

Advocacy Seminar



Building Owners and Managers
Association of British Columbia



Context

- Government Regulations impact BOMA members.
- Part of our role is to make sure you are well positioned.
- We regularly engage public bodies on a variety of issues.
- We have the resources and skills to advocate on your behalf.
- We want to know from you what issues are affecting your business.



Political Environment

- Federal Election Likely Soon
- British Columbia Government Stable Majority
- Municipal Elections Coming Within Next 15 Months
- Ongoing and Evolving Regulations Affecting Our Sector



Federal Issues



- 1) National Building Code for Existing Buildings (2024)
- 2) Canada Infrastructure Bank and Deep Energy Retrofits
- 3) CECRA and CERS Pandemic Related Business Assistance Grants

Provincial Issues



- 1) Pandemic related concerns
 - Essential Personnel
- 2) Zoning and Property Taxes
 - Triple Net Leases
- 3) Low/Zero Carbon Policy Impacts
 - Benchmarking and Reporting Legislation
 - Electrification Plan
 - Greenhouse Gas Reduction Targets
 - Financing Tools (C-PACE) and Incentive Programs
 - 2030 Resiliency District strategies
 - EV Infrastructure and Carbon Credits
 - BC Building Code for Existing Buildings (2024)
- 4) Elevator/Equipment Maintenance and Safety (TSBC)
- 5) Labour Market Development
 - Skilled Trades Strategy (Workforce Development)
 - Educational Institutions
 - Diversity and Inclusion
 - Certification and Licensing of Third Party Property Managers

Municipal Issues



- 1) Permitting and Tenant Improvements
 - Demising Walls and Process Improvements
 - Sprinkler Systems
- 2) Operating Permits
 - Legionella Testing
- 3) Building Code for Existing Buildings (Vancouver)
- 4) Metro Vancouver Carbon Reduction Regulations
 - Waste Management Regulations (+Surrey and others)
- 5) Zoning and Property Taxes
 - Split Assessments
 - 2% Shift from Residential to Commercial
 - Revitalization Property Tax Credits (Resiliency)
- 6) Low/Zero Carbon Policies
 - Zero Emission Building Strategy
 - Benchmarking and Reporting
 - C-PACE Financing Options
- 7) Health and Safety
 - Property Crime/Graffiti

Other Issues



- How is Government affecting your business?
- How can BOMA BC or BOMA Canada help you?
- What are some more areas we should pay attention to?
- Are there issues in other municipalities we should champion?
- Is there anything else troubling that is keeping you up at night?

What's Next

- Join BOMA BC Advocacy Committee
- Follow up/Reporting Back on Major Issues
- Continuation of Advocacy Education Sessions
- Regular Coffee Sessions with me (if you want to)



Thank you!

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