



2020 Annual Report

BOMA
— CALGARY

INFO@ BOMA.CA 403.237.0559

“...having BOMA stand up and represent our industry to the government and key decision makers is invaluable. The importance of this supportive lifeline through any crisis cannot be understated. I am grateful to be a part of the BOMA community, and highly recommend membership to anyone considering joining.”

Teddi Poworoznik, Property Manager - Suncor Energy Centre, Brookfield Properties

About BOMA

- Incorporated as a not-for-profit entity under the Societies Act of Alberta.
- A member-driven, committee-run organization that is locally autonomous.
- A member of BOMA Canada, a body that represents the industry nationally, and is federated with BOMA international.
- Affiliated with BOMA International, headquartered in Washington, D.C.
- This 19,000 member organization represents building industry groups around the world.

Mission and Vision

VISION: BOMA Calgary is the valued source of knowledge and leadership for commercial real estate.

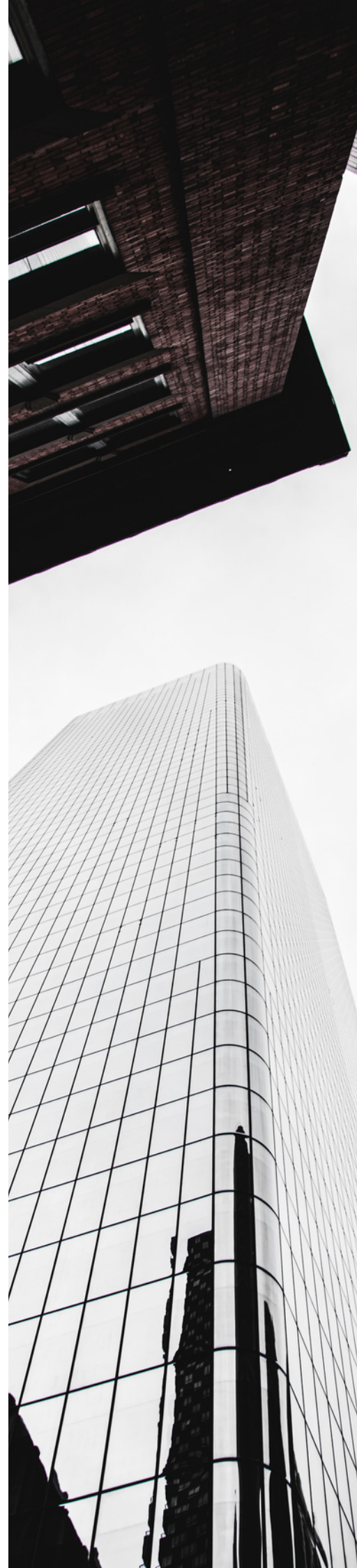
MISSION: BOMA Calgary demonstrates commitment to building excellence in the commercial real estate sector through advocacy, education and professional relationships.

Message from the Chair & Executive Director

The past 13 months have presented all of us in the commercial real estate industry with unprecedented challenges. As the pandemic hit, BOMA members were at the forefront of the response. You assisted tenants in understanding the restrictions, accessing government support programs, and making rent payments. You also adjusted policies and protocols to ensure that buildings were distanced, cleaned, and safe. You rose to the occasion for your tenants, your organizations, and to support the important collective effort in stopping the spread.

For us at BOMA Calgary, the challenges we face have likewise forced us to re-imagine our role and the ways in which we provide value to the industry and those who comprise it. **Our role as an association boils down to three key pillars: advocacy, education, and professional networking.** While social distancing requirements have made action in these areas difficult, it was quickly apparent that the three pillars would be even more important to the value provided to each BOMA Calgary member.

From the outset, the pandemic brought with it a level of government intervention and involvement in this industry in ways previously unimagined. Throughout, BOMA Calgary has been representing the industry as governments enact wide-ranging policies that impact members. This includes senior-level advocacy on the previous Canada Emergency Commercial Rent Assistance Program (CECRA), the Canada Emergency Rent Subsidy (CERS), and the Provincial Government's Bill 23.



As important as all of this work with senior levels of government has been, **BOMA Calgary's involvement as an invited partner at the the Calgary Emergency Management Agency's (CEMA) Emergency Operations Centre (EOC) has been equally valuable in ensuring our industry's voice is heard**, and that our needs are considered as the City responds with its own actions, including +15 closures, elevator restrictions, signage, and vulnerable populations.

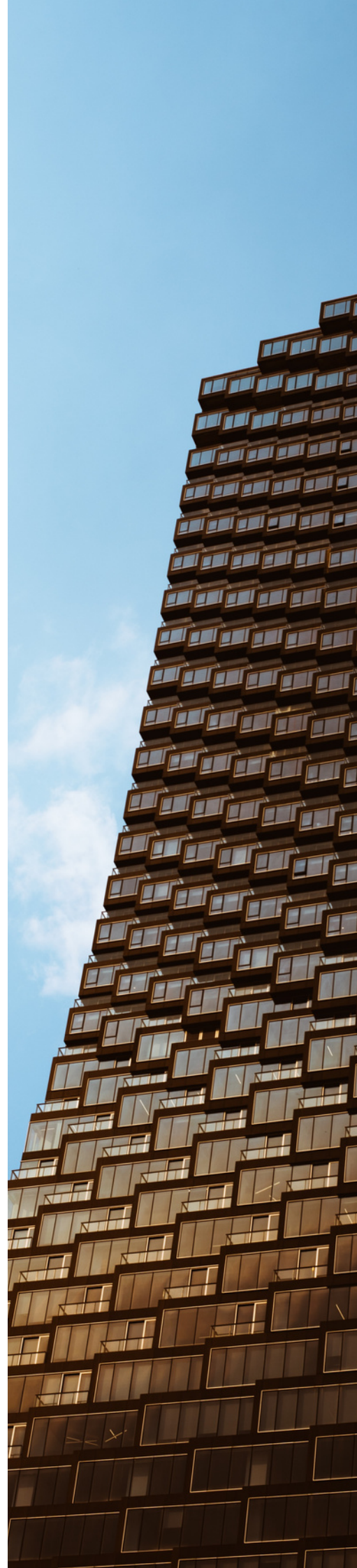
Education also remained a priority, and the ever-shifting rules meant that BOMA Calgary had a key role to play in curating the most important and relevant information to share with the membership through sessions such as **the two Return to Work Townhall sessions hosted in June, and September.**

Professional networking as we have come to commonly understand it was a significant challenge, but it doesn't mean it can't be done. While nothing can replace mixing and mingling at a signature BOMA event, 2020 still provided opportunities for those in the industry to meet new industry colleagues at events like the **TC Energy BOMA Excellence Award**, as well as the magic of a **BOMA Christmas Luncheon** as **Chris Funk** awed guests with a live, interactive magic show that brought the industry together to celebrate the season.

So while we are exceptionally proud of the way we responded to the pandemic and delivered value to the membership through these tough times, we are excited to take these learnings into 2021 and beyond to continue on our mission to be the pulse of commercial real estate in Calgary.

Richard Morden, Chair, BOMA Calgary
Senior Vice President, Office, Western Canada
QuadReal Property Group

Lloyd Suchet, Executive Director, BOMA Calgary



Board of Directors

Richard Morden, QuadReal Property Group (Chair)
Rob Blackwell, Aspen Properties (Vice-Chair)
Candace Walker, Brookfield Properties (Treasurer)
Lee Thiessen, MNP LLP (Past Chair)
Aaron Pratt, Allied Properties REIT
Art Skow
Blair Carbert, Carbert Waite LLP
Carla Fedele, Choice Properties
Christine White, Oxford Properties Group
Dan Lindsay, GDI Facility Services
Todd Thronson, Avison Young Real Estate (Alberta) Inc.

Become part of a vibrant,
connected, exclusive network.

Build relationships within Calgary's
commercial real estate community;
learn, grow & succeed.

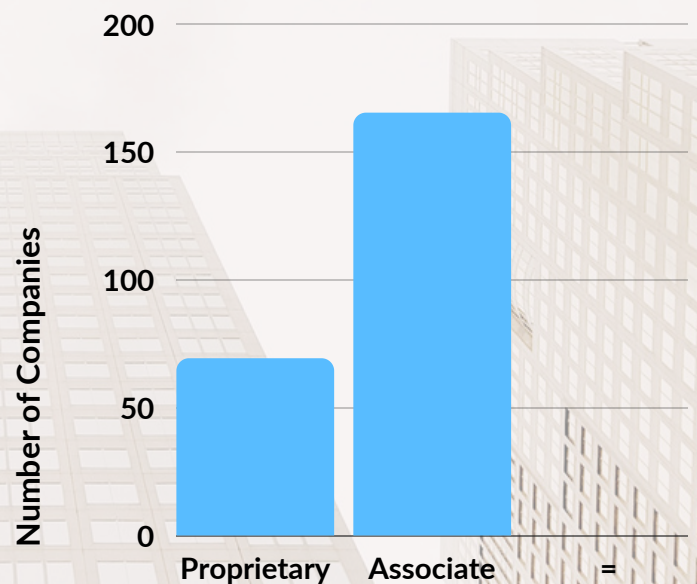
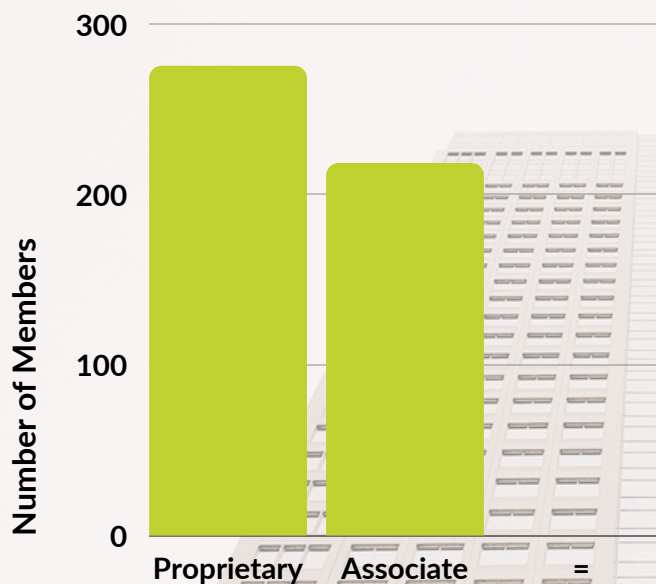
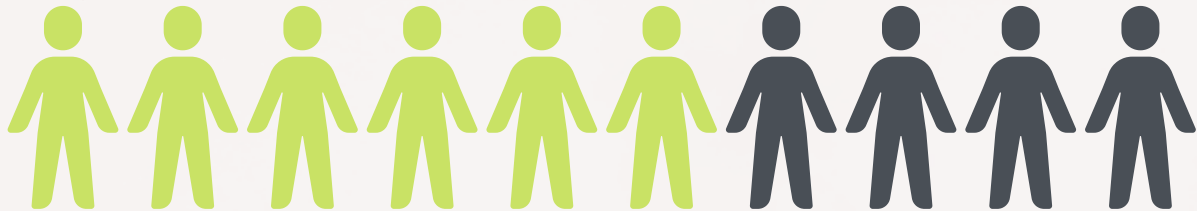
Join us!



Membership

"I am proud to be part of the BOMA community! They enrich my life through the relevant speakers, industry leading education, and engaging networking..."
"BOMA understands the macro issues facing us and advocates for progress.
BOMA is essential!"

Lance Merrifield, General Manager at Epic Roofing & Exteriors



493 Members

234 Companies

New 2020 Member Companies

Botting & Associates

Golden Triangle Construction Management

Allmar Inc.

Cubex Ltd.

Fire Ant Contracting Ltd.

ESC Automation

Couture Industrial Projects

SBL Contractors Ltd.

Middlemiss Meyer Elevator Interiors

CMI Sales Inc.


Arts Commons


FMCP


Canada Mat

Sign Guru South Inc.

Voltus

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 BOMA Calgary

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BY THE NUMBERS

REVENUE

\$ 733,834

EXPENSES

\$ 663,061

NET REVENUE

\$ 70,773



- Through the pandemic, BOMA Calgary and our industry partners have been at the table representing the industry as the municipal, provincial, and federal governments have enacted policy and legislation that directly impacts the commercial real estate industry.
- BOMA Calgary and our partners have also been active throughout the pandemic in working with the provincial government, including important advocacy on issues like evictions moratoriums and tenant relief.
- BOMA and our industry partners continue to engage with senior levels of the federal government advocating for quick fixes to the Canada Emergency Rent Subsidy (CERS) that will support tenants and ensure more businesses have access to the benefits.
- BOMA Calgary met with the Honourable Jim Carr, Special Representative to the Prairies, as part of the federal pre-budget consultations process with representatives from the commercial real estate industry.
- BOMA Calgary met Doug Schweitzer, Minister of Jobs, Economy, and Innovation as well as Invest Alberta to highlight the role of the CRE industry in Alberta in attracting investments to the province.
- BOMA Calgary is a key stakeholder as the City and Province move forward on the Green Line LRT project, and together with industry partners successfully advocated for improvements to the final plan.



- BOMA Calgary was a key stakeholder in development of the revamped Real Estate Council of Alberta (RECA), and forcefully advocated for more fair representation for the commercial sector.
- We are currently working with the City of Calgary's Building Maintenance Bylaw team to develop and distribute an education supplement on the benefits of current program, while ensuring the scope of the bylaw isn't drastically expanded.
- As members of the City of Calgary's Climate Panel, we are working with the City of Calgary to develop a climate adaptation plan and provide industry feedback to the City's initiatives and direction.
- We are engaging with the Safety Codes Council to clarify and seek a solution to the problematic 2018 changes to out of operation escalators that is negatively impacting industry members.
- Members of the Government Affairs Committee provided written feedback to the City of Calgary on the Stephen Avenue revitalization project plan, including highlighting concerns and opportunities for the project.
- We were engaged with the City of Calgary's Financial Task Force on recommendations and strategic direction.



NOTABLES

BOMA Calgary remains an invited member of the Calgary Emergency Management Agency (CEMA)'s Emergency Operations Centre as the City addresses the COVID-19 Pandemic. To date, we've sent 15 pandemic related updates that impact our members.

OneSource Canada Facility Services Inc renewed as a corporate sponsor for the 8th consecutive year!

- BOMA Calgary was present at the 2021 City of Calgary Climate Symposium, presenting on the benefits of the BOMA BEST program.
- Despite starts and stops, BOMA Calgary was able to go forward with the 2020 TC Energy BOMA Excellence Awards and hosted a live virtual event with 100+ attendees.
- Couture Industrial Projects, MNP LLP, Canem Systems, Western Electrical Management Ltd, Smith + Andersen, Labbe Leech Interiors, BGE Indoor Air Quality Solutions, The Restorers Group and Garda have signed up for the Annual Sponsorship Program.
- BOMA Calgary supported the City's development and launch of the voluntary Commercial Building Energy Benchmarking Program.
- BOMA Calgary's Mentorship Program continues to help professionals develop their skills and forge relationships, with seven (7) pairs participating in the 2020/21 virtual program.
- Building Operator Program successfully trained 14 students virtually for the first time.

Five (5) BOMA Calgary Excellence Awards winners were recognized during the National Awards ceremony with four (4) member companies winning their respective categories.

2020 TC ENERGY BOMA EXCELLENCE AWARDS WINNERS



QuadReal team at Western Canadian Place

- **The Malcolm Bryce Award** - Parnell Lea, Brookfield Properties and Dr. Glen Kitteringham CPP, Kitteringham Security Group Inc.
- **The Property Management Team of the Year Award** - Western Canadian Place, QuadReal Property Group
- **The Building Operator of the Year Award** - James Laing, Manulife Investment Management
- **The Chief Engineer of the Year Award** - CJ Curtis, QuadReal Property Group
- **The Building Operations Team of the Year Award** - Brookfield Place, Brookfield Properties
- **The Pinnacle Award for Innovation** - Epic Roofing & Exteriors
- **The Pinnacle Award for Customer Service** - Pinchin Ltd.
- **The Pinnacle Award for Above and Beyond** - ServiceMaster of Calgary
- **Earth Award in the Office Category** - 205 Quarry Park, Epic Investment Services
- **TOBY Public Assembly** - Head Smashed - In Buffalo Jump, Alberta Infrastructure
- **TOBY Industrial Building** - Starfield Logistics Centre, Triovest Realty Advisors
- **TOBY Office Under 100,000 sq. ft** - 160 Quarry Park Blvd SE, Manulife Investment Management, Real Estate
- **TOBY Office 100,000 -249, 999 sq. ft** - Canada Place, Triovest Realty Advisors
- **TOBY Office 250,000 - 499,999 sq. ft** - The Edison, Aspen Properties

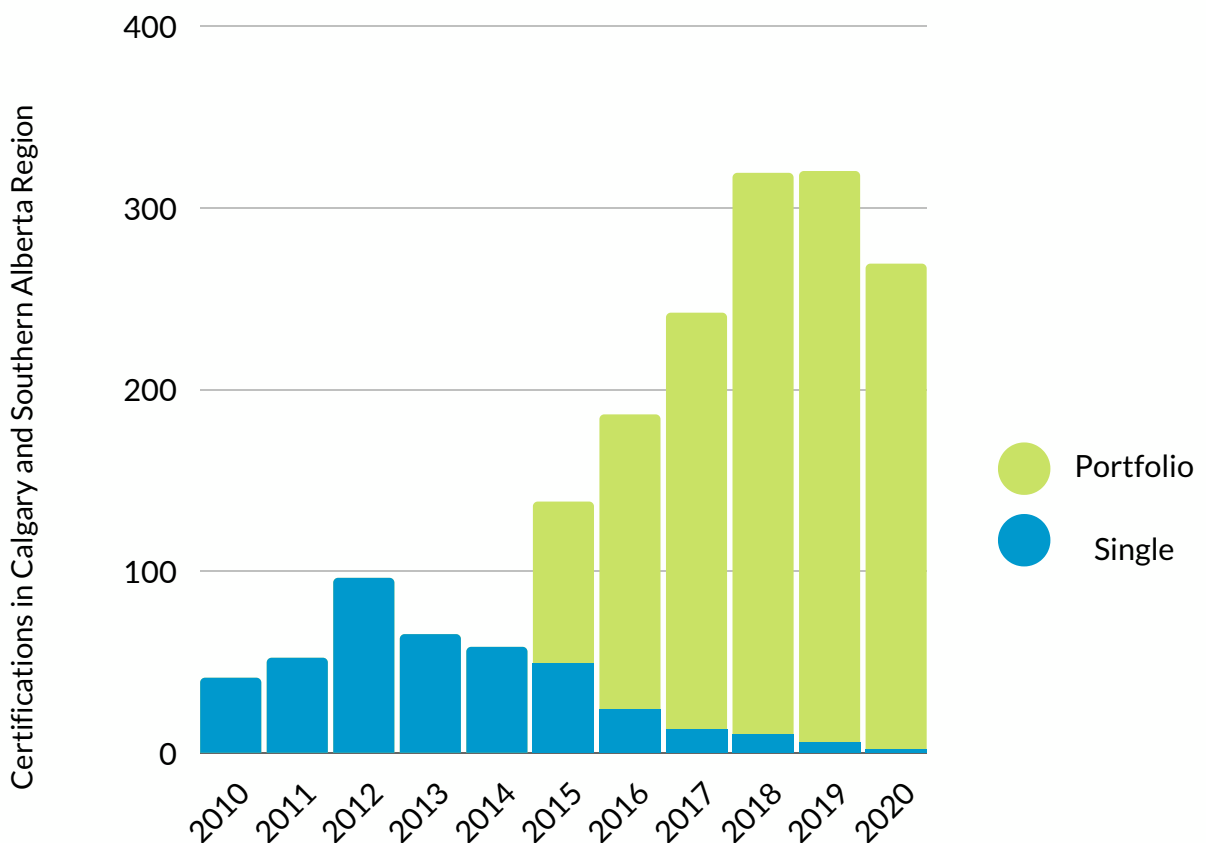


BOMA BEST BY NUMBERS

BOMA BEST is one of the main tools we use for driving our sustainability platform.

It is not just a tool for measuring where you are at, but also provides you with guidance on how you can improve your practices and continue to reduce your impact.

Art Skow, Vice President, Property Management Alberta



Made for the industry by the industry, BOMA BEST is Canada's largest environmental assessment and certification program for existing buildings.

For more info please visit bomacanada.ca/bomabest

A low-angle, black and white photograph looking up at several skyscrapers. The central building is a modern glass skyscraper that dominates the frame, reaching towards the top. To its left is a brick building with several windows. To its right is another glass skyscraper. The sky is a uniform light gray. The text "THANK YOU" is centered over the image in a large, bold, sans-serif font.

THANK YOU

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