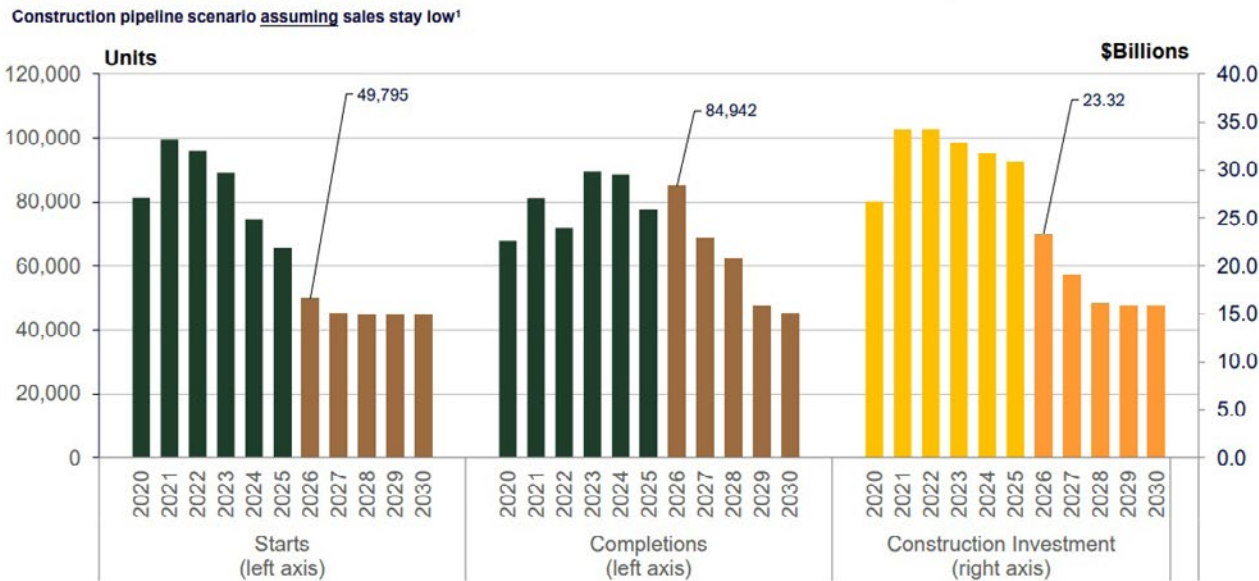
Ontario’s residential slowdown is not the new normal. Though activity may be muted for now and the near future, demand remains steady. NESI estimates Ontario will require approximately 71,300 homes annually over the next decade under its base-case demographic assumptions. If affordability improves and pent-up demand is released,

that requirement could rise to approximately 115,800 homes per year.

Moreover, purpose-built rental housing has become an increasingly important component of Ontario’s apartment construction. In 2025, purpose-built rental accounted for nearly 58% of apartment starts in the province, according to Norman’s presentation.

As for tackling the affordability issue, Norman offered some hope that various measures could eventually help revive ownership-oriented construction. Improved affordability would not only bring more buyers back into the market, Norman suggested, but could also help restore the development economics needed to get projects moving. He added that the current downturn may ultimately lead to a healthier market, even if the transition is painful. “We still have the underlying need,” he said. “When people are growing into new ages and

Declines in Ontario’s construction pipeline are getting baked in



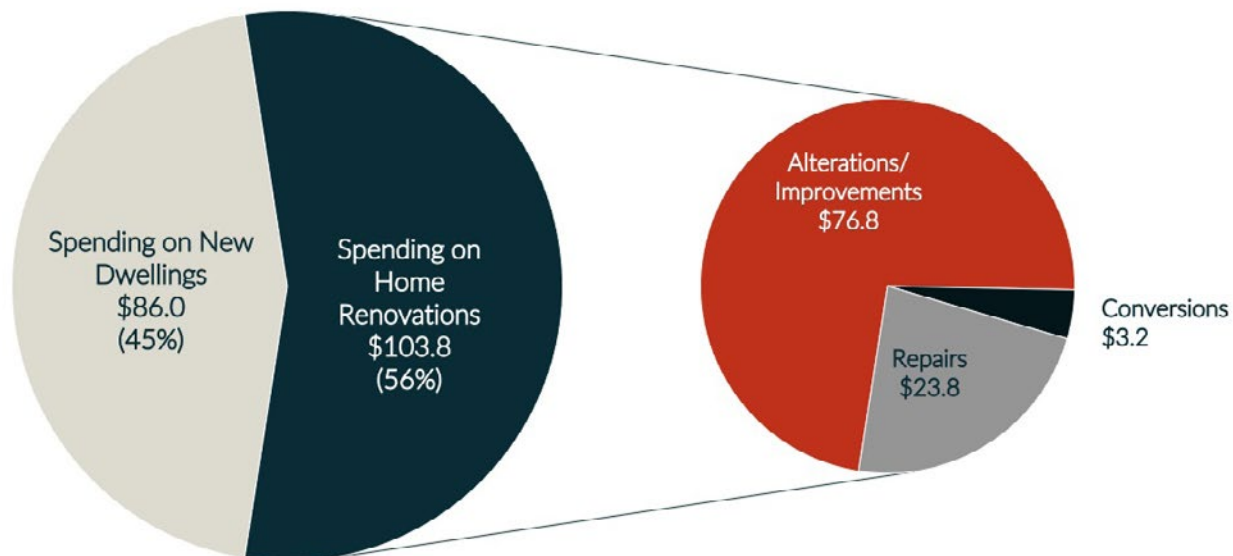
1. The construction scenario holds 22,100 PBR rental units and 10,000 infill ownership units per year constant

Source: NESI based on CMHC and Statscan data



Residential renovation spending significantly more important than new construction

Residential Construction Spending, Canada, 2024, \$Billions



Source: NESI based on Statscan



stages of life, like people starting to raise families, we need homes and all the rest of it."

For industry players, Norman said, the message is less that housing demand has disappeared than that the market, and where opportunities lie within it, is changing: "There is a future for the real estate sector, of course, as there always is," Norman said. "It's just that there are very unique challenges right now in terms of how intense it will be, now and going forward." By its conclusion, SWA's March luncheon

left members with deeper insights into the residential construction market and their opportunities within it. And though the current landscape may be less than ideal, growth is on the horizon.

"The show always goes on," Norman said. "We continue to need new homes. We continue to need new offices and retail and all the rest of it, and we have to build those things. And it has to get done."

NEWS & EVENTS

New Members



2026 SWA Fishing Derby AUGUST 11 & 12, 2026

Thanks to everyone who cast off at Port Credit Marina for two days of fun and networking on the water. Congratulations to Marla Cosburn from DRE Industries, our company boat winner and the overall best catch winner, Ricardo Faria.



Upcoming Events

NOVEMBER 5, 2026

SWA Annual General Meeting

NOVEMBER 19, 2026

SWA Vancouver Lunch Seminar

SWA Board of Directors

President: Amanda Porciello, **Maxim Group General Contracting Limited**

Treasurer: Frankie Savage, **Flynn Group**

Past President: Jeremy Horst, **RJC Engineers**

Directors: Bill Mackay, **Macdero Construction (Ontario) Ltd.**

Marla Cosburn, **DRE Industries**

Jason Gheda, **SST Group of Construction Companies Ltd.**

Alexander Ivanov, **Welldone Inc.**

Wayne Gomes, **Jamac Sales Group**

Jillian Wilson, **WSP Canada Inc.**

Ilia Ghotbi, **Tremco CPG**

Markus Merrill, **Sika Canada**

Annual General Meeting

Mark your calendars for the SWA's 2026 Annual General Meeting on November 5, 2026, SWA at Stone Eagle Winery in Niagara-on-the-Lake. The evening includes cocktails, dinner, a wine tasting, and live entertainment alongside attendees from across the membership. Sponsorship opportunities are available. Learn more and register at swacanada.ca/events.



ANNUAL
GENERAL
MEETING



NOVEMBER
5TH, 2026



NIAGARA FALLS

at  **STONE EAGLE**
— W I N E R Y —



Sealant and Waterproofing Association of Canada