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December 13, 2018

## ASSOCIATION NEWS

### Biggest Christmas Luncheon ever!



We didn't think the Christmas Luncheon could get any larger but we smashed last year's record, with a whopping 875 people! The theme was Candy Cane Lane - our own take on the movie *Elf*.

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### Members rank BOMA BC's priorities

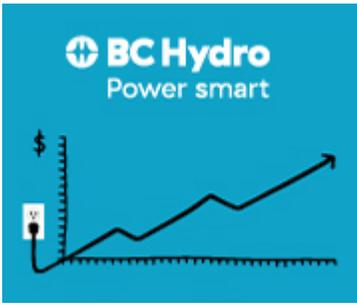
Earlier this year, BOMA BC members were asked to participate in a comprehensive survey ranking their priorities among BOMA's potential and existing service offerings.

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## GOVERNMENT AFFAIRS

### BOMA requests shift in property tax fixed levy

BOMA BC sent a letter to the City of Vancouver outlining a request for the city to consider a shift in the property tax fixed levy. [View letter here.](#)



### City of Victoria staff meet with BOMA on District 2030 partnership proposal



The BOMA Victoria Chapter has been leading discussions with the City of Victoria and the Municipality of Saanich to create BC's first 2030 Resiliency District, where participants would commit to reducing their energy consumption by 50% by 2030 from 2003 levels. We hope to have more information to share in 2019.



### Property tax discussions



BOMA met with other business associations to discuss the issue of property taxes and to brainstorm some potential solutions that will positively affect the business community.



## Development approvals process review

The province (or Minister of Municipal Affairs and Housing, Hon. Selina Robinson), has initiated a review of the local development approval process. This review will generate potential solutions or opportunities to address efficiency and effectiveness of the development approvals process.

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## City of Vancouver seeks input on businesses' space needs

The City of Vancouver is looking for the help of BOMA's members in spreading the word about a business survey currently underway (closes December 31, 2018). The survey is part of a review of Vancouver's employment lands and economy. This review will help develop a plan to ensure local businesses have enough land and floor space to support the growth of our economy.

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## REGULATORY NEWS

### BC Fire Code

The *BC Fire Code 2018* is effective December 10, 2018. The *BC Fire Code* is based substantially on the model *National Fire Code of Canada*. The *National Fire Code 2015* adopted 77 technical code changes and BC adopted most of them into the [BC Fire Code 2018](#).



### Tipping Fee Bylaw changes

The maximum total fees for garbage (0 to 1 tonne, 1 to 9 tonnes) provided in Metro Vancouver's November 6 notice did not include the \$5 per load transaction fee. This is clarified in the [2019 Tipping Fee Changes Notice](#).



## EVENTS & EDUCATION

### Brewery vs. Distillery Tour recap



In November, BOMA TNP (networking group for 40ish and under) went on a sold-out tour to Resurrection Spirits, Parallel 49 and Strathcona Beer Company. The coaches and guide were provided by Canadian Craft Tours.

Thank you to co-sponsors Bee Clean Building Maintenance and Haakon Industries!

[Click for more details!](#)



### TNP Panel Session with Leaders in Property Management

Four industry leaders will share their stories of how they got to where they are today. The February 7 session also includes a wine and cheese reception. If you would like to add colleagues to the TNP email list, please send their name and work email address to [sjones@boma.bc.ca](mailto:sjones@boma.bc.ca).

[Read More...](#)

## EVENT CALENDAR

<b>7</b> Feb 2019	<b>TNP Panel Session with Leaders in Property Management</b>  <a href="#">Read More...</a>
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<b>13</b> Feb 2019	<b>BOMA February Luncheon</b> The event will take place at BUILDDEX Vancouver. Details to come in January.
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Mar 2019

**BOMA Ski Day**

Early bird pricing ends December 31st!

[Read More...](#)**18**

Apr 2019

**BOMA Annual General Meeting**[Read More...](#)**18**

Apr 2019

**BOMA April Luncheon**

Save the date!

[Read More...](#)**GOOD TO KNOW****BOMA Canada Resilience Brief**

The BOMA Canada Resilience Brief is a tool to help building owners and managers begin to consider resilience and the potential risks imposed by extreme weather events. Following the disastrous 2016 Fort McMurray wildfires and the 2018 New Brunswick and Toronto floods, industry visionaries, led by BOMA Canada, published the first Resilience Brief. The latest version has the most up to date knowledge of resilience. Consulting this brief will assist you to better understand the risk imposed and possible adaptation strategies to protect assets and occupants.

[Download the Resilience Brief](#)**Limited natural gas supply**



## Unsafe asbestos abatement - it's not worth the risk

**Source: WorkSafe BC**

Asbestos exposure remains the leading cause of occupational disease in the province; those with the highest risk of exposure are maintenance, custodial and contract workers hired for repairs or renovations in and around commercial buildings. Under the Workers Compensation Act, commercial property owners are required to maintain any land "being used as a workplace in a manner that ensures the health and safety of persons at or near the workplace."

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## What are your cyber security risks?

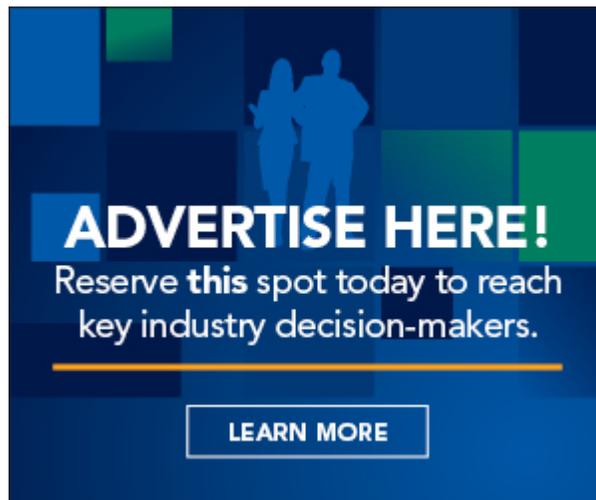
Cyber security threats have been expanding in both frequency and types of breaches over the years. Companies have correspondingly responded with measures to protect their information and their corporate systems. Threats exist for building operations too, and like corporate systems need be taken more seriously due to the ramifications that can be extensive around data loss, human safety, competitiveness and reputation. BOMA Canada created a guide to help create awareness of the risks. Download the [2019 Cyber Wellness Guide](#).



## Building Community, a book about the design and development of UniverCity

In his new book, award-winning urban planner and lecturer Gordon Harris reveals how he and his team master planned UniverCity, a landmark pre-built community that strives to produce net-zero energy, waste and water, and what takeaways other cities and developers can learn from the experience.





## AROUND THE INDUSTRY

### **Green standards reach new heights in Vancouver office tower development**

**Source: The Globe and Mail**

A new office tower in downtown Vancouver will be one of the first high-rises built to the net zero carbon emissions standard in Canada. To meet this standard, buildings have to offset all greenhouse gas emissions they create.

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### **Labour, materials cause big spike in B.C. construction costs**

**Source: Real Estate News Exchange**

Construction costs in the province are expected to rise significantly over the next year, with several factors to blame. This could stunt real estate development in Vancouver's downtown core and the North Shore.

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### **Okanagan developers are reviving urban centres with a mix of workplaces, greenspaces and lofty living**

**Source: OkanaganLife**

Okanagan developers believe a commercial real estate revolution is underway in the Valley, according to the 2018 HM Commercial Report. This study shows why Kelowna is one of the best places in retail real estate development.

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## Commercial Real Estate: Industrial strata market continues to climb

**Source: The Province**

The sales price for strata units continues to climb and Greater Vancouver developers are rushing to build more of these projects. More than half of future strata projects are to be built in Surrey and Richmond.

[Read More...](#)



## Young executives share expertise, views on Canadian CRE

**Source: Real Estate News Exchange**

Young commercial real estate executives shared their thoughts on the industry at the Real Estate Forum in Vancouver last month. Find out what they have to say about developments across the country, technology, and the advantages of family-owned private companies.

[Read More...](#)



## Gastown development involves preserving facade of historic McConnell Block

**Source: Vancouver Courier**

The façade of the historic McConnell Block in Gastown could be saved thanks to a conservation plan. If the City of Vancouver approves the development application, the development project would include commercial space and 38 market rental units.

[Read More...](#)



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