



Building Owners and Managers
Association of British Columbia

BOMA BC eNews

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June 9, 2020

ASSOCIATION NEWS

Award winners announced!



Above: QuadReal Property Group's Park Place team

Amid major disruptions to how office buildings are managed and operated, it was a treat to take an hour to celebrate companies and individuals at BOMA BC's first virtual awards event.

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First virtual meet and greet for new members

BOMA BC had several new members join in recent months. The Contact Committee wanted to give them a special welcome to the association even without the presence of in-person events. A Zoom meeting with breakout rooms was organized to allow for networking in small groups for the first set of members. We look forward to meeting the second half of the new members at our next scheduled virtual event!



Did you receive your copy of Office Space?



BOMA BC's annual leasing guide for office space was mailed out to principal members. If you didn't get a copy but would like to see the [digital version, click here](#). *Office Space* contains listings of commercial properties in the Lower Mainland.



Wesgroup's journey to operational excellence



In striving for operational excellence, Wesgroup Properties (1669 East Broadway team pictured above) made significant steps forward by working with BOMA BC during 2019. They used many of BOMA's resources and programs to assist them in identifying energy and environmental opportunities within their properties and to grow their sustainability platform.

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Fire Prevention Training



Candle use increases during the winter months and is a cause of home fires and home fire deaths. In the USA fire departments respond to an estimated 11,640 homes structure fires that were started by candles which caused 126 deaths, 953 injuries and \$438 million in direct property damage. Keep your occupants educated and safe.

[Download this free resource ready for circulation here. FireWise Consulting...education that saves lives.](#)

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GOVERNMENT AFFAIRS

City of Vancouver decreases business tax rate

On April 28, 2020, City of Vancouver council approved a tax share of 56.8% residential and 43.2% non-residential. This reflects a 0.5% tax shift from non-residential properties (Classes 2, 4, 5 and 6) to residential properties (Classes 1, 8 and 9) that was directed by council in April 2019 as part of the three-year tax shift program totalling \$15.8 million, at a rate of 1% in 2019, 0.5% in 2020 and 0.5% in 2021. This 2% tax shift was due to advocacy on your behalf by BOMA and other business associations.



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REGULATORY NEWS

Technical Safety BC's 2019 State of Safety and Annual Report

The State of Safety and Annual Report documents Technical Safety BC's work over the past year through stories and data on hazards, incidents and safety management of technical systems in BC.

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EVENT CALENDAR

10

Jun 2020

Solar energy in BC: commercial building perspectives

Topics include commercial building integration, BC Hydro's Net Metering program, building infrastructure, sizing a system for a commercial building and more.

[Read More...](#)

16

Jun 2020

Optimizing buildings for energy efficiency during a pandemic

Covers topics related to finding energy management opportunities in buildings including best practices related to ventilation and filtration, how to prepare for a second wave and measuring the energy impact of COVID-19 on buildings.

[Read More...](#)

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Hear from City of Vancouver's Development Permitting Department

Jun 2020

BOMA is excited to welcome Jessie Adcock, the new General Manager of Development, Buildings and Licencing at the City of Vancouver as she gives an overview of the city's development and permit processes and speaks about changes that are on the horizon.

[Read More...](#)

20

Aug 2020

BOMA Golf Classic

The date is still saved at Northview Golf and Country Club in case social physical distancing rules are relaxed.

27

Aug 2020

BOMA Boat Cruise

This afternoon harbour cruise may soon become your favorite BOMA event. Our back-up date is August 27 - we hope it will be business as usual by then.

27

Oct 2020

BOMEX

The annual BOMEX conference is moving online for 2020! BOMA Canada will host a virtual conference the week of October 26 with a great line up of educational sessions, speakers and networking opportunities. We look forward to seeing you at our rescheduled Vancouver conference in 2021. Details on both events to follow!

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Dec 2020

BOMA Christmas event

The committee is re-imagining what the Christmas Luncheon will look like. We'll keep you posted!



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Background image shows a city skyline with a waterfront.

NATIONAL NEWS

Apply now for the Net Zero Challenge!

BOMA Canada is excited to announce year three of the Net Zero Challenge, supported by Natural Resources Canada and sponsored by Bullfrog Power, a Spark Power company. This year's Net Zero Challenge presents some unique challenges given a world-wide pandemic.

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GOOD TO KNOW

Collecting arrears from tenants seeking protection or bankruptcy

Source: Singleton Urquhart Reynolds Vogel LLP

Commercial landlords with tenants in arrears should be mindful of the possibility of tenants seeking protection under the Companies' Creditors Arrangement Act (CCAA) or filing for bankruptcy, as the process for recovering those arrears may be significantly more complicated.

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BC Hydro Energy Manager Program changes and training plan

Among the changes is a doubling of the incentive for property management to \$300,000 and BC Hydro will now pay 100% (up to \$0.15/sq ft) for continuous optimization projects.

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Building envelope and indoor air quality

Source: Tremco

The building envelope consists of features of the building such as roof, walls, doors, windows and any other items or areas that limit the uncontrolled movement between the inside and outside of the building. The connections between the features of the building keep the envelope sealed.

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Improve your Building's Energy Performance



Would it be helpful to see your building's energy usage at a glance? At little or no cost to you, Trane can provide a snapshot and analysis of your building's energy profile, and outline action plans and recommendations for improvement. With just one year of energy data, Trane professionals will provide you with insights into cost savings and sustainability. Why? Because if you can see a problem, you can change it.

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AROUND THE INDUSTRY

Federal rent aid flaws delaying applications: BC commercial landlords

Source: Vancouver Sun

Commercial landlords and small businesses in BC want the federal government to fix problems in the federal rent assistance program that they say have delayed aid for owners and tenants.

[Read More...](#)



COVID-19: B.C. bans evictions by commercial landlords who refuse rent assistance

Source: The Vancouver Sun

Landlords who are eligible for rent relief from the federal government and don't accept it will not be allowed to evict businesses that are unable to pay rent.

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Allied Properties REIT buys Gastown's Landing

Source: Western Investor

The 115-year-old Landing, a mixed-use landmark in Vancouver's Gastown, has been purchased by Allied Properties Real Estate Investment Trust based in Toronto.

[Read More...](#)



Policy expert tells Vancouver council economic recovery ‘slow, bumpy and painful’

Source: Vancouver Is Awesome

Slavi Diamandiev, an economic advisor at Vancouver’s Deloitte office, said he expected the price of real estate in Vancouver and the jobs tied to it to be “damaged” as the pandemic persists.

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Coronavirus delays new \$156-million UBC student housing complex

Source: Daily Hive/Urbanized

Financial uncertainties caused by COVID-19 are pausing the second phase of UBC’s Brock Commons, a mixed-use development with student housing.

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Downtown Vancouver office space coming available as companies leave

Source: Vancouver Sun

The sub-lease market is seeing an increase in office space available as companies are looking to leave downtown.

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Telus to build regional HQ, featuring ‘landmark architecture,’ near Crystal Garden

Source: Times Colonist

Telus Communications Inc. will purchase the Apex site at Douglas and Humboldt streets in Victoria from the city. The company says it will build its regional headquarters there.

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UBC to open a major campus in downtown Kelowna

Source: URBANIZED/Daily Hive

UBC is planning to build a satellite campus in downtown Kelowna. The development will have between

80,000 and 100,000 square feet of space.

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Kent council votes 4-1 in favour of Teacup properties development

Source: BC Local News

The district of Kent has voted in support of the removal of the Teacup properties from the Agricultural Land Reserve, 11 hectares of prime farmland that has been the subject of debate and controversy for years.

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