SWA BULLETIN

SEALANT AND WATERPROOFING ASSOCIATION OF CANADA | SPRING/SUMMER 2026

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PRESIDENT'S MESSAGE

I'm excited to begin my second year as president of the Sealant and Waterproofing Association of Canada. My commitment to our members has never been stronger, and I remain focused on finding new ways to provide meaningful value, support your growth, and strengthen our industry community.

Spring 2026 is the perfect time to reflect on the momentum our Association has built over the past year. The energy, dedication, and collaboration of our members continue to drive SWA forward, fostering connections and advancing industry excellence across Canada.

Our Vancouver Chapter has grown steadily since its inception and we are now in the process of establishing a fully operational Vancouver Board of Directors, expected by summer 2026. The VRCA is managing the association locally, helping the Chapter take on governance responsibilities, while our Toronto office continues to provide guidance and support. It's encouraging to see increased engagement from members in the West and we look forward to hosting more technical seminars and social events throughout the year.

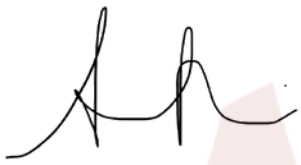
While 2026 brings uncertainty, it also offers opportunities for companies that can plan strategically and respond to market changes.Our educational initiatives continue to make an impact. The SWA Foundation's scholarship programs are cultivating the next generation of skilled professionals in the sealant and waterproofing industry. I encourage all members to participate, contribute, or help spread the word as these programs are essential to keeping our workforce strong and skilled.

This year also brings exciting networking and professional development opportunities. From seminars and workshops to industry events, SWA provides platforms for members to share knowledge, learn best practices, and collaborate. I encourage everyone to submit projects for the Trillium Awards and feature your achievements in our Bulletin's "Members in Action" section.

Finally, I want to sincerely thank all members for their ongoing engagement and support. It is your participation that keeps SWA strong, and together we will continue to build an association that delivers real value, fosters community, and sets the standard for excellence in sealant and waterproofing across Canada.

I look forward to connecting with you at our upcoming events this spring and throughout 2026, and I extend my best wishes to all for a prosperous and fulfilling year, both professionally and personally.

Sincerely,



Amanda Porciello
President, Sealant and Waterproofing Association of Canada

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SPRING/SUMMER 2026

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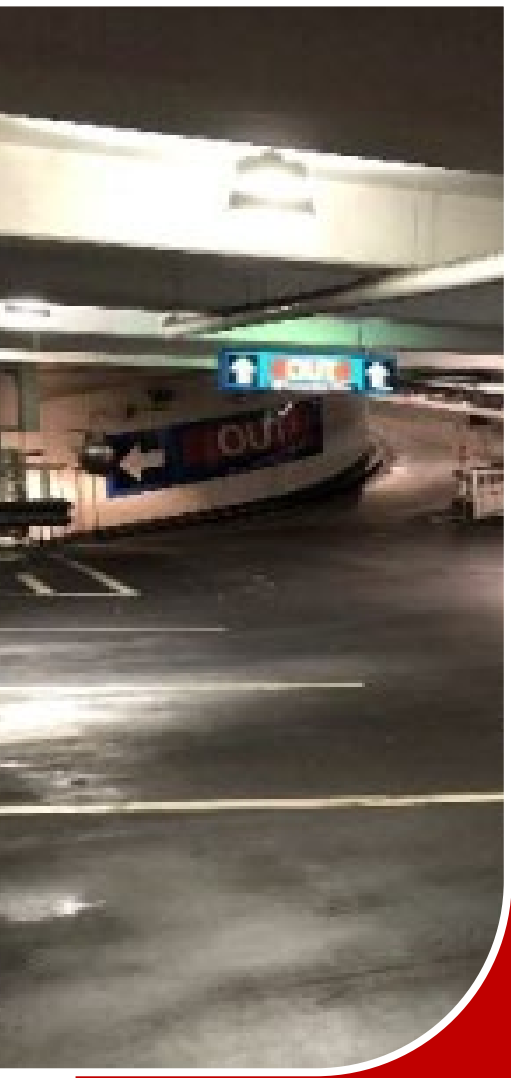
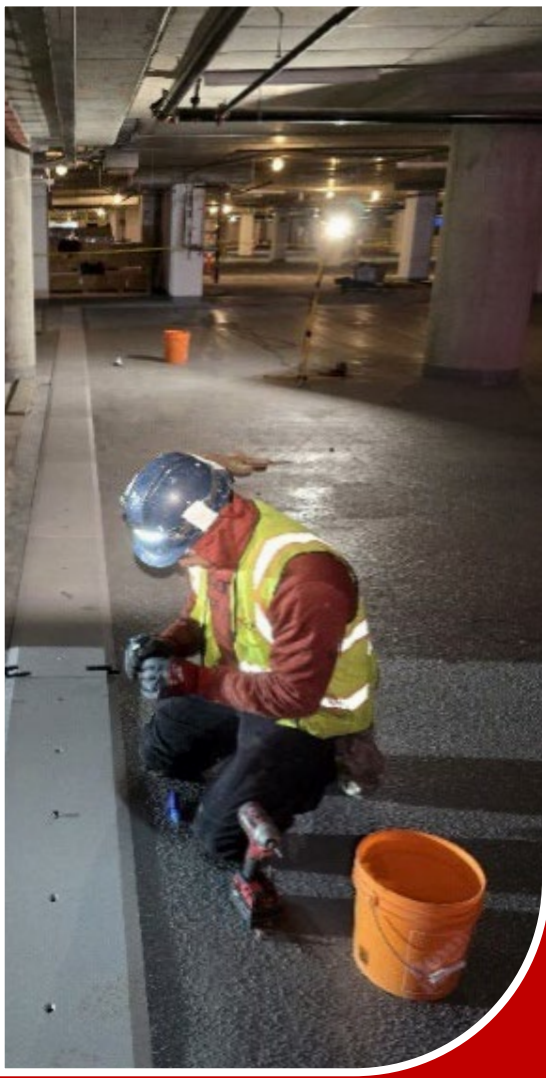
SWA 2025 TRILLIUM AWARDS





It was SWA's membership in the spotlight during the 2025 Trillium Awards. The awards were presented this past November during SWA's 2025 Annual General Meeting at the Niagara Falls Distillery, and celebrated collaborative projects between SWA members and their contractors, manufacturers, and allied professional member partners.

Congratulations to all 2025's Trillium Award recipients and all of this year's nominees (Awards of Merit).

Existing Building: Large Project

CF Toronto Eaton Centre Yonge Parkade Rehabilitation

220 Yonge Street
Toronto Ontario

Contractor:
Structural Roofing and Waterproofing Ltd.

Allied Consultant:
RJC Engineers

Associate Manufacturer :
Tremco Commercial Sealants and Waterproofing

The revitalization of CF Toronto Eaton Centre's Yonge Street parking garage earned Structural Roofing and Waterproofing Ltd. (Structural Group), RJC Engineers, and Tremco Canada a top spot at SWA's awards. The team's coordinated efforts resulted in the restoration of a critical access point for one of Canada's most popular shopping destinations, while showcasing the breadth of the industry's skills.

The Yonge Street Parking Garage Rehabilitation and Subframing Project was a two-phase initiative conducted over the span of five years. It included extensive concrete repairs to slabs, beams, and columns. It also entailed the replacement of the existing unbonded post-tensioning with a "first-of-its-kind" external post-tensioning system comprised of heavy gauge high-strength threaded rods along the beam lines connected to a structural steel subframing and truss systems along the girders, which are anchored to the columns with steel jackets.

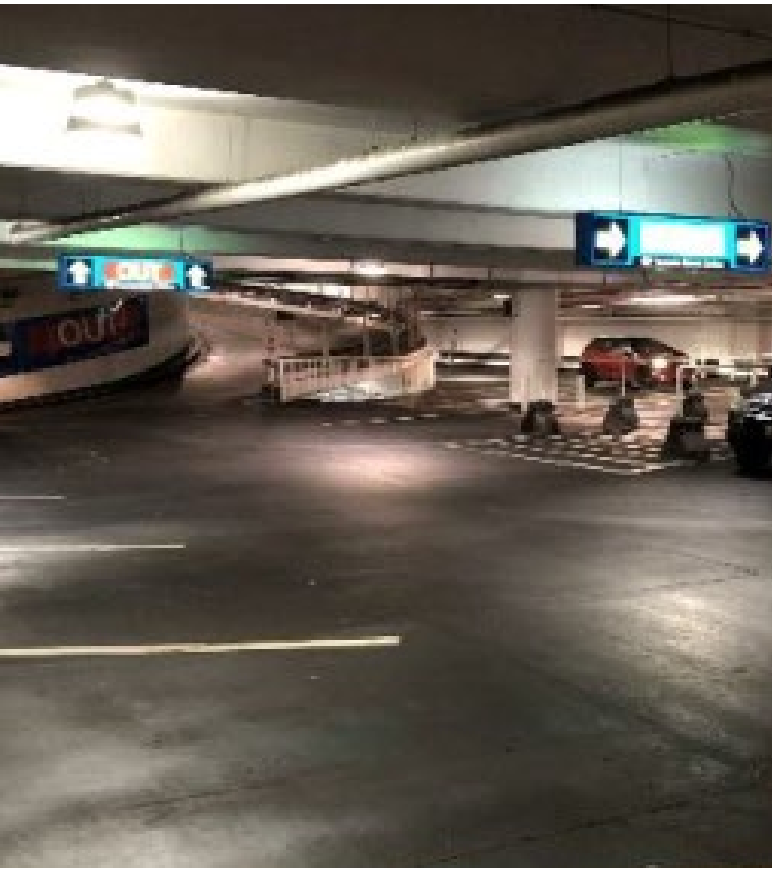
To ensure long-term protection, the team applied a combination of asphaltic and mastic waterproofing systems across the drive aisles, parking stalls, and ramps. With multiple construction interfaces, a compressed schedule, and high public visibility, the project required a solution that could be installed quickly, cure rapidly, and bond reliably to varied substrates. Tremco's Polyurethane Methacrylate (PUMA) system was identified early as the ideal fit, offering fast cure times, strong adhesion, and lasting flexibility under heavy traffic loads.

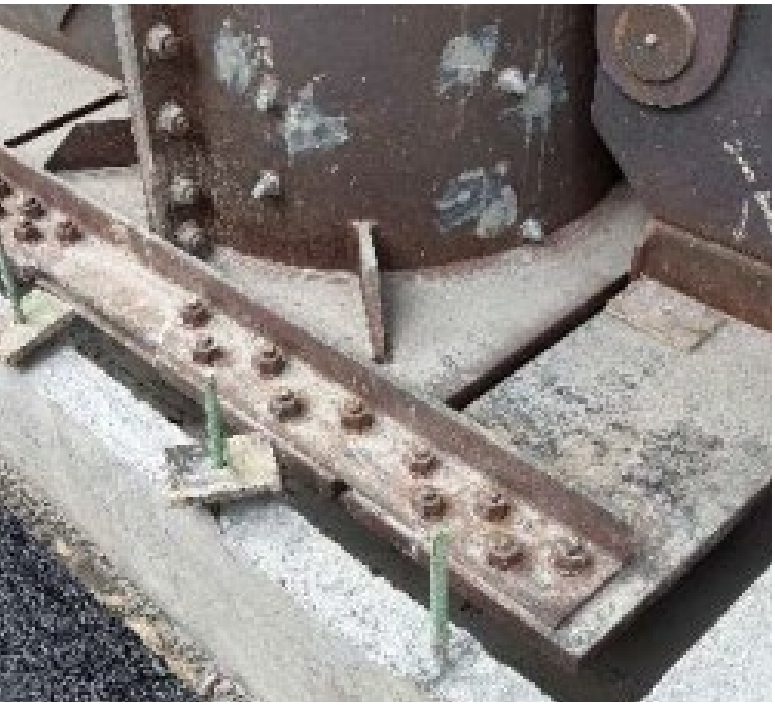
"By leveraging a fast-curing, high-performance system [Tremco's EWS Polyurethane Methacrylate, or PUMA] at critical interfaces and details, the project team overcame these challenges, accelerated construction sequencing, and maintained partial garage operations throughout the work," the team explains. "This approach minimized disruption to Cadillac Fairview's operations and ensured a durable, long-lasting waterproofing layer to protect the rehabilitated structure."

Team coordination was also key to "sealing the deal." RJC Engineers and Structural Group worked closely with Tremco to develop field-ready solutions and coordinate shop drawings, mock-ups, and onsite reviews to expedite approvals. These steps went a long way towards mitigating risks, minimizing rework, and enabling crews to maintain production rates even in tight work windows. "By combining innovative materials with proactive teamwork, the waterproofing scope became a driver of efficiency rather than a bottleneck," the team writes.

Going with the flow

Coordination was essential when it came to carrying out the rehabilitation within an operational garage. Half of the facility needed to remain open as per Cadillac Fairview's requirements, presenting the team with a range of logistical and scheduling challenges. Nevertheless, says the team, "Through a combination of careful planning, innovative materials, and true collaboration, the Yonge Street Parking





Garage Rehabilitation and Subframing Project was delivered on time, on budget, and to the full satisfaction of Cadillac Fairview."

The partnership between RJC Engineers, Structural Group, and Tremco was central to this outcome. Through collaborative planning, regular coordination meetings, and working together to adjust sequencing in real time, field challenges were identified early, design details were refined collaboratively, and the installation was monitored closely to ensure quality. This approach meant even complex conditions (i.e. column jackets, expansion joints, construction joints, etc.) were addressed without compromising schedule or performance.

"The end result is a parking garage with enhanced structural capacity, a robust and continuous waterproofing layer, and a renewed appearance befitting Canada's premier shopping destination," the team reports. "This project exemplifies how innovative waterproofing technology and a unified project team can overcome logistical and technical challenges to deliver durable, high-quality results in a demanding urban environment."

Existing Building: Small Project

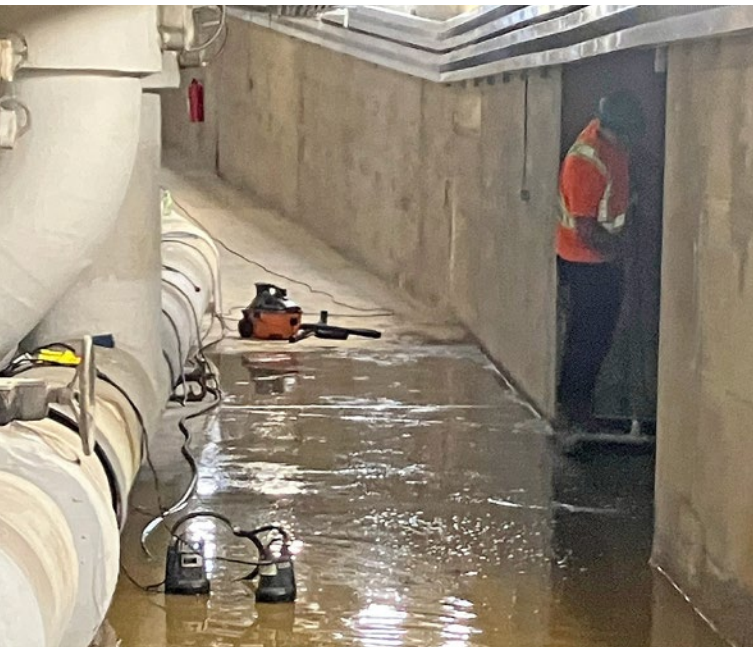
University of Toronto Mississauga

Contractor:
Macdero Injection Services
Allied Consultant:
RJC Engineers
Associate Manufacturer:
DRE Industries Inc./KOSTER

When deteriorating conditions below the University of Toronto Mississauga demanded attention, it was the team of Macdero Injection Services, RJC Engineers and DRE Industries Inc./KOSTER that passed the test.

The project called on Macdero to address widespread water ingress throughout several interconnected tunnels underneath the University's campus. Initial inspections had revealed active leaks, moisture staining, and pooling water at cracks, joints, slabs, and soffits throughout the system, and the risks to the tunnels' safety and serviceability were mounting. Since excavation was not feasible, a specialized injection waterproofing solution was selected to extend service life without causing major disruption.

"From the outset, RJC Engineers , DRE Industries/KOSTER, and Macdero worked as a unified team to define objectives, establish sequencing priorities, and address the dynamic site conditions," the team recalls, noting that early walkthroughs enabled RJC Engineers and DRE Industries/KOSTER to advise on resin selection, mixing parameters, and performance expectations. "This alignment was essential, given the unpredictable nature of the water ingress and the physical limitations of the tunnels."

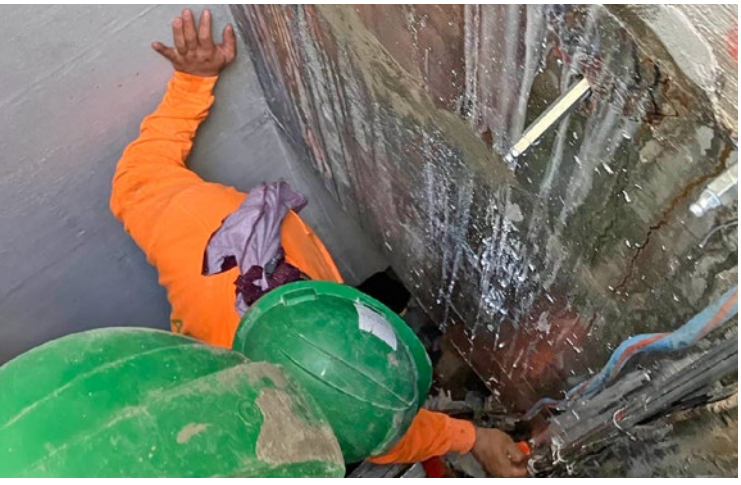


Accessibility was a persistent challenge throughout the project. Work was restricted to narrow passageways, congested mechanical and electrical lines, and long tunnel runs, ultimately preventing the use of traditional equipment staging. Adapting to the unique worksite required innovative logistics. Compressors were staged above ground and connected through shafts, materials were transported on customized dolly systems, and injection lines were extended and rerouted to reach remote locations. These measures required constant communication, with DRE Industries/KOSTER and Macdero working together to monitor performance and refine processes.

Drilling was equally complex. Port placement was constrained by existing services, requiring frequent adjustments in bit length and spacing. Macdero's expertise guided these modifications, recommending alternating shorter and longer bits where space was tight and optimizing resin penetration despite irregular crack widths. Adjustments to gel times - achieved by modifying mixing ratios - were made in real time with input from DRE Industries/KOSTER technical support.

Evolving site conditions and priorities added their own complexities. In one example, uncontrolled water ingress delayed slab-on-grade concrete repairs, requiring Macdero to coordinate directly with RJC Engineers to reprioritize joints for immediate stabilization. Moreover, working through the wettest summer since 2008 required constant adaptation as water inflows exceeded typical seasonal seepage and accumulated at a rate that demanded continuous pumping. This required teams to run submersible pumps around the clock to maintain stable working zones, and closely monitor and adjust conditions daily to ensure safety and allow injection work to proceed efficiently.

"Throughout, clear communication was the defining factor," says the team. "Daily check-ins between RJC Engineers, the Macdero injection crew, the general contractor, and the material supplier DRE Industries/KOSTER representatives ensured issues were addressed promptly. This open line of feedback allowed for rapid troubleshooting, whether it was fine-tuning gel times, re-sequencing drilling patterns, or adapting logistics to new site obstacles."



The result of this collaborative effort was a waterproofing solution that balances technical rigour with practical adaptability. Injection methods were tailored to the tunnels' unique geometry and conditions, restoring durability and serviceability without the need for costly excavation. Overall, the project showcased how RJC Engineer's design intent, DRE Industries/KOSTER's technical expertise, and Macdero's execution aligned seamlessly to overcome unforeseen challenges.

"The University of Toronto Mississauga tunnel rehabilitation underscored the value of close collaboration between RJC Engineers, DRE Industries/KOSTER, and Macdero Injection Services," says the team. "With the site's confined geometry and relentless water pressures, success required a highly coordinated, adaptive approach where technical expertise and practical field experience were seamlessly integrated."

MACDERO CONSTRUCTION

rjc Engineers

DRE INDUSTRIES INC. WATERPROOFING PRODUCTS

KOSTER Waterproofing Systems

New Construction

The Oakridge Centre Redevelopment Project

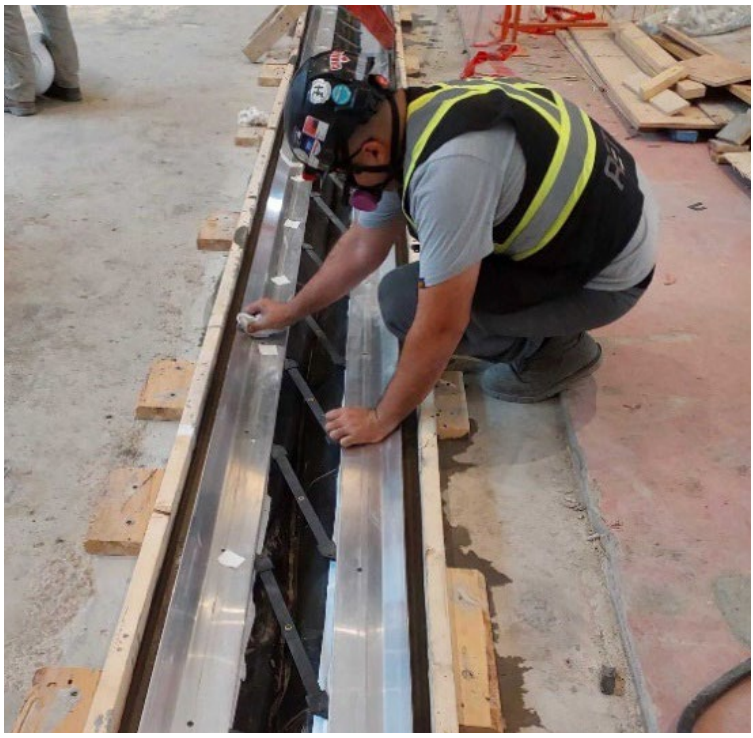
Contractor:
Retro Specialty Contractors

Allied Consultant:
Adamson Associates Architects

Associate Manufacturer:
Sika Canada Inc.

The Oakridge Centre Redevelopment Project was a proving ground for many BC trades. And thanks to the efforts of Retro Specialty Contractors, Adamson Associates Architects, and Sika Canada Inc., Canada's sealant and waterproofing sector was well represented.

Vancouver's seismic context and the site's scale and complexity combined to make engineered expansion joint systems a core element of both the structural and architectural design. These systems were required to accommodate movement from thermal shifts, seismic activity, and settlement, while minimizing cracking, damage, and long-term maintenance. Sika Canada's Expansion Control Systems division, in collaboration with the design



team and Retro Specialty Contractors, supplied and installed custom solutions across multiple structures and elevations to ensure performance, durability, and visual integration within a demanding construction schedule. As the team explains: "Because expansion joints typically span the entire building envelope and interior spaces, they needed to do more than accommodate movement. They also had to maintain continuity of waterproofing, air and sound barriers, firestopping, ADA compliance, and architectural aesthetics, particularly in high-end residential and retail areas."

Retro Specialty Contractors installed more than 3,000 linear feet of the Emseal SJS-FR system within the below-grade parking structure. This work required careful coordination to address uneven slab edges,

localized rehabilitation, and site-specific modifications to the cover plates, allowing for seamless transitions across varying joint widths and existing structural conditions.

To maintain fire separations across compartmented zones, the design team specified Emshield DFR2, a two-hour fire-rated, watertight, precompressed foam expansion joint system for interior and exterior applications, compliant with CAN/ULC-S115 and the National and BC Building Codes. Structural movement requirements created joints up to eight inches wide, requiring custom-fabricated Emshield assemblies. A third-party engineered judgment, supported by Sika's finite element analysis, confirmed the system would meet movement, fire, and watertightness requirements across all critical areas. This allowed a single expansion joint system to be used throughout the project, simplifying construction and long-term maintenance. For the high-end retail interiors, the architect required a seismic floor expansion joint pan system that would integrate cleanly with finished flooring and minimize visual disruption.

When the originally specified manufacturer could not meet design expectations or schedule requirements, the team transitioned to Sika's Wabo SeismicPan (SPJ) system. To further refine the appearance, the design team requested a custom metal extrusion to reduce the width of the standard movement gaskets. Sika and Retro worked closely with the design team and general contractor to finalize dimensions and transitions, resulting in a site-specific solution tailored to the project. Complementing these architectural floor systems from below, Retro installed thousands of linear feet of Sika fire blankets and moisture barriers to satisfy floor assembly performance requirements.

"It was through open communication, precise coordination, and intensive collaboration that the project team successfully designed and implemented expansion joint systems capable of accommodating the complex and unprecedented structural interfaces throughout Oakridge Centre," the team concludes, adding, "These systems ensured movement capability, waterproofing integrity, fire resistance, and architectural cohesion, delivering long-term performance across a multifaceted urban development."

RETRO SPECIALTY CONTRACTORS

adamson ASSOCIATES | ARCHITECTS

Sika® BUILDING TRUST CONSTRUIRE LA CONFIANCE

SWA 2025

TRILLIUM AWARDS OF MERIT

Congratulations to the following Awards of Merit recipients for putting the industry's talents and professionalism on display.

New Construction

25 Ontario Street

Contractor:
Aquanorth Contracting Ltd

Allied Consultant:
Sweeny & Co Architects

Associate Manufacturer:
DRE Industries Inc./ CETCO

It was the combined efforts of Aquanorth Contracting, DRE Industries Inc./CETCO, Sweeny & Co Architects, and their teams that resulted in a hallmark waterproofing initiative at the new 25 Ontario Street. The 24-storey, LEED Gold commercial office project included four storeys below grade that demanded a high-performance waterproofing system for long-term protection.

The project required comprehensive waterproofing of deep foundation walls and pits using CETCO's Coreflex and Ultraseal XP systems to meet demanding hydrostatic conditions and premium performance expectations. This was no easy task given the site's uniquely complex site conditions (e.g., narrow footprint, sequencing challenges, intricate waterproofing transitions, various substrate conditions, etc.). Constant communications and tight collaboration between Sweeny & Co, DRE/CETCO, and Aquanorth were foundational to navigating these issues, enabling open dialogue, ensuring clear decision-making, and quickly resolving unforeseen challenges. "Each team respected the others' expertise, fostering a culture of accountability and shared ownership of quality outcomes," says the team, adding, "The project stands as a model of technical excellence and industry partnership, demonstrating how collaboration can overcome the most complex below-grade construction challenges."

Lakeside Residence Foundation Waterproofing

Contractor:
TruGrp Inc.

Allied Consultant:
Pretium Engineering

Associate Manufacturer:
Tremco Commercial Sealants and Waterproofing

In 2024, Tremco partnered with TruGrp and Pretium Engineering to deliver foundation waterproofing for The Lakeside Residence in Toronto. Located along the city's waterfront, the mixed-use development features three residential condominium towers above four levels of below-grade parking, with retail at grade. Proximity to Lake Ontario introduced complex hydrostatic conditions, requiring extensive dewatering, robust foundation waterproofing, and close coordination across multiple teams.

The project involved challenging waterfront foundation waterproofing below the water table, including dewatering, installation of a mud slab, and placement of a reinforced protection slab prior to applying horizontal and vertical blindside systems. For the first time in Canada, Tremco's TREMproof Amphibia membrane was adapted to address high hydrostatic pressure, dense tiebacks, and numerous penetrations. Strict sequencing, custom detailing, and specialized concrete placement were critical to protecting the membrane, while ongoing site activity and weather exposure required constant coordination.

"As the first Canadian project to employ Tremco's Amphibia membrane, what initially appeared to be a conventional build quickly revealed itself as a complex undertaking that demanded creativity, adaptability, and a deep commitment from every party involved," says the team. "From early planning through final execution, the project was a true collaborative effort, bringing together Pinnacle as the builder, along with Pretium Engineering, TruGrp, and Tremco, under a shared goal: to ensure the structure was properly tanked and built to last."

M City

Contractor:
Bothwell-Accurate Co. Inc.

Allied Consultant:
Core Architects

Associate Manufacturer:
Tremco Commercial Sealants and Waterproofing

The industry's expertise is on full display at Mississauga's M City. From 2021 to 2023, a team led by Bothwell Accurate waterproofed balconies across the first two towers of the master-planned community, completing work spanning more than 100 floors. The scale and pace of construction demanded fast-curing, easy-to-install systems. Tremco's Vulkem Extreme Wear System (EWS) with polyurethane methacrylate (PUMA) technology was selected for its cold-weather application, rapid turnaround, and durability under heavy pedestrian traffic. Tremco's Vulkem 350/351 system was used on balconies without occupied space below.

The project posed several logistical and environmental challenges. Material transport was limited by access constraints, including hoist outages that required crews to manually carry 60-lb pails up to 50 floors. Cold temperatures and high winds frequently halted work and affected curing. To address these risks, the team implemented custom edge-protection systems, strict temperature and contamination controls, pre-staged materials, flexible scheduling, and precise sequencing of the EWS and Vulkem systems to ensure membrane continuity and performance.

"What makes this project award-worthy is not only the technical execution, but the collaborative spirit and problem-solving mindset that defined the team's approach," the team notes. "Despite the challenges, the team delivered a durable, high-performance waterproofing solution that helped complete two landmark towers and set a new benchmark for high-rise construction."

Existing Large Project

100 Royal Crescent

Contractor:
Bothwell-Accurate Co. Inc.

Allied Consultant:
WSP Canada Inc.

Associate Manufacturer:
SOPREMA Canada

In December 2025, Bothwell-Accurate Co. Inc., WSP Canada, and SOPREMA Canada completed a two-year roofing recovery project for Oxford Properties' warehouse at 100 Royal Group Crescent. Instead of a full tear-off of the end-of-life built-up roof (BUR), the team implemented a recovery strategy that preserved serviceable components and replaced only deteriorated materials, reducing cost, waste, and embodied carbon. This approach required extensive investigation, careful planning, and strong risk management. The recovery assembly incorporated a laminated base sheet over an asphaltic board (SOPRASMART BOARD by SOPREMA), providing the first layer of waterproofing while reducing embodied carbon compared to a conventional torched system.

The results were significant: a 61% reduction in life-cycle embodied carbon, an upfront embodied carbon intensity of 15.5 kg COe/m², diversion of approximately 4,200 tonnes of waste over the roof's life cycle (480 tonnes upfront), and cost savings of roughly $6.1 million through material optimization and labour efficiencies.

As the team notes: "The project overcame the complexity of a live facility with a large footprint, tenant operations, conduit risks, and deck corrosion without resorting to a full tear-off. It stands as a replicable model for low-carbon roof renewals across industrial portfolios, demonstrating how strong partnerships can drive innovation, sustainability, and value."

Canada Place Porte Cochere Parkade Traffic Deck Coating Restoration

Contractor:
Applied Coatings & Restoration Inc.

Allied Consultant:
RJC Engineers

Associate Manufacturer:
Sika Canada Inc.

Canada Place in Vancouver, BC, was the site of this standout project, which brought together several SWA professional members to restore the traffic deck coating across the three-level Canada Place Parkade.

The clock was ticking throughout this initiative. To avoid disruption during the busy cruise-ship season, work was limited to a four-month window between November and March. RJC was retained by Canada Place Corporation to develop a cost-effective, high-performance restoration strategy that could be delivered within this winter schedule while minimizing disruption to the lower parking levels. Partnering with Sika Canada, the team developed a custom solution that combined selective overcoating at varying thicknesses with full-depth PUMA system installations in targeted areas. This approach reduced construction time and cost while meeting stringent performance requirements, with the fast-curing PUMA system helping to maintain access to lower levels.

RJC and Sika worked closely with Applied Coatings & Restoration (ACR) to manage all challenges related to coating adhesion, temperature fluctuations, and dew point conditions. As a result, the client received a durable, high-performing traffic deck coating system that has been in service for more than a year without issue. As the team notes, “RJC Engineers, Sika, and ACR were the best fit for the project due to their deep Canadian roots, proven local expertise, and longstanding collaboration, ensuring reliability, compatibility, and technical excellence.”

Nathan Phillips Square Spirit Gardens

Contractor:
Flynn Group of Companies

Allied Consultant:
Entuitive

Associate Manufacturer:
Henry A Carlisle Company

Teamwork between several SWA members and allies resulted in an eye-catching cultural tribute at Nathan Phillips Square. Guided by Entuitive as the structural engineer and waterproofing consultant, the team redeveloped a portion of the Square into the new IRSS Indigenous Restoration of Identity Spirit Garden. The project involved strengthening and restoration of the podium deck, and a complete waterproofing replacement, which included overlapping onto the new structure and pedestals.

Notably, the project included the installation of a two-meter-tall turtle sculpture within a reflection pool, and a 60-person laminated wood teaching lodge. Constructing and installing the hand-carved turtle fountain posed the biggest challenge for the crews. To get it right, Entuitive scanned each piece of the artwork offsite using 3D laser scanning technology and created a digital 3D model to help determine the centres of gravity for each base support. The sculpture was further supported by the placement of new concrete pedestals over the podium, while waterproofing was properly detailed for the suspended fountain.

Prominent Toronto Hospital Parking Garage Restoration

Contractor:
SMID Construction Ltd.

Allied Consultant:
WSP Canada Inc.

Associate Manufacturer:
Tremco Commercial Sealants and Waterproofing

In 2025, SWA professionals showcased their expertise during the renewal of a deteriorated roof slab waterproofing system at a major Toronto hospital. The project called for the full removal of the failed asphalt topping, the installation of a new Tremco PUMA elastomeric waterproofing system, targeted concrete repairs, and the replacement or modification of several complex expansion joint and parapet details.

From the outset, bi-weekly meetings brought together the contractor, consultants, and suppliers to review scope, critical path items, and detailing. "These regular sessions ensured the new waterproofing system was carefully planned and executed, contributing to its long-term performance and durability," the team notes.

By replacing a multi-year, high-impact asphalt program with a single-phase PUMA system, the team reduced costs, addressed unforeseen site conditions, minimized parking disruptions, and avoided future rework. Reflecting on the outcome, the team adds, "The project transformed a deteriorated garage roof slab into a renewed asset, improving day-to-day user experience while delivering long-term value in a more sustainable, cost-effective, and less disruptive way."

4211 Yonge Street (Toronto, ON) 2024 Post-Tensioned Garage Rehabilitation

Contractor:
Complete Concrete Restoration Ltd.

Allied Consultant:
RJC Engineers

Associate Manufacturer:
Sika Canada

This showcase project at the 4211 Yonge Street post-tensioned parking garage addressed a critical structural challenge: rehabilitating 63 tension-deficient post-tensioning strands that had lost capacity due to moisture infiltration and failing waterproofing systems. In addition to full structural reinstatement, the owner required a 10-year waterproofing warranty, double the industry norm.

The scope included replacing deficient strands, gas-purge drying and re-greasing all remaining tendons, removal of the existing traffic coating, extensive concrete repairs, and removal of the thin traffic deck coating at the lobby and P1 levels. A new Sikalastic Vehicular Traffic System 2850 was installed with increased thickness and an MMA topcoat to enhance durability and performance.

The result is a structurally restored, fully warrantied parking garage that protects the Owner's long-term investment. This outcome was achieved through what the team describes as a "triangular collaboration," turning a demanding warranty requirement into a durable and technically innovative solution. "By working together," the team notes, "RJC Engineers, Complete Concrete Restoration Ltd., and Sika Canada delivered a sound, innovative solution that reinstated structural integrity and provided a 10-year waterproofing warranty well beyond industry norms."

SWA Fall 2025 Seminar: Toronto's Foundation Drainage Policy

Site groundwater management was the topic of the hour during SWA's Fall Luncheon Technical Presentation. The afternoon event was held October 25, 2025, at the Richmond Country Club and welcomed environmental consultant Joanne Di Caro, former Manager at Toronto Water, to explore the ins, outs, and challenges of Toronto's Foundation Drainage Policy. She was followed by waterproofing specialist James Cooper, Principal at RJC Engineers, who provided insights into designing a tanked basement.

As the first to SWA's podium, Joanne provided guidance on evaluating development sites through the lens of the City of Toronto's Foundation Drainage Policy. She began by covering the basics of groundwater behaviour, explaining how seasonal fluctuations matter because the moment a building's foundation intersects the saturated groundwater layer, the City considers it a groundwaterimpacting development—triggering strict requirements under the Policy. With this in mind, she also discussed the compliance pathway for filing exemptions and highlighted best practices and approval criteria that shape the design of foundation drainage systems in dense urban environments.

Joanne's presentation also took an honest look at the Policy as a whole. While its stated purpose is to preserve sewer capacity, she argued that its implementation has been deeply problematic, noting that a lack of consultation with key stakeholders contributed to early challenges. The rules themselves have also caused frustration. In its current form, the Policy states that any development with a foundation touching the saturated groundwater zone must be fully tanked. This approach, she noted, seals the structure and prohibits any permanent groundwater discharge into the sanitary system. Joanne emphasized that this requirement is triggered automatically. "As soon as that happens," she added, "it's an automatic tank." The Policy's assumption of zero litres per day of groundwater discharge is another point of contention, which she characterized as an "unrealistic" expectation in a city with high water tables and complex soil conditions.

Another challenge is the Policy's contradiction with Toronto's climate related building standards. As Joanne explained, tanking basements dramatically increases embodied carbon, effectively undermining the City's own sustainability goals by adding more carbon dioxide to the project. As a result, developers are finding themselves caught between two incompatible requirements: tanking, which increases carbon, and meeting the City's lowcarbon standards. "We can't get the water tank, and we can't give you a low

carbon footprint," she stressed, noting that the financial implications are significant enough that some projects are no longer viable.

Despite these challenges, Joanne has been able to help some clients navigate exemptions. Projects with zoning applications submitted before 2022, for example, may be grandfathered with no need to tank, while others may qualify under "extenuating circumstances." Still, she added, staff resistance remains a barrier.

Joanne's seminar underscored the need to revisit Toronto's Foundation Drainage Policy. After advocacy from industry groups, City Council has directed Toronto Water to do just that. One of the most promising potential changes is opening the storm sewer as a viable outlet for groundwater—something Mississauga already permits. With Toronto Water expected to report back in Q1 2026, Joanne closed her presentation on an optimistic note: "you're going to see some changes that are positive in nature."

Following Joanne's policy overview, structural engineer James Cooper shifted the discussion to the engineering realities of belowgrade waterproofing. He contrasted traditional drainagebased systems with fully sealed "bathtub" systems, which are increasingly required under the current Policy. James showed examples of leaks appearing even before occupancy, noting that "water's getting into your building right away." His message was clear: bathtub waterproofing demands a level of precision and coordination that far exceeds past practice. Reflecting on the "old approach," he added: "a single note with a dashed line saying 'waterproofing' on this wall is no longer viable."

James stressed the need for early involvement of waterproofing consultants, careful product selection, and rigorous detailing of penetrations, tiebacks, and rebar. Once belowgrade waterproofing fails and leakage occurs, repairs are extremely difficult. He added, "the only real fix is costly and time-consuming injection."

He also emphasized the importance of careful sequencing and site protection throughout construction. Backtoback, both Joanne and James' presentations highlighted an industry caught between policy, engineering reality, and climate goals. Still, both expressed cautious optimism that the coming policy review may bring balance – and fewer headaches – for all involved.

SWA Western Chapter Seminar: Blindside Waterproofing

This winter, the SWA united experts in Vancouver for a multi-perspective look at why blindside waterproofing systems succeed or fail in real-world conditions. The industry seminar was held on February 6, 2026, at Delta Hotels by Marriott Burnaby Conference Centre in Burnaby, BC. It included presentations from Michael Wilkinson (Principal and Specialist, RDH Building Science); Steve Coe (General Manager, Greer Contracting) and Philippe Henry, President of Engineered Site Products, who collectively explored the relationship between design intent, substrate realities, concrete placement methods, and field-level quality assurance.

Michael Wilkinson: Blindside Waterproofing Design

Michael Wilkinson's presentation framed blindside waterproofing design as a process that begins long before membrane installation. He opened with a reminder that below-grade water control starts above, highlighting how site grading, drainage paths, and surface water management influence the loads imposed on blindside assemblies. His also discussed geotechnical reports and emphasized the importance of understanding soil and groundwater conditions adjacent building foundations and the need to consider flood construction levels, tidal influences, and adjacent water bodies early in design.

Elsewhere in his presentation, Wilkinson touched on how successful blindside waterproofing design extends beyond the waterproofing membrane product and details to the quality of the concrete foundations including spacing of control joints and cold joint detailing. Another key topic was the impact of concrete quality on blindside waterproofing system performance and risk. He explained how shotcrete foundations can provide project schedule and cost savings but often increase parkade water ingress risk due to poor consolidation, rebar shadowing, overspray, and additional penetrations through the waterproofing membrane. Ultimately, he emphasized that successful blindside waterproofing design requires careful coordination between Ownership, key design consultants, manufacturers, and the construction trades.

Steve Coe: Blindwall Membrane Systems: Substrates and Penetration Details

Steve Coe's presentation focused on the practical realities of blindside membrane installation, particularly the substrate conditions that determine whether a system can perform as designed. He began by clarifying that blindside membranes rely on confinement from both sides: formwork and concrete. In theory, he said, this formwork would be smooth wood lagging, but noted that 95 per cent of the shoring is shotcrete or secant wall, both of which pose significant challenges.Throughout his time at the podium, Coe discussed how shotcrete shoring introduces inconsistent planes, washout pockets, and recessed or proud soil anchors. Meanwhile, secant walls add irregular geometries and tie-back offsets. Those inconsistencies create waves in drainage composites, leading to fish-mouthing at seams and voids behind the membrane, which can shift under concrete pressure and tear the system. Coe illustrated that recessed anchors require infill materials, whereas proud anchors require complex detailing or prefabricated boots.

Furthermore, Coe stressed that penetrations are the most leak-prone elements. Because blindside patches rely on membrane-to-membrane adhesion in a "negative orientation," any void behind the patch compromises the seal. This, he argued, emphasized the need for fixed, immovable dowels and fully supported substrates to prevent movement during concrete placement.

Coe concluded by advocating for shared responsibility among consultants, GCs, and trades. Substrate preparation, he argued, must be treated as a coordinated, pre-approved step – not an afterthought – if blindside systems are to achieve long-term reliability.

Philippe Henry: Construction Concerns, QA/QC, and Coordination

Philippe Henry provided an engineering perspective on Blindside Waterproofing with a presentation that shifted the focus from design and substrate preparation to execution, coordination, and long-term assurance. He highlighted common field-level challenges (e.g., grounding cables, rebar supports, post-installation damage, and cold-pour joints), showing how each can compromise membrane continuity if not anticipated.

Henry emphasized the importance of additional protection at cold joints to offer a secondary line of defense against poorly consolidated concrete. He also underscored the role of stay-in-place formwork and the need to protect membranes from damage during rebar installation and concrete placement. QA/QC was an underlying theme throughout Henry's talk.
He advocated for defining substrate tolerances, cross-referencing trades, and establishing clear procedures for non-standard conditions. To that end, he provided a sample review report to demonstrate the level of documentation required, as well as outlined warranty structures (e.g., standard, joint-and-several, and no-dollar-limit) – stressing that robust QA/QC supports stronger warranty outcomes and smoother remediation processes. Henry's overriding message was clear: quality waterproofing demands more than skilled installation, but coordination, inspection, and accountability.

Together, the three presentations painted a comprehensive picture of blindside waterproofing as a multidisciplinary effort. Moreover, it reinforced that blindside waterproofing is never the responsibility of a single trade, but instead a coordinated effort that begins with investigation and ends with rigorous inspection.

Moutaz Hassan

SWA Leadership Award in Construction Management Recipient

Moutaz Hassan is among the latest up-and-coming professionals to receive the SWA Leadership Award in Construction Management. He is a second-year student pursuing a Bachelor of Technology in Construction Management at George Brown College.

Reaching this point in his academic journey has required significant determination. Moutaz had to overcome a major language barrier in order to access post-secondary education. Despite this challenge, he has applied himself with focus and perseverance, demonstrating strong academic achievement along the way. Receiving this award has not only provided meaningful financial support, but has also further motivated Moutaz to pursue his career ambitions in the construction industry. Looking ahead, he hopes to become a project manager overseeing large-scale construction projects, with a particular focus on sustainable building practices that support the long-term development of our communities.

NEWS & EVENTS

New Members

ACR Applied Coatings & Restoration Inc.

BRADA Construction Group

QXO

EPCOR Building Supply

GREER Contracting Est. 1997 — Safety is our priority – Quality is our standard

GreeR Spray Foam Ltd.

RETRO Specialty Contractors

Getting Together

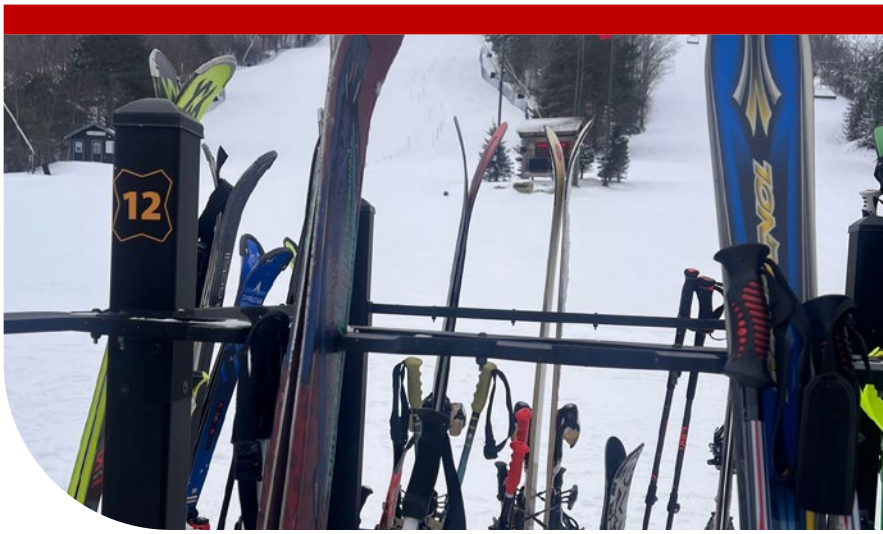
2025 Annual General Meeting

Thanks to everyone who attended the 2025 Annual General Meeting of the Sealant and Waterproofing Association this past November. It was wonderful to see such a strong turnout as we came together at the Niagara Distillery celebrate another successful year.

SWA thanks Brandon Pasta for contributing his time, skills, and insights to the Board.

2026 Ski Day

SWA capped another amazing Ski Day this January 6th at Osler Bluff. Kudos to everyone who joined us on the slopes!



SWA Hockey Day

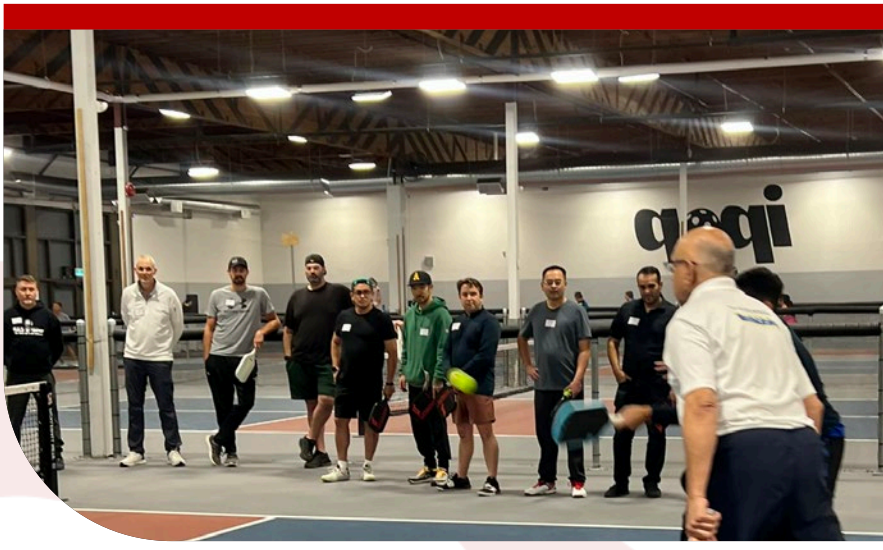
Our 2nd Annual Hockey Day was a clean sweep! Thanks to the many familiar faces and supporters who laced up to help make the day a success.

Western Chapter Socials

SWA's Vancouver Pickleball Social

Our first Pickleball Social kicked off in Burnaby on November 21, 2025. Much appreciation to everyone who kept the courts abuzz with fun and friendly competition.

More Western Chapter events to come.



SWA Board of Directors

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Jillian Wilson, WSP Canada Inc.

Ilia Ghotbi, Tremco CPG

Markus Merrill, Sika Canada

Upcoming Events

April 15, `26	July 14, `26	July 29, `26	August 11,12, `26
Product Expo/ The Warehouse Venue	SWA Golf Tournament at King's Riding Golf Course	SWA Boat Cruise with Yankee Lady Charters	SWA Fishing Derby

2026 Trillium Awards

Submissions for SWA's 2026 Trillium Awards are opening this spring. The Awards spotlight the outstanding achievements of our member companies and recognize the strength of collaboration among contractors, manufacturers, and allied professional members. Categories include Existing Project: Large, Existing Project: Small, and New Construction.

Submissions are evaluated by a three-person judging panel, with the award presented at the Annual General Meeting.

Learn more at **swacanada.ca/awards**

Sealant and Waterproofing Association of Canada