

October 12, 2023

ASSOCIATION NEWS**BOMA Luncheons in October****OCT 19 - VANCOUVER****OCT 23 - VICTORIA****OCT 25 - KELOWNA****We hope you're hungry—The Association has three exciting Luncheons this month!**

In Vancouver, hear Providence Health Care discuss its groundbreaking St. Paul's Hospital project. In Victoria, we'll explore the future of workspaces post-COVID, featuring several influential industry leaders. And finally, in Kelowna, joined by Royal LePage Commercial, we'll dive into the booming Okanagan industrial market.

[October 19th \(Vancouver\):](#)**[BOMA October Luncheon - Providence Project: The New St. Paul's Hospital](#)****[October 23rd \(Victoria\):](#)****[BOMA Victoria Chapter | Hybrid Horizons: The Changing Path Forward for Office Spaces in BC](#)****[October 25th \(Kelowna\):](#)****[BOMA Okanagan Luncheon: Industrial Market Insights](#)**

(View all our events below)

[Read More...](#)**Congrats to BOMA Canada's 2023 Award Winners!**



2023 AWARD WINNERS

Source: renx.ca

BOMA Canada held its annual national awards gala on Sept. 28 to cap off the sold-out BOMEX 2023 conference, announcing 27 award winners in a variety of categories.

Congrats to BOMA BC members **GWL Realty Advisors** for Hoskins (BC), BOMA BEST in the Light Industrial category, and **Vancity** for the Newton Community Branch of Vancity Vancouver City Savings Credit Union, Rick Hansen Foundation Accessibility Challenge Award!

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Prepare Your Properties - Attend the ShakeOut BC Webinar!



Enhance your emergency management skills and protect your tenants — attend the ShakeOut BC Webinar!

Led by 30-year Security and Life Safety Industry veteran Victor Smart of WPS Disaster Management Solutions, this session will guide you to effectively prepare your properties and tenants for seismic events and other building-related emergencies.

[Read More...](#)

Welcome to BOMA BC!

NEW MEMBERS | SEPTEMBER 2023

We had a collection of new members join the Association in September. Please join us in welcoming them to BOMA BC!

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SECURE YOUR PROPERTY WITH MOBILE PATROLS.



Stay vigilant with mobile patrol security. Our team at Guardteck conducts scheduled or randomized patrols to deter criminal activity. We secure properties by checking doors, windows, and managing trespassers. We also offer assistance with locking and unlocking procedures and provide rapid response to incidents and alarms. Contact us today to learn if mobile patrol is the right solution for your property's security needs.

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REGULATORY NEWS

Fee Hikes Eyed for Vancouver Rezoning, Development, and Building Permits

Source: Daily Hive Urbanized

The City of Vancouver is increasing the cost of hundreds of types of new building development permit applications for an average 9 per cent overall increase.

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GOVERNMENT AFFAIRS

Metro Vancouver Solid Waste Plan - Consultation



Metro Vancouver's Solid Waste Management Plan is over 10 years old, and they want your input into the guiding principles for a new plan. Between now and November 3, 2023, you can take part in series of engagement workshops or complete a short [5-minute questionnaire](#) to help Metro Van understand your priorities.

[Read More...](#)

OSFI Increases Scrutiny on CRE Lending

Source: CommercialFinancial PostOSFI report

The [Office of the Superintendent of Financial Institutions](#) (OSFI) is increasing scrutiny on how Canada's largest financial institutions are managing their commercial real estate portfolios amid rising interest rates that are creating vulnerabilities in the sector.

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EVENTS & EDUCATION

Maximize Your Facility Investments!



ROI-DRIVEN FACILITY ASSET MANAGEMENT - 5 STEPS

Provided by:



Learn strategic steps – from assessment to proactive planning – that can extend asset life and cut costs by up to 60%. This article provides a methodic facility management approach that goes beyond mere repairs.

[Read More...](#)

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For over 50 years, Bee-Clean Building Maintenance has been providing expert cleaning, restoration, consulting and facilities services to valued clients in the public and private sectors, 24 hours a day, 365 days per year: Our Business is taking care of yours.

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GOOD TO KNOW

Take the Rick Hansen Foundation's Building Without Barriers Challenge!



A Challenge to Building Owners & Managers

Enhance accessibility in your properties for the one in five Canadians with disabilities, caregivers, parents with strollers, and the elderly. Certify at least three buildings with Rick Hansen Foundation Accessibility

Certification to demonstrate your commitment to inclusivity and become a leader in accessibility and inclusion. Don't miss the opportunity to make a difference and promote an accessible future for all.

[Read More...](#)

A Responsible Approach to Infection Prevention

Source: REMI Network/Facility Cleaning & Maintenance

To prevent the spread of germs in a building, cleaning crews should develop a two-step approach to infection prevention that includes both thorough cleaning and disinfecting.

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Fee Changes in Effect on January 1



**NEW FEE
SCHEDULES**

Technical Safety BC will implement fee changes from January 1, 2024. Most fees will increase by 7%, and uniform fees will be charged for certification exams and services across all technologies. The adjustments aim to cover rising costs while minimizing the impact on clients. Certification exam fees have been reduced following feedback, especially benefiting newcomers in trades and professions.

[Read More...](#)

Operational Tech Ripe for More Ransomware Attacks

Source: REMI Network/Canadian Property Management

While real estate remained relatively unscathed from the increase in ransomware attacks, operational technology is likely to become a bigger target in the coming years.

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EVENT CALENDAR

18

Oct 2023

ShakeOut BC Webinar

11:30 AM - 1 PM PDT | Zoom

[Read More...](#)

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Oct 2023

BOMA October Luncheon - Providence Project: The New St. Paul's Hospital

11:30 AM - 1:30 PM PDT | Fairmont Hotel Vancouver, 900 West Georgia St, Vancouver, BC

[Read More...](#)

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Oct 2023

BOMA Victoria Chapter | Hybrid Horizons: The Changing Path forward for Office Spaces in BC

11:30 AM - 1:30 PM PDT | Hotel Grand Pacific , 463 Belleville Street, Victoria, BC

[Read More...](#)

25

Oct 2023

BOMA Okanagan Luncheon: Industrial Market Insights

11:30 AM - 1 PM PDT | Coast Capri Hotel, 1171 Harvey Avenue, Kelowna, BC

[Read More...](#)

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Nov 2023

QBT Session: Commercial Drain and Sump System Maintenance

11:30 AM - 1 PM PDT | 1035 West Pender Street, Vancouver, BC + Zoom

[Read More...](#)

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Nov 2023

BOMA November Luncheon - Save-the-date!

11:30 AM - 1:30 PM PDT | Fairmont Hotel Waterfront, 900 Canada Place, Vancouver, BC

[Read More...](#)

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Nov 2023

BOMA Victoria Chapter | Christmas Luncheon - Save-the-date!

11:30 AM - 2 PM PST | Grand Pacific Hotel, 463 Belleville Street, Victoria, BC

[Read More...](#)

1

Dec 2023

BOMA Christmas Luncheon - Save-the-date!

11:00 AM - 2 PM PST | BC Ballroom, Hotel Vancouver, 900 W Georgia Street, Vancouver, BC

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NATIONAL NEWS

Downtown Vancouver No Longer Has Canada's Lowest Office Vacancy Rate for a Major City Centre

Source: Daily Hive Urbanized

Toronto has surpassed Vancouver as the Canadian city with the lowest vacancy rate, with 11 per cent of its downtown office space left vacant compared to Vancouver's 11.9 per cent.

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IWG to Open 13 New Flexible Workspaces in Canada

Source: Real Estate News Exchange

With vacancy rates in Canada getting close to 18 per cent, IWG announced it plans to open 13 new co-

working spaces across the country, including two in British Columbia.

[Read More...](#)

Evolving Technology a Lifeline to Saving Canada's Heritage Buildings

Source: Daily Commercial News

The changing climate is causing many historical sites to experience repairs, site instability or traumatic events, and new construction and engineering technology will be needed to preserve the buildings in the long term.

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AROUND THE INDUSTRY

Arthur Erikson Place – DHW CO2 Heat Pump Case Study



This case study showcases the replacement of natural gas-fired DHW boilers serving the tenant spaces of the iconic Arthur Erikson Place, on W. Georgia Street in downtown Vancouver, with a CO2 domestic hot water (DHW) heat pump system for an estimated savings of 700 GJ of natural gas per year. The project team sourced funding from BC Hydro as well as a competition for Innovation in Sustainability for the project.

[Read More...](#)

Plans for New Burnaby City Hall in Metrotown Cancelled Over Cost

Source: Daily Hive Urbanized

After a public consultation, the Burnaby City Council discarded a plan to build a new City Hall campus and will instead redevelop the current location north of Deer Lake.

[Read More...](#)

New Vancouver Art Gallery Breaks Ground

Source: REMI Network/Canadian Facility Management & Design

Ground broke on the Vancouver Art Galley's new location in downtown Vancouver as the project moved into its final fundraising push.

[Read More...](#)

Construction Starts on \$2.9B Surrey Hospital

Source: REMI Network/Canadian Facility Management & Design

Construction began on a \$2.9 billion hospital that is scheduled to open in Surrey in 2030, bringing 168 more hospital beds to the city.

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