

Summary Table of Contents

Preface	v
Table of Contents	xi
Table of Cases	xvii
Black Spot or Big Chill: Consequences of <i>J. Cote v. Burnaby</i>	
<i>Chris Armstrong and Mike Preston</i>	1
How Ontario’s <i>Limitations Act</i> Preserves Construction Project Claims	
<i>Sandra Astolfo</i>	15
Municipal Power to Discriminate: The Impact of <i>Shell Canada Products v. Vancouver (City)</i> on Public Procurement	
<i>Steve Berezowskyj and Benjamin Clarke</i>	37
One Person, Two Hats – The Dilemma of the Design Professional	
<i>Andrea Lee & Markus Rotterdam</i>	51
Consolidation of Adjudications under Ontario’s New Construction Act (the “Act”)	
<i>James Little and Chris Moran</i>	75
Canadian Construction Law Reform: A Survey of Recent Developments in Builders Liens, Prompt Payment, Interim Adjudication and Mandatory Construction Bonding	
<i>Michael A. Skene and Dirk Laudan</i>	93
Index.....	133

Table of Contents

Black Spot or Big Chill: Consequences of *J. Cote v. Burnaby*

Editor's Note	1
1. INTRODUCTION.....	1
2. JURISPRUDENCE.....	2
2.1 <i>Cox Bros. Contracting & Assn. Ltd. v. Big Lakes (Municipal District)</i>	3
2.2 <i>Sound Contracting Ltd. v. Nanaimo (City)</i>	4
2.3 <i>Sound Contracting #2</i>	4
2.4 <i>Cie de construction & de développement Cris ltée c. Société de développement de la Baie James</i>	5
2.5 The Supreme Court in <i>B.C.G.E.U.</i>	5
2.6 <i>Christie v. British Columbia (Attorney General)</i>	6
2.7 <i>Trial Lawyers Assn. of British Columbia v. British Columbia (Attorney General)</i>	7
2.8 <i>Enter J. Cote & Son Excavating Ltd. v. Burnaby (City)</i>	8
3. OVERVIEW OF THE <i>J. COTE</i> CASE.....	8
4. IMPLICATIONS OF THE <i>J. COTE</i> DECISION.....	10
5. NEW QUESTIONS THAT REQUIRE JUDICIAL RESOLUTION	11
6. CONCLUSION.....	13

How Ontario's *Limitations Act* Preserves Construction Project Claims

Editor's Note	15
1. INTRODUCTION.....	15
2. OVERVIEW OF THE LAW	17
3. THE ONTARIO COURT OF APPEAL WEIGHS IN – WHEN IS A PROCEEDING AN APPROPRIATE REMEDY?.....	18
3.1 <i>407 ETR Concession Co. v. Day</i>	18
3.2 <i>PQ Licensing S.A. v. LPQ Central Canada Inc.</i>	22
4. LIMITS ON SECTION 5(1)(A)(IV)	25
4.1 <i>Walter Davies v. Davies Smith Developments Partnership</i>	25

5.	RELIANCE ON THE DEFENDANT’S EXPERTISE TOLLS CLAIM AGAINST THE DEFENDANT	27
5.1	<i>Zeppa v. Woodbridge Heating & Air-Conditioning Ltd.</i>	27
6.	RELIANCE ON THE DEFENDANT’S EXPERTISE TOLLS A CLAIM AGAINST OTHERS	30
6.1	<i>Presley v. Van Dusen</i>	30
7.	CONCLUSIONS.....	33
	APPENDIX A – TABLE OF CONCORDANCE.....	34
	Municipal Power to Discriminate: The Impact of <i>Shell Canada Products v. Vancouver (City)</i> on Public Procurement	
	Editor’s Note	37
1.	INTRODUCTION.....	37
2.	MUNICIPAL POWER TO DISCRIMINATE FOR BUSINESS PURPOSES	38
2.1	Scope of Municipal Powers	40
2.2	Constitutional Challenge.....	42
3.	DUTY OF PROCEDURAL FAIRNESS	44
4.	CONCLUSION.....	48
	One Person, Two Hats – The Dilemma of the Design Professional	
	Editor’s Note	51
1.	INTRODUCTION.....	51
2.	CONFLICTS OF INTEREST.....	52
2.1	Consultant’s Role as Administrator of Contract.....	52
2.2	Agent of and Paid by the Owner	54
2.3	Review and Comment on their Own Design	57
2.4	Profitability of Contract Administration Phase.....	59
3.	POTENTIAL WAYS TO REDUCE CONFLICT	60
3.1	Fee Adjustment	60
3.2	Incorporation of Codes of Ethics into Consulting Agreements.....	61
3.3	Eliminate Role Altogether	63

TABLE OF CONTENTS

3.4 Separate Contract for Architect in Charge of Administration Only 66

3.5 Reduce Scope of Consultant’s Decision-making Authority..... 67

3.6 Re-merging of Designer and Builder 70

4. CONCLUSION..... 73

Consolidation of Adjudications under Ontario’s New *Construction Act* (the “Act”)

Editor’s Note 75

1. INTRODUCTION..... 75

2. ADJUDICATION MADE FOR ONTARIO 77

3. CONSOLIDATION OF ADJUDICATIONS..... 80

3.1 International Approaches 80

3.2 Ontario’s Approach to Consolidated Adjudication..... 83

4. SO HOW DOES IT WORK? 87

4.1 What Can Contractors Expect?..... 88

5. CONCLUSION..... 91

Canadian Construction Law Reform: A Survey of Recent Developments in Builders Liens, Prompt Payment, Interim Adjudication and Mandatory Construction Bonding

Editor’s Note 93

1. INTRODUCTION..... 94

2. OVERVIEW OF DEVELOPMENTS IN CANADIAN CONSTRUCTION LAW..... 95

2.1 Part I 95

a) British Columbia 97

(i) *Prompt Payment & Adjudication*..... 97

(ii) *Mandatory Bonding*..... 98

(iii) *Other Reforms* 98

b) Alberta..... 101

(i) *Prompt Payment & Adjudication*..... 101

(ii) *Other Reforms* 102

c)	Saskatchewan.....	102
(i)	<i>Prompt Payment & Adjudication</i>	103
(ii)	<i>Mandatory Bonding</i>	104
(iii)	<i>Other Reforms</i>	104
d)	Manitoba.....	104
(i)	<i>Prompt Payment & Adjudication</i>	105
(ii)	<i>Mandatory Bonding</i>	106
(iii)	<i>Other Reforms</i>	106
e)	Ontario	110
(i)	<i>Prompt Payment & Adjudication</i>	111
(ii)	<i>Mandatory Bonding</i>	112
(iii)	<i>Other Reforms</i>	113
f)	Quebec.....	113
(i)	<i>Prompt Payment & Adjudication</i>	114
(ii)	<i>Other Reforms</i>	115
g)	New Brunswick.....	115
(i)	<i>Prompt Payment & Adjudication</i>	116
(ii)	<i>Mandatory Bonding</i>	117
(iii)	<i>Other Reforms</i>	117
h)	Nova Scotia	119
(i)	<i>Prompt Payment & Adjudication</i>	120
(ii)	<i>Mandatory Bonding</i>	120
(iii)	<i>Other Reforms</i>	120
i)	Prince Edward Island.....	120
j)	Newfoundland and Labrador.....	120
k)	The Territories	121
l)	Federal Government	121
3.	EXPECTED PROBLEMS AND POTENTIAL SOLUTIONS	122
3.1	Part II.....	122
a)	Insufficient Number of Available and Qualified Adjudicators.....	122
b)	Complex Claims	123
c)	Consistency of Legislation	128

TABLE OF CONTENTS

4. CONCLUSIONS.....	128
APPENDIX – REPORTS AND LEGISLATION	130