

June 26th 2019

Select Standing Committee on Finance and Government Services
Room 224, Parliament Buildings
Victoria, BC V8V 1X4

By email to: financecommittee@leg.bc.ca

On behalf of the Building Owners and Managers Association of British Columbia (BOMA), thank you for the opportunity to make a submission to the Select Standing Committee on Finance and Government Services. We agree with the Province's objective to build a strong, sustainable and innovative economy for all British Columbians. Our recommendations outline opportunities to make this goal a reality.



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Energy and Environment

BOMA provides energy and environmental services to our members such as energy tracking services, energy training, energy management services, total waste management, and the national BOMA Better Environmental Standards (BOMA BEST) building management program. Developed in BC in 2003, BOMA BEST has recorded over 7,000 registrations across Canada and is growing internationally. BOMA BEST helps buildings continuously improve their energy performance and assists with water, energy, waste, accessibility and indoor air quality. These are all important factors to a healthy environment which have an impact on wellness and productivity.

BOMA has been an active participant in the Provincial Energy Step Code Council (ESCC) since its inception which has helped implement the new Energy Step Code in municipalities. BOMA believes there is a need for direct support to help transition the industry towards our climate action objectives. BOMA has proposed a significant expansion of our current programs and new initiatives to help building managers work with business tenants to achieve climate action targets.

BOMA provides Energy Management services in partnership with BC Hydro, as well as a Business Energy Advisor service through funding from the Ministry of Energy, Mines and Petroleum Resources Innovative Clean Energy Fund. This has been of great benefit to our industry, particularly the Class B and C older buildings, who have had less access to utility incentive programs. **We have identified a need for further support for energy reduction in Class B and C buildings and would encourage continued funding of the Business Energy Advisor position as well as financial incentives to help those buildings achieve their reductions.**

To help the province meet its CleanBC carbon reduction objectives, there is a need to provide our industry with a greater understanding of the tools that are available to them, such as Energy Star® Portfolio Manager. This will advance the business case for energy management, recognizing the value of benchmarking and monitoring, as well as the value derived from comparative data such as EUIs and Energy Star® scores. **BOMA recommends funding an Energy Star® Resource Centre that will positively impact the organization of energy and GHG data for commercial buildings in BC.**

Labour Market Development

BOMA has been engaged with the Ministry of Advance Education, Skills and Training to study the labour market needs of the commercial property and facility management sector. BOMA's Governance Advisory Committee of senior industry leaders have completed the third phase of the five-phase Sector Labour Market Partnership (LMP) Program. We have developed a three-year strategy to address the labour market challenges in our sector for the next decade.

BOMA is prepared to invest time and financial resources to implement this strategy, which will focus on training and matching employees from equity seeking communities such as indigenous peoples and women, with good paying, local jobs. According to the BC's Labour Market Outlook, Facility Operation and Maintenance Managers will be among the highest in-demand occupations in BC with nearly 5,000 openings needed over the next decade¹. **BOMA encourages the Province to support the Phase 4 Sector LMP Talent Strategy through the Canada/BC Labour Market Partnership Program to ensure there is a plan in place to address the labour market gaps and opportunities in the property and facilities management industry in BC.**

Property Taxes

Property taxes increasing at unsustainable rates for small businesses is an issue raised by many groups. Municipal officials have asked the Province to examine potential changes to our property assessment and tax framework which would have a significant impact on the commercial real estate sector. **BOMA BC would be pleased to be involved in those discussions and to suggest sustainable solutions to the issue of property taxes negatively impacting our communities.**

Resilient Communities

Resiliency reflects the the ability to recover quickly from difficulties or to adjust easily to change. BOMA is developing a 2030 Resiliency District² in the Capital Region District to highlight and assist buildings in achieving a 50% reduction in carbon emissions by 2030, as well as helping them to make accessibility improvements and seismic safety upgrades. **We would be interested in working with the Ministry of Energy, Mines and Petroleum Resources and other Ministries to help develop Resiliency Districts in different municipalities across the province.**

Resilient and safe communities can also benefit from increased communications capabilities for emergency situations. BOMA has implemented the *BOMA Alert* Emergency Mass Communications System to communicate directly to our members in the event of a natural disaster or large-scale emergency. The City of Vancouver Office of Emergency Management has committed to send critical information to BOMA when they hear about it, so we can relay information to our members, creating a communications infrastructure that is unrivaled in Canada. **BOMA recommends that the Province work with our association to fund a feasibility study on a 24-hour emergency monitoring communications service**, where events could be monitored in real time and be communicated directly to affected stakeholders.

¹ "British Columbia Labour Market Outlook: 2018 Edition" prepared by the Province of BC

² <http://www.2030districts.org/>

Development Permit Wait Times

BOMA supports the Minister of Municipal Affairs and Housing's advisory stakeholder group on ways to improve development and renovation wait times. **BOMA recommends the Province incentivize municipalities to prioritize or fast track permit applications that include energy reduction initiatives** and we would be pleased to work with staff to examine how that process could be developed.

Conclusion

BOMA has been a leader in transforming the commercial buildings industry toward energy efficiency and environmental responsibility. BOMA is proud to have such a productive working relationship with the Province through our shared initiatives and partnerships. We would like to further strengthen our engagement for the benefit of communities in all of regions of the province. With our focus on developing and maintaining resilient communities, there are opportunities for the Province of BC to play a stronger role in effecting even more positive change.

We believe the above recommendations can effect greater transformational change. We believe in the Government's commitment to build a strong, sustainable economy and look forward to helping bring more opportunities for British Columbians from all walks of life in all parts of the Province.

BOMA represents an industry worth an estimated \$200 billion³, which contributes \$3.5 billion annually to the provincial economy and employs 37,000 British Columbians⁴; more employees than the oil, gas and mineral extraction industries combined. Our industry supports the province's small businesses and provides community infrastructure that impacts British Columbians' lives every day. Our association has over 300 corporate members that own or manage the majority of commercial space throughout BC, as well as the businesses that support them. BOMA BC is an affiliated member with BOMA Canada and BOMA International.

Thank you again to the Select Standing Committee and to Provincial Staff for the opportunity to provide recommendations on spending priorities for the upcoming Provincial Budget. Please do not hesitate to contact us if we can provide any more information.

Sincerely,



Damian Stathonikos

President

Building Owners and Managers Association of British Columbia (BOMA)

³ Based on data in "BOMA Commercial Building Value" by BC Assessment for BOMA 2017

⁴ "Economic Impact of BC's Commercial Real Estate Sector" study by Deloitte for BOMA 2017