

Shaping Tomorrow, Today

Yearbook 2024

BOMA Canada

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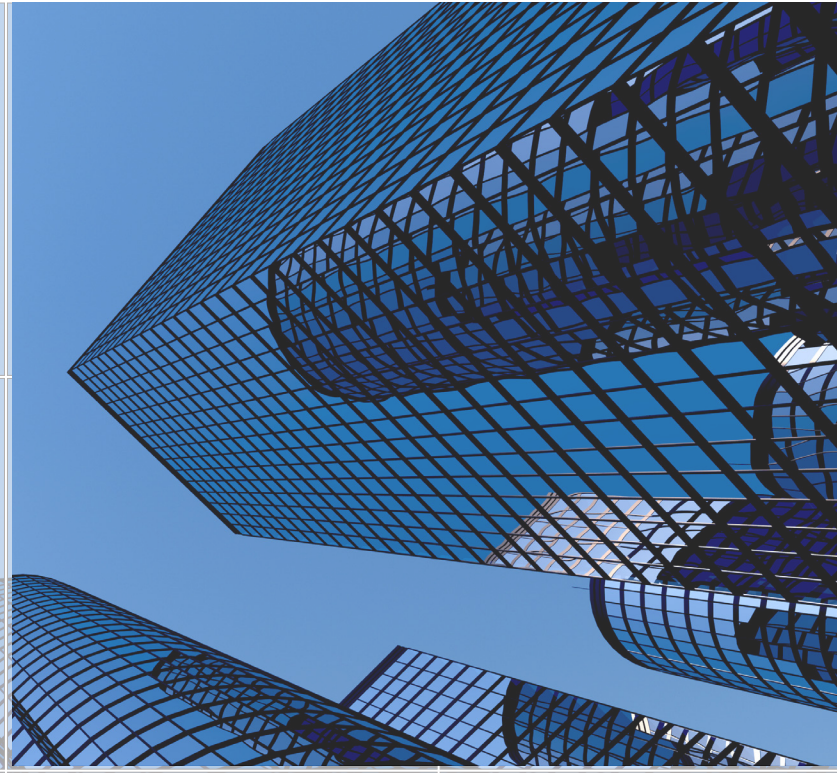
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TEAM, BOARD OF DIRECTORS, NATIONAL ADVISORY COUNCIL



Dear BOMA Community,

This past year saw the commercial real estate industry, once again, demonstrate its collective resilience and adaptability as it dealt with numerous challenges head on. As we reflect upon the past twelve months, we could not be prouder of our thousands of members and the roll BOMA played in supporting you in your success.

In 2024, our industry embraced new technologies and turned potential disruptions into opportunities for growth. As regulations tightened, we actively implemented and advanced environmental, social, and governance practices, elevating our industry's already impressive standards.

Through it all, BOMA Canada proudly stood as the voice of our industry. In cooperation with our eleven Local Associations across Canada and in collaboration with an army of BOMA volunteers, we produced and delivered an array of invaluable resources, empowering our members to not just meet these challenges head-on, but to thrive in the face of them. Our collective success is a testament to the power of collaboration.

Together, we've advocated for policies that support our industry's growth, shared best practices, and fostered innovation that will help shape the future of commercial real estate. BOMA continues to be the place where our industry comes to find meaning, collaboration and community.

Looking ahead, BOMA Canada will continue to serve as a reliable resource for the commercial real estate industry. We understand that excellence is an ongoing process, particularly in a dynamic environment. Our goal is to maintain high standards of performance while promoting the industry to drive forward. And we know that we will succeed, because ultimately we rely on you. Thank you for your continued trust and support. Here's to another year of growth, innovation, and success in the commercial real estate industry.



Neil Lacheur
Chair
Avison Young



Benjamin L. Shinewald
President & CEO
BOMA Canada



PROGRAMS

BOMA BEST, BOMEX, BOMA Gives Back, ENSPIRE, 100,00 Trees

Our stakeholders recognize the importance of taking action and want to be part of the solution. BOMA BEST is our community's response to meeting the key challenges we face – and to showcasing our industry at its best.



BOMA BEST
SUSTAINABLE

BOMA BEST
SMART

BOMA BEST by the Numbers

This year, BOMA BEST continues to advance sustainable property management across borders. With a growing number of certifications issued, properties enrolled, and millions of square feet under BOMA BEST certification, our program supports high standards in environmental performance and management.

Operating across multiple countries and working with a dedicated team of verifiers, we're proud to empower the commercial real estate industry to reach its sustainability goals.

2024 Wrapped

1 B
Sq. Ft. Certified

4800+
Properties

2278
Users

712
Certifications
(Expected 2024)

14
Countries

5
Continents



Helping You Today...







Navigating **BOMA BEST** Series

VIEW MORE

- **Vol 1:** Details on Energy, Carbon, and Water Focus Areas
- **Vol 2:** Details on Indoor Air Quality and Hazard Management Focus Area
- **Vol 3:** Details on Accessibility and Wellness and Resilience and Site Focus Areas







BOMA BEST Insights

- Can Smart Sensors Drive Sustainable Initiatives?
- Six Reasons Why AI Is About to Make Tenants Positively Giddy
- From an institutional investor perspective, is it time to break up ESG?

READ MORE

BOMA BEST SUSTAINABLE

BOMA BEST SMART

Resources for Your Success

The BOMA BEST team has been hard at work providing the industry with resources to help support your sustainability journey. From a fee calculator to insightful articles on the latest trends and series of breakdown of webinars, we're doing our best to help you every step of the way.

To date, we provided more than 10 insightful pieces on where our indsutry is going and we've helped more than one thousand of you on your buildings journey on sustainability with our Navigatiing BOMA BEST series. Our sustainability commitment to you is continuing our shared mission to advance our industry for a smart and sustainable future.



BOMA BEST
SUSTAINABLE

BOMA BEST
SMART

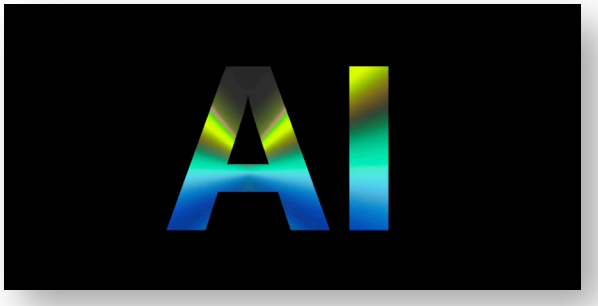
As AI continues to revolutionize the industry, BOMA Canada is committed to empowering building owners and managers with the knowledge and tools to harness its potential. By adhering to established standards and obtaining certifications like BOMA BEST, building owners can ensure that AI-driven solutions are implemented safely, efficiently, and sustainably.



For A Better Tomorrow.

Is AI going to change the way we manage and run commercial real estate?

Of course it is.



CLICK TO PLAY

DOWNLOAD GUIDE





DOWNLOAD GUIDE

BOMA BEST created two key resources, a **Pre-Game Plan** on AI in Commercial Real Estate, focusing on well-being across building types, and a **Game Plan** on how BOMA BEST Smart Certification can optimize buildings using AI.

What People Say

BOMA BEST
BUILDING CERTIFICATION PROGRAM

CLICK TO PLAY



Nova Scotia Community College
Case Study



CLICK TO PLAY

Martha McGowan
Sustainability Technician
NSCC Facilities Management & Engineering

CLICK TO PLAY



Alexandra Kelter
Property Manager & Sustainability Coordinator
Compass Commercial Realty LP



CLICK TO PLAY

Tonya Lagrasta
Head of ESG
Colliers Canada

Thanks To You, We Celebrated



ONE BILLION

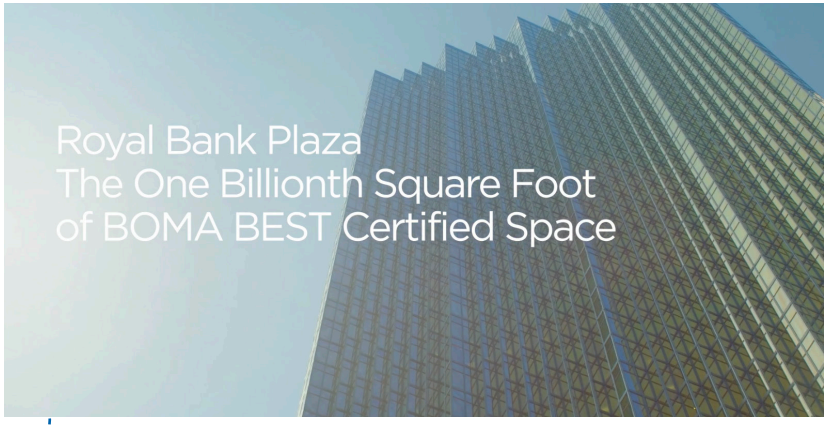
Royal Bank Plaza
200 Bay Street.
Toronto, ON.



> Royal Bank Plaza is representative of the type of building BOMA BEST was designed for. Sustainability is not just for new construction – so we developed BOMA BEST to be a tool for all buildings of all sizes, ages and asset classes.
>
> – Benjamin L. Shinewald
> President and CEO
> **BOMA Canada**

BOMA BEST
BUILDING CERTIFICATION PROGRAM

Square Feet of Certified BOMA BEST Space.



CLICK TO PLAY

BOMA BEST and Royal Bank Plaza Celebration

BOMA BEST was proud to announce earlier this year that Royal Bank Plaza, one of Canada's most iconic commercial properties, has been recognized as the billionth square foot of BOMA BEST certified property globally.

This milestone is a testament to the building owners, managers, and consultants for their ongoing efforts to drive sustainability and to building operations not just in Canada but in 14 countries around the world.

Colliers | ROYAL BANK PLAZA

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

MEET.EDUCATE.CELEBRATE.

BOMEX VANCOUVER 2024.



BOMEX VANCOUVER 2024 BROUGHT TO YOU BY GDI AINSWORTH

BOMEX Vancouver 2024

We were thrilled to co-host BOMEX Vancouver 2024 with BOMA British Columbia — our largest-ever conference which sold out for the third year in a row!

BOMEX Vancouver 2024 was a whirlwind success, with the natural beauty and coastal charm of British Columbia adding to its groundbreaking thought leadership and unforgettable energy.

The incredible turnout and the opportunity to connect with so many new friends in our community made it an event to remember. We're already looking forward to seeing what next year will bring!

600+
Attendees

38
Speakers



70+
Emerging Leaders

34
Education Sessions



65%
Senior Leadership

2
Keynotes



BOMEX VANCOUVER 2024



CLICK TO PLAY

RECAP

THANK YOU TO OUR SPONSORS

SEE YOU NEXT YEAR



CLICK TO PLAY



BOMA Gives Back

BOMA Gives Back: Making a Difference, Together

We are committed to fostering positive mental health in every community where BOMA operates. At BOMEX Vancouver 2024, we raised funds for the Vancouver-Fraser Canadian Mental Health Association through merchandise sales and speaker donations, donating 100% of the proceeds. Thank you to everyone who contributed.

70%
Canadian employees are concerned about the psychological health and safety of their workplace.

46%
Workers report moderate levels of daily stress.

25%
Increase in anxiety & depression since the pandemic began.

Wellness Tips

1. Self-awareness: Strain often manifests as:
   - **A sense of urgency**
   - **Over-engagement**
   - **Loss of energy**

   Take action: Reflect on your responsibilities, identify stressors in your work and life, and find ways to mitigate them.

2. **Did you know?** Being resilient includes using limited energy efficiently. Focusing on what we can change, and how to react to a situation helpfully, boosts resilience and creates a more positive outcome.

WE STARTED A

$25 MILLION DOLLAR TRANSFORMATION



ENSPIRE
A BOMA Initiative

Introducing Enspire: Giving Building Owners and Managers The Ability To Excel

While single A to AAA commercial real estate buildings have embraced low-carbon operations, it has been a challenge for mid-tier buildings to find the resources to invest in significant retrofits projects. The ENSPIRE program was created to change that.

BOMA Enspire gives building owners and managers access to the expertise and resources required to make informed decisions about deep energy retrofit projects, supported by Natural Resources Canada as part of its **Deep Retrofit Accelerator Initiative (DRAI).**

KEY BENEFITS

1. Business Case
2. Expert Insight
3. Financial Guidance
4. Implementation Support
5. Knowledge Network
6. Recognition

Starting a
$25 Million Dollar
Transformation

CLICK TO PLAY



BOMA CANADA **100,000 TREES**

For every BOMA BEST certification, we plant 25 trees.

At BOMEX 2019, BOMA Canada 100,000 Tree program was launched.

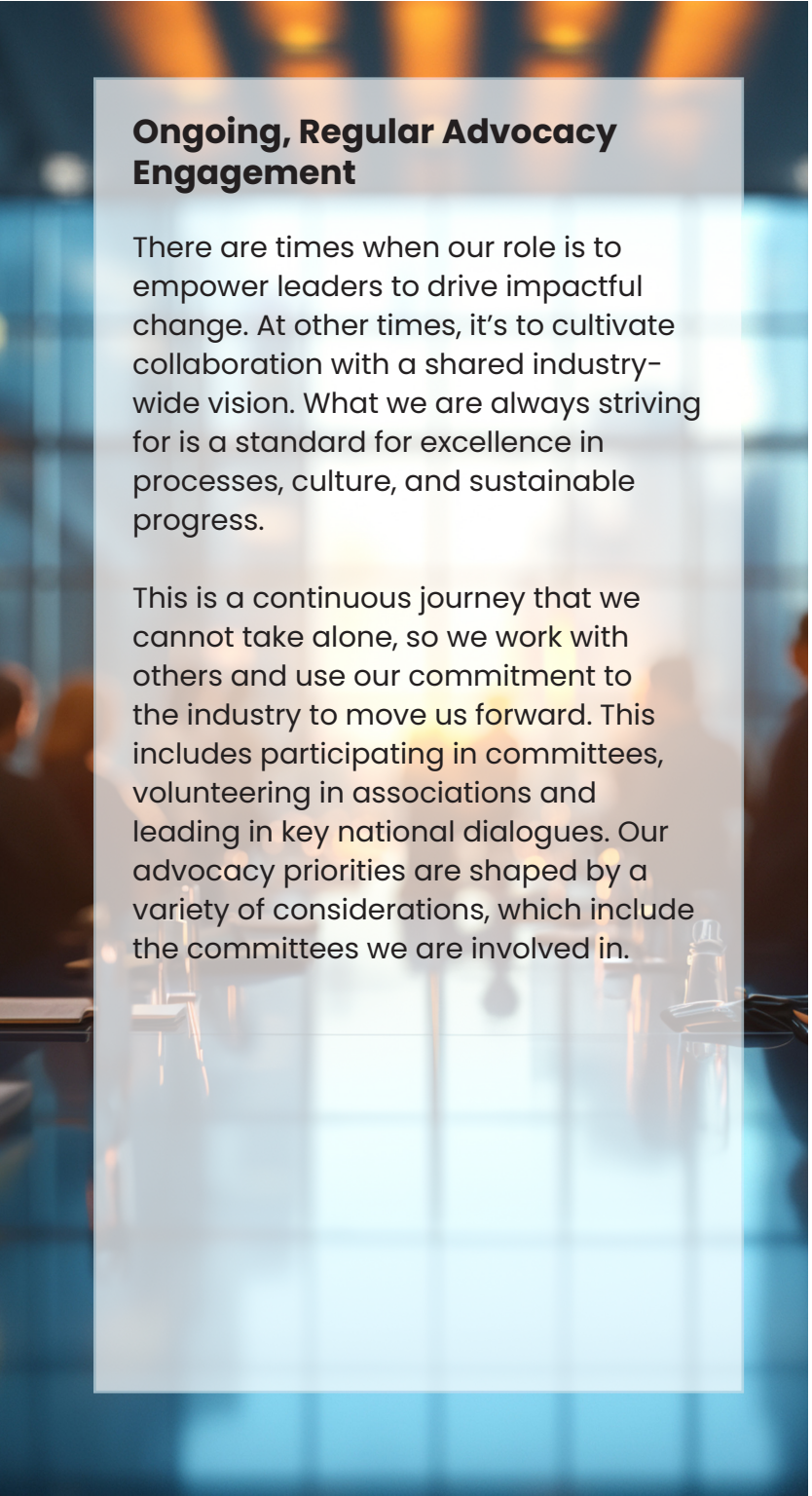
We are excited to announce we have planted over 60,000 trees and we have already started tracking the impact of the trees we plant, down to the tree and/or building certification level.



ADVOCACY

Committees, Policy Development

We believe in the power of collective action, particularly on challenging issues that cannot be addressed alone. Our team is proactive in this regard, actively influencing policies that benefit both our members and the industry.



Ongoing, Regular Advocacy Engagement

There are times when our role is to empower leaders to drive impactful change. At other times, it's to cultivate collaboration with a shared industry-wide vision. What we are always striving for is a standard for excellence in processes, culture, and sustainable progress.

This is a continuous journey that we cannot take alone, so we work with others and use our commitment to the industry to move us forward. This includes participating in committees, volunteering in associations and leading in key national dialogues. Our advocacy priorities are shaped by a variety of considerations, which include the committees we are involved in.

Association of Energy Engineers (AEE)
Promote energy efficiency and professionals

American Society of Heating, Refrigerating, and Air Condition-ing Engineers (ASHRAE)
Advancing HVAC&R industry standards globally

BOMI + BOMI Education Canada
BOMA International, Real estate management education and certification

Building Decarbonization Alliance
A stakeholder to advance decarbonization

Canadian Construction Association
Advancing Canadian construction industry interests

Canada Green Building Council (CAGBC)
Promoting sustainable building practices in Canada

Climate Risk Institute
Addressing change adaptation capacity

CREW Network
Advancing women in commercial real estate

CSA Group
Developing standards for safety and innovation

Efficiency Canada
National energy efficiency advocacy organization

Global Real Estate Sustainability Benchmark (GRESB)
Benchmark for real estate sustainability performance

National Association for Industrial and Office Parks (NAIOP)
Commercial real estate development association



Real Property Association of Canad (REALPAC)
Represents Canadian real estate owners/investors

Royal Architectural Institute of Canada (RAIC)
National voice for Canadian architecture

Global Alliance for Buildings and Construction (UNEP)
UN-led sustainable construction partnership

Doing what we can, to shape our future.



THESE AMENDMENTS WILL...

1. Reduce mercury releases from products into the environment

2. Help Canada meet its international obligations under the Minamata Convention

3. Fulfill domestic commitments to phase out mercury-containing lamps

Amendments for Products Containing Mercury Regulations

We were pleased to announce a significant victory for the commercial real estate industry earlier this year. After extensive advocacy efforts, the final amendments to the Products Containing Mercury Regulations were published in the Canada Gazette, Part II on June 19, 2024. These amendments will come into effect on June 19, 2025.

Recognizing the importance of eliminating harmful mercury lamps, we actively engaged with Environmental and Climate Change Canada (ECCC) to address industry concerns. A dedicated task force, comprised of member firms and SMEs, worked tirelessly to advocate for a gradual phase-out between 2025 and 2030.

This collaborative approach ensures a balanced solution that addresses technological limitations, facilitates market transformation, and minimizes financial burdens on the industry.



THOUGHT LEADERSHIP

Industry Challenges, Emerging Leaders, Guides,
Low Carbon Training Program, Webinars,
Speaking Engagements, Collective Power of BOMA

BOMA is at the forefront in shaping a sustainable and intelligent future for the industry. Our goal is to foster open dialogue and drive bold, positive outcomes.



What's Keeping Our Industry Up at Night?

The real estate industry is an always changing dynamic, adapting to challenges and finding ways to seize opportunities...

Downtown Vibrancy

In the post-COVID era, declining foot traffic and a complex mix of social, cultural and economic problems are posing serious challenges to Canada's downtowns. BOMA Canada has responded, driving a collaborative effort between with its partners to reimagine urban spaces. By revitalizing these areas, we're aiming to shape vibrant, sustainable downtowns that meet the evolving needs of businesses and communities.

Resource

ESG (Environmental, Social, and Governance) Requirements

As regulations tighten and stakeholder expectations rise, properties need to adapt or risk decreased demand and potential financial burdens for necessary upgrades.

Resource

Impact of Remote and Hybrid Work

We are witnessing an exciting transformation driven by the rise of remote and hybrid work models. Many companies are exploring flexible office arrangements, which has led to a reimagining of office spaces. While this shift has impacted traditional leasing models, it presents a unique opportunity for innovation in space utilization and design.

Resource



Technological Disruption

The commercial real estate industry faces a technological revolution driven by AI and machine learning, compelling property owners and managers to invest heavily in smart building systems and infrastructure to remain competitive in an evolving landscape.

Resource



We surveyed young professionals earlier this year, to identify their needs and equip them with the resources they need to succeed. Our goal is to create a supportive environment where our Emerging Leaders Committee can empower the next generation of industry professionals to drive innovation and watch future leaders join this space.

What is the main obstacle you hope to overcome in 2025?

27%
Want to overcome work-life balance challenge

21%
Want to see effective delegating

How can your employer make it more supportive?

25%
Believe a workplace can be more supportive with regular check-ins

21%
Hope to work more effectively with collaboration tools

What initiatives would you like to see more from your organization?

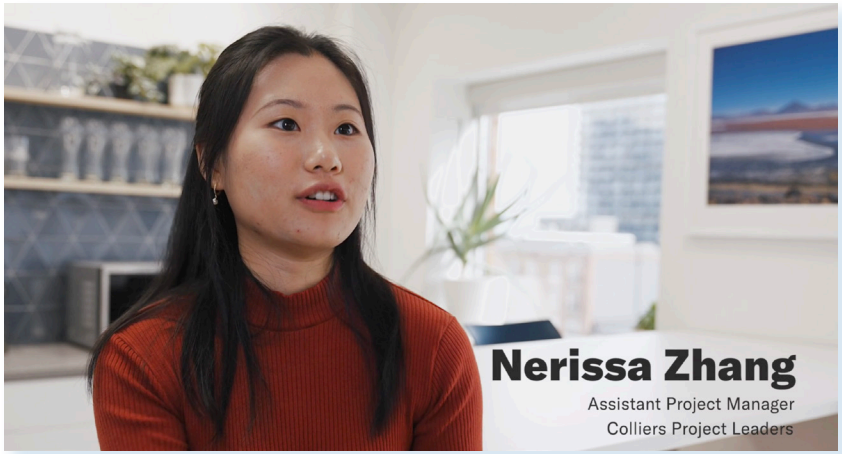
42%
Want to see more mentorship opportunties within their workplace

28%
Want to be equppied with continuous education

BOMA
EMERGING LEADERS

What Members Say...

BOMA & ME



CLICK TO PLAY



CLICK TO PLAY



CLICK TO PLAY



BOMA BEST Buildings Report 2024

The BOMA BEST Buildings Report is a comprehensive, insightful publication that highlights the journey of green buildings. Whether through smart building solutions or sustainable strategies, this report showcases the unique attributes a team goes through using BOMA BEST as their blue print to empower buildings to become not just structures, but environments that support health, efficiency, and community wellbeing.



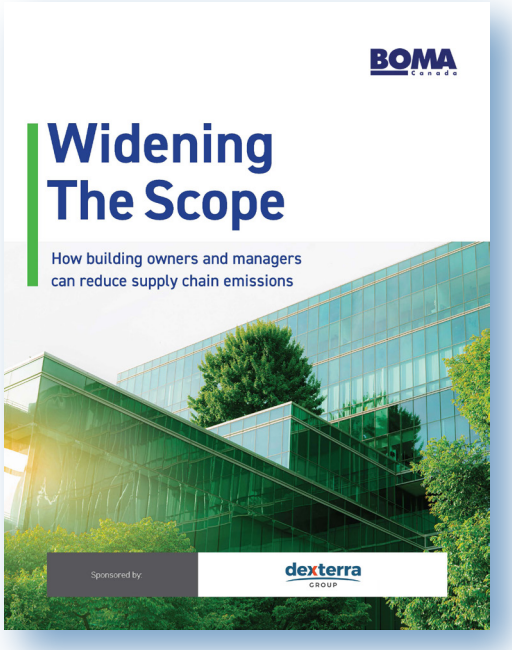
DOWNLOAD GUIDE



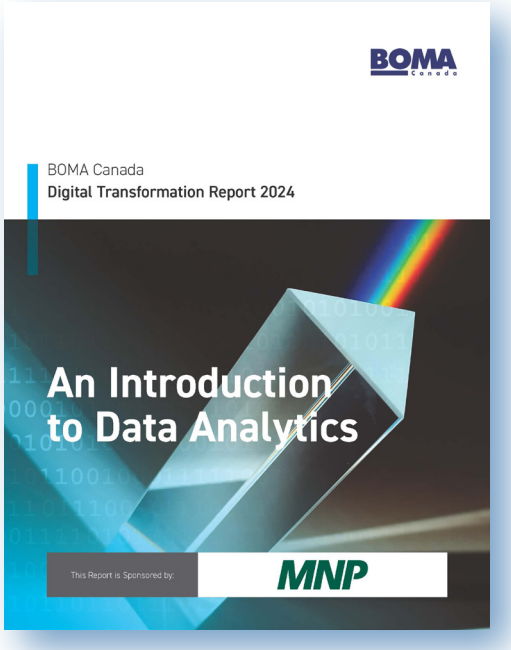
What's Next for the Industry

Next year is shaping up to be a year of significant change and innovation in the commercial real estate industry. As technology continues to advance, new trends emerge, and the integration of smart technology in CRE becomes increasingly important, BOMA Canada is at the forefront with the support of its members, providing valuable resources and insights to help industry professionals navigate these challenges and opportunities.

As we step into 2025, we anticipate more exciting and innovative opportunities to emerge, further solidifying our position as leaders in commercial real estate.



DOWNLOAD GUIDE



DOWNLOAD GUIDE



LOW CARBON
TRAINING PROGRAM

BOMA Canada

BOMA Canada
Low Carbon Training Program

Launched in March, the Low Carbon Training Program, is a national effort in partnership with CaGBC, MEC Real Learning, and the BOD Program. With over 2000 participants, the program marked a significant step in driving climate action and empowering industry professionals to drive sustainability initiatives.

> Having everything that a real estate professional needs to know about the ever-changing arena of decarbonization in one course is brilliant. My team and I have been taking various one-off courses and webinars on decarbonization and they are not covering what you did in your certificate nor is the content as relevant. I am so glad I found this certificate, thank you putting it together for the benefit of the industry. - Program Participant



2000+
Registrations

500+
Course Completions





- Stronger Together: Elevating Buildings & Best Practices - BOMA BEST + BOMA 360+TOBY

- Navigating BOMA BEST Webinar Series



Webinars

Webinars offer a dynamic platform to delve into critical industry topics, including market trends, emerging technologies, legal updates, and best practices. By leveraging the wealth of resources and training opportunities provided by BOMA Canada throughout 2024, these webinars empower industry professionals to stay informed, enhance their skills, and position themselves for future success.

A Few Places



AEE Greater Toronto Area (AEEGTA)
Toronto



Better Building Breakfast and Awards
Ottawa



BOMA 2024
Philidelphia



BOMA Canada & BOMA Japan
Toronto



BOMEX
Vancouver



BuildGreen Atlantic
Halifax



IMEI BOMA 2024
Mexico



Infrastructure Ontario
Toronto



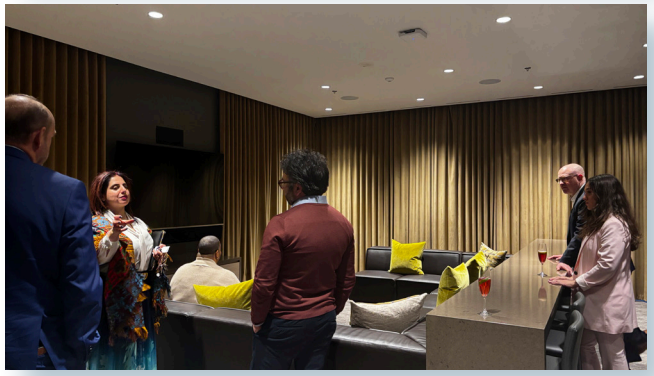
RSI FUTURE OF CLIMATE & ENERGY
Toronto

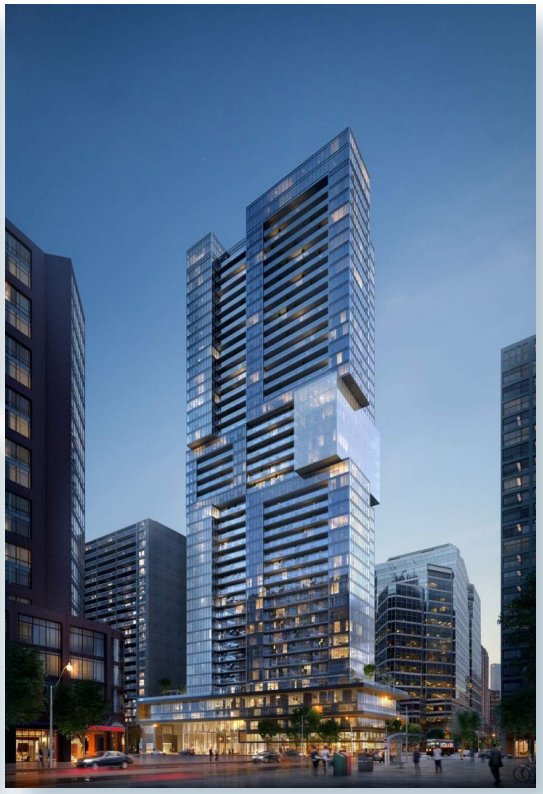


BOMA Social

In December, BOMA Canada collaborated with our National Partner, Impark, to host our second annoual BOMA Social. It was an evening filled with insightful conversation and with thanks to the GWLRA team, we were able to tour the first multi-family residential BOMA BEST Smart certified property, The Livmore. Thank you to all who attended.







The Collective Power of BOMA



BOMA British Columbia

- Sold out the biggest-ever BOMEX National Conference, in collaboration with BOMA Canada, with extremely positive delegate feedback and highest-ever revenue
- Launched the BOMA BC Decarb Accelerator, a multi-year program to support commercial real estate decarbonization projects
- Implemented new Association Management Software and launched new BOMA BC website (launching early December)

BOMA Calgary

- Helped develop recommendations for the City of Calgary to improve downtown safety perception, remove social service barriers, and enhance advocacy. Partnered with various stakeholders to highlight downtown safety impacts, including a panel at BUILDEX Calgary.
- Secured 1% property tax shift to residential properties, providing relief to tenants facing years of increases.
- Grew mentorship program, with 22 participants (11 mentor-protégé pairs) up from an average of 12 participants (6 mentor-protégé pairs) in all previous years combined.

BOMA Edmonton

- Partnered with BOMA BC and BOMA Calgary on a Downtown Safety and Vibrancy Survey, presenting results at BOMEX 2024 for national use in advocacy and best practices.
- Lisa Baroldi, President and CEO, received Edmonton CREW Impact Award and appointed to Alberta EcoTrust and ENBIX Advisory Council, facilitating a mainstage panel at the Edmonton Real Estate Forum.
- Placed four Indigenous interns in property management and building operations positions, positioning BOMA Edmonton as a hub for work experience.

BOMA Saskatchewan

- Grew digital presence, driving social media followers by 50%
- Welcomed twelve new members since Q2, indicating growth and increased relevancy and value.
- Diversified non-dues revenue by beating budget on annual golf tournament and lobbying City of Regina to integrate BOMA BEST into a municipal net-zero grant program.

BOMA Manitoba

- Offered BOMA International's Foundations of Real Estate Management® course for 20 students, led by senior CRE professionals within the BOMA membership, with both classroom instruction and building tours.
- Hosted the tenth annual, full-day Manitoba Building Conference & Expo, in partnership with the Winnipeg Construction Association, with ~800 CRE.
- Advanced advocacy efforts, focusing downtown safety, keeping the Portage & Main concourse open and advocating for BOMA BEST certification in government buildings.

BOMA Toronto

- Drove the second cohort of our member-exclusive Mentorship Program beyond expectations, with full subscription of 30 mentees and 30 mentors and with sponsorship beating budget.
- President & CEO Susan Allen appointed to Toronto Region Board of Trade Congestion Task Force, driving 24/7 work on the Gardiner Expressway.
- Partnered with Toronto CREW to bring together a diverse group of 250 CRE professionals for a Women's Leadership panel discussion and reception, with 60%+ of attendees from BOMA Toronto.

BOMA Ottawa

- Changed the Industry Luncheon model to include corporate members, doubling attendance of Landlords and Property Managers.
- Took a leadership role in the local Downtown Revitalization Initiative, which is currently working towards publishing an Action Plan and then executing on it.
- Drove professional networking programs back to/higher than pre-pandemic levels.

BOMA Québec

- Completed the second year of the Building Energy Challenge 2.0, increasing participation by 25% with 303 participants and nearly 250 buildings sharing data.
- Engaged dozens of volunteers to develop the BOMA Québec ESG Guide.
- Submitted a brief to the Commission des transports et de l'environnement on Bill 41, advocating for decarbonization while addressing funding and policy concerns.

BOMA New Brunswick • Prince Edward Island

- Grew membership by 6% while transitioning to a new Executive Director
- Sold out Second Annual CRE Symposium and Annual Golf Classic
- Local Member, Brandon Cosman (CEM with PMC Energy) won BOMA Canada National Emerging Leader Award

BOMA Nova Scotia

- Grew marketing and communications efforts, increasing eNews subscribers by 365%
- Increased membership by 15%
- Increased members' active participation in strategic committees, resulting in significantly increased output and activity

BOMA Newfoundland & Labrador

- Grew membership by 7%
- Sold out Real Estate Forum with educational speakers and professionals in the real estate industry providing updates on our local markets.
- 21st Annual Golf Social sold out sponsorship opportunities, generated one of the highest ever event revenue and increased support for our charitable partner, DARE.



Awards

Winners Overview

We are proud to celebrate the BOMA Canada Awards, honoring excellence and innovation across industries. These awards not only recognize outstanding achievements but they've also become something more: a moment to step back and celebrate the incredible community driving progress.

TOBY AWARDS
BOMA Canada

The Outstanding Building of the Year (TOBY) Awards salute the stars of the commercial real estate industry, recognizing quality in commercial real estate buildings and excellence in building management. Judging is based on building standards, community impact, tenant relations, energy conservation, environmental, regulatory and sustainability practices, emergency preparedness and security standards, and the training of building personnel. All entrants must be BOMA BEST certified and hold a BOMA 360 designation.



UNDER 100,000 SQ. FT.

BOMA BEST SUSTAINABLE · GOLD

245 YORKLAND BOULEVARD

245 Yorkland Boulevard
Toronto, ON



Owned by: Carleton Tower Limited
Managed by: Northam Realty Advisors Ltd.

BOMA 360



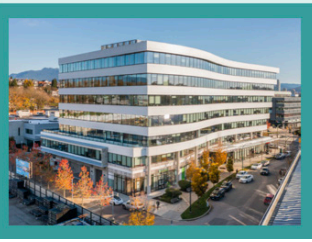
100,000 - 249,999 SQ. FT.

BOMA BEST SUSTAINABLE · PLATINUM

RENFREW BUSINESS CENTRE

2889 East 12th Avenue
Vancouver, BC

BOMA 360



Owned by: Renfrew Properties Ltd., Alberta Investment Management Corporation (AIMCo)
Managed by: Epic investments Services (BC) Inc.



250,000 - 499,999 SQ. FT.

BOMA BEST SUSTAINABLE · GOLD

151 YONGE STREET

151 Yonge Street
Toronto, ON

BOMA 360



Owned by: The Canada Life Assurance Company
Managed by: GWL Realty Advisors Inc.

TOBY AWARDS
BOMA Canada

Continued...



OVER 1 MILLION SQ. FT.

BOMA BEST SUSTAINABLE · PLATINUM

SOUTHCORE FINANCIAL CENTRE

18 York Street & 120 Bremner Blvd.
Toronto, ON



BOMA 360

Owned by: British Columbia Investment Management Corporation
Managed by: QuadReal Property Group

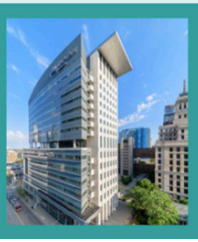


CORPORATE FACILITY

BOMA BEST SUSTAINABLE · GOLD

180 QUEEN STREET WEST

180 Queen Street West
Toronto, ON



BOMA 360

Owned by: 23344701 Ontario Ltd.
Managed by: GWL Realty Advisors Inc.



HISTORICAL BUILDING

BOMA BEST SUSTAINABLE · BRONZE

143-145 KING STREET EAST

143-145 King Street East
Toronto, ON



BOMA 360

Owned by: 133 King Street East
Managed by: Northam Realty Advisors Ltd.

TOBY AWARDS
BOMA Canada

Continued...



INDUSTRIAL BUILDING

BOMA BEST SUSTAINABLE · SILVER

NORTHWOODS BUSINESS PARK

2155 Dollarton Highway
North Vancouver, BC



BOMA 360

Owned by: bcIMC Realty Corporation & Northwoods BP Holdings Inc.
Managed by: QuadReal Property Group



RENOVATED

BOMA BEST SUSTAINABLE · SILVER

650 WEST GEORGIA STREET

650 West Georgia Street
Vancouver, BC



BOMA 360

Owned by: HOOPP Inc. & The Canada Life Assurance Company
Managed by: GWL Realty Advisors Inc.



RETAIL OPEN AIR/ STRIP MALL

BOMA BEST SUSTAINABLE · GOLD

1015 LAKESHORE BOULEVARD EAST

1015 Lakeshore Boulevard East
Toronto, ON



Owned by: CT REIT
Managed by: CT REIT (Property Management) Limited Partnership

TOBY AWARDS
BOMA Canada

Continued...



RETAIL ENCLOSED UNDER 1M

BOMA BEST SUSTAINABLE · SILVER

NORTHGATE VILLAGE SHOPPING CENTRE

3433 North Road
Burnaby, BC



Owned by: 0813212 B.C. Ltd.
Managed by: GWL Realty Advisors Inc.



SUBURBAN OFFICE PARK - MID RISE

BOMA BEST SUSTAINABLE · SILVER

2630 - 2680 SKYMARK AVENUE

2630 - 2680 Skymark Avenue
Mississauga, ON



Owned by: Crown Realty IV Limited Partnership
Managed by: Crown Property Management Inc.



SUBURBAN OFFICE PARK - LOW RISE

BOMA BEST SUSTAINABLE · SILVER

BROADWAY TECH CENTRE

2955 Virtual Way
Vancouver, BC



Owned by: 2725312 Canada Inc. & Broadway Tech Centre Holdings Inc.
Managed by: QuadReal Property Group

BOMA BEST
Prestige Awards

BOMA BEST AWARD Prestige
BOMA Canada

BOMA Canada's BOMA BEST Prestige Awards celebrate high scoring achievement in each of the BOMA BEST certification asset classes.
Highest scoring verifications between April 1, 2023 and March 31, 2024 were eligible for consideration.



LIGHT INDUSTRIAL

BOMA BEST SUSTAINABLE · GOLD

AMAZON YEG1

1440 - 39 Avenue
Nisku, AB



BOMA 360

Managed by: Hopewell Real Estate Services

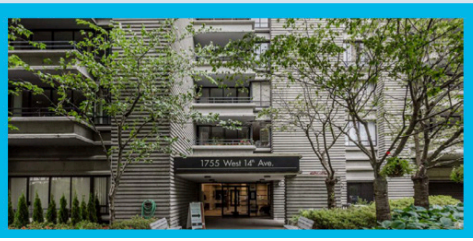


MULTI UNIT RESIDENTIAL BUILDINGS

BOMA BEST SUSTAINABLE · GOLD

FORTE

1755 14th Avenue West
Vancouver, BC



BOMA 360

Managed by: BGO



OPEN AIR RETAIL

BOMA BEST SUSTAINABLE · PLATINUM

UPTOWN

3440 Saanich Road
Victoria, BC



BOMA 360

Managed by: Shape Property Corp.

BOMA BEST
Prestige Awards

BOMA BEST AWARD Prestige
BOMA Canada

Continued...



ENCLOSED SHOPPING CENTER

BOMA BEST SUSTAINABLE · PLATINUM

OSHAWA CENTRE

419 King Street West,
Oshawa, ON



BOMA 360

Managed by: JLL Canada



OFFICE - OVER 1 MILLION SQ. FT.

BOMA BEST SUSTAINABLE · PLATINUM

483 BAY STREET

483 Bay Street
Toronto, ON



BOMA 360

Managed by: Northam Realty Advisors Ltd.



OFFICE- UNDER 1 MILLION SQ. FT.

BOMA BEST SUSTAINABLE · PLATINUM

240FOURTH

240 4th Avenue SW
Calgary, AB



Managed by: QuadReal Property Group

BOMA BEST
Prestige Awards

BOMA BEST AWARD Prestige
BOMA Canada

Continued...

BOMA BEST
Spotlight Award

BOMA BEST AWARD Spotlight
BOMA Canada

BOMA BEST Spotlight award celebrates a team's commitment and the building's sustainability journey.



HEALTHCARE

BOMA BEST SUSTAINABLE · SILVER

COCHRANE COMMUNITY HEALTH CENTRE

60 Grande Blvd,
Cochrane, AB



BOMA 360

Managed by: BGO



UNIVERSAL

BOMA BEST SUSTAINABLE · PLATINUM

NSCC PICTOU CAMPUS

39 Acadia Avenue
Stellarton, NS



Managed by: Nova Scotia Community College



BOMA BEST SUSTAINABLE · PLATINUM

PARK PLACE SHOPPING CENTRE

501 First Ave S,
Lethbridge, AB

Managed by: Primaris REIT



BOMA BEST
1 Billionth Sq. Ft.

BOMA BEST
BUILDING CERTIFICATION PROGRAM

In recognition of BOMA BEST's 1 billionth sq. ft. of certified space.



1 BILLIONTH SQ. FT.

BOMA BEST SUSTAINABLE • PLATINUM

ROYAL BANK PLAZA 200 Bay Street, Toronto, ON



Managed by: Colliers
Owned by: Pontr Gadea

Pinnacle Awards

Pinnacle AWARDS
BOMA Canada

BOMA Canada's Pinnacle Awards recognize organizations and industry service providers that represent a standard of excellence to which all BOMA members and their employees should aspire. The Pinnacle Awards recognize innovation, teamwork, outstanding service and commitment to clients.



ABOVE & BEYOND

TRANSCONA ROOFING Winnipeg, MB

TRANSCONA ROOFING



CUSTOMER SERVICE

QUADREAL PROPERTY GROUP (COMMERCE COURT) Toronto, ON

QuadReal™

Pinnacle Awards

Pinnacle AWARDS
BOMA Canada

Continued...



INNOVATION

HALLMARK HOUSEKEEPING SERVICES INC. Toronto, ON

Hallmark HOUSEKEEPING SERVICES INC.

Elaina Tattersdale Sustainability Champion AWARD
BOMA Canada

The Elaina Tattersdale Sustainability Champion Award recognizes an "unsung hero" in the BOMA Canada membership who champions sustainability at any level within the commercial real estate community.



LYNN HEASTON

COLONNADE BRIDGEPORT Ottawa, ON

COLONNADE BRIDGEPORT



Emerging Leader AWARD
BOMA Canada

The BOMA Canada Emerging Leaders Award recognizes leadership, initiative, and/or service to the commercial real estate community by BOMA members who are 35 years or younger.



BRANDON COSMAN

PMC ENERGY LTD. Fredericton, NB

PMC ENERGY PERFORMANCE



Randal Froebelius Member of the Year AWARD
BOMA Canada

The BOMA Canada Member of the Year Award, which recognizes a BOMA member who has demonstrated leadership initiative, and/or service to the commercial real estate community.



ERIN WHITE

BENTALLGREENOAK Edmonton, AB

BGO



Accessibility Challenge
Rick Hansen Foundation
BOMA Canada

The BOMA Canada Rick Hansen Foundation Accessibility Challenge Award is given to a BOMA Canada member whose site has received the highest Rick Hansen Foundation Accessibility Certification score.



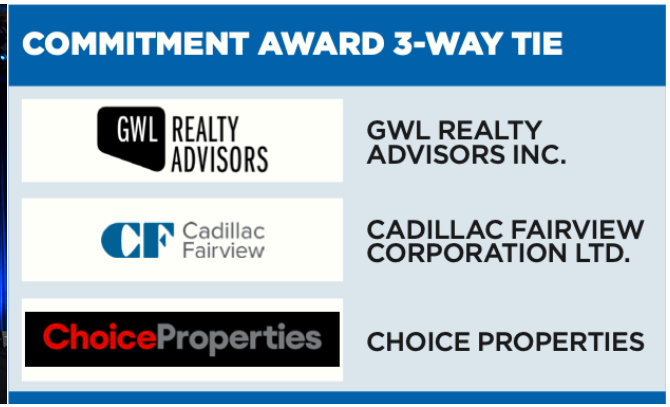


Commitment Award

BUILDINGS WITHOUT BARRIERS
A Challenge by The Rick Hansen Foundation

Buildings Without Barriers Awards recognize the outstanding work commercial real estate developers and property managers across the country are doing to remove physical barriers in their buildings and ensure all people can safely and equitably access the places where we live, work, learn, and play.





Accessibility Progress Award

BUILDINGS WITHOUT BARRIERS
A Challenge by The Rick Hansen Foundation



ACCESSIBILITY PROGRESS AWARD

FIRST WEST CREDIT UNION: PENTICTON REGIONAL OFFICE

184 Main Street
Penticton, BC



BUILDINGS WITHOUT BARRIERS
A Challenge by The Rick Hansen Foundation



INNOVATION AWARD

MACODRUM LIBRARY – CARLETON UNIVERSITY

1125 Colonel By Drive
Ottawa, ON

Carleton University | Accessibility Institute

BOMI Education Canada Vyetta Sunderland Scholarship Award

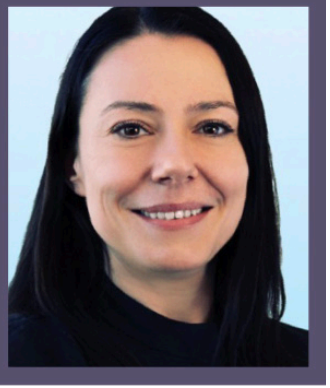
BOMI EDUCATION CANADA

BOMI Education Canada Vyetta Sunderland Scholarship Award winner.



PEPPA LESKOVIC
Property Administrator

Mitchell Developments
Regina, SK



Chair's Award

Chair's AWARD
BOMA Canada

BOMA Canada's Chair's Award is bestowed for longstanding leadership and outstanding commitment to the success of BOMA in Canada and the commercial real estate industry.



LINDA CARBONE

Montreal, Quebec



BOMA PLUS Award

BOMA PLUS ACCREDITED VENDOR

The BOMA PLUS Vendor Accreditation Program – Janitorial, assures that companies who have gone through the program are professional, well-regarded vendors and suppliers. It will help building users of all kinds – tenants, customers, suppliers, managers and more – live and work more sustainably, efficiently and safely.



JANI-KING OF OTTAWA & 10201090 CANADA LTD. DBA AUTHORIZED JANI-KING FRANCHISEE

Jani-King
The King of Clean®











Team

Our Team, Board of Directors,
National Advisory Council,

Ultimately, our team strives to make a tangible difference and have a positive impact on the commercial real estate landscape, a goal we pursue with every project we undertake.

Meet The Team



Benjamin L. Shinewald
President and CEO



Bala Gnanam
Vice-President, Sustainability, Advocacy and Stakeholder Relations



Debbie Prince
Director, BOMEX & Awards



Victoria Papp
Senior Director, Strategy and Innovation



Krista Chambers
Director, Stakeholder Engagement



Jacques-Yves Bouchard
Director, BOMA BEST Operations



Shruti Gupta
Executive Assistant



Henry Kamau
Financial Controller



Suhaila Cappuccino
Senior Project Manager



Maryluz Velasco
Senior Manager, Standards



Kreso Kristic
Business Analyst



Josimar Herrera
Specialist, Sustainability and Technical Programs



Joanna Sugunathazan
Manager, BOMA BEST Operations (US)



Hannah Veiga
Program Coordinator



Jaiden Padda
Project Coordinator



Noelyn Joseph
Marketing & Events Coordinator

Meet The Team



Ray Su

Operations Coordinator



Irfaan Hasham

Business Development Lead (Consultant)



Aniruch Challa

Senior Program Manager (Consultant)



Jasmine Lyn

Assistant Program Manager



Esther Kivaria

Accounts Receivable (Consultant)



Natasha Sharma

HR (Consultant)

Board of Directors



Neil Lacheur - **Chair**

Avison Young
Toronto, ON



Victoria Gabel - **Vice Chair**

Harvard Developments Corporation
Regina, SK



Angela Jackman - **Secretary-Treasurer**

JLL Canada
St. John's, NL



Michael Di Grappa - **Past Chair**

Concordia University
Montreal, QC



Dan Bourque - **Director**

Build Nova Scotia
Halifax, NS



Craig Dunsire - **Director**

Dunsire Real Estate Services Inc.
Winnipeg, MB



Jocelyne Dupuis - **Director**

Acadian Properties Ltd. o/a
Adelin Properties
Moncton, NB



Shawn Hamilton - **Director**

Proveras
Ottawa, ON



Jillian Mann - **Director**

GWL Realty Advisors Inc.
Vancouver, BC



Maryanne McDougald - **Director**

Toronto, ON



Andrew Soto - **Director**

Harvard Developments Corporation
Edmonton, AB



Lee Thiessen - **Director**

MNP
Calgary, AB

National Advisory Council

BOMA Canada's National Advisory Council (NAC) is a premier network of senior commercial real estate leaders, typically drawn from the C-suite of Canada's largest national commercial and institutional real estate organizations.

NAC members are strategic thinkers responsible for asset management, property management, and building operations, who come together to guide BOMA Canada, form a high-level industry leadership network, and create a forum for discussing emerging issues shaping the future of commercial real estate.

Luqman Ahmad
Triovest
Toronto, ON

Arie Bitton
Crombie REIT
Toronto, ON

Michelle Brown
BGO Properties
Toronto, ON

Niall Collins
Choice Properties
Toronto, ON

John Duda
Colliers
Toronto, ON

Tom D. Falls
Triovest
Toronto, ON

Don Fairgrieve-Park
QuadReal
Vancouver, BC

Carmine Francella
First Capital
Toronto, ON

Anushka Grant
Oxford Properties Group
Toronto, ON

Oliver Harrison
RioCan
Toronto, ON

Craig Hatt
GWL Realty Advisors
Toronto, ON

James Lawrence
CBRE
Toronto, ON

Colin Lynch
TD Asset Management
Toronto, ON

Rory MacLeod
Cadillac Fairview
Toronto, ON

Keith Major
BGO Properties
Toronto, ON

Brett Miller
Canderel
Montreal, QC

Kristin Mueller
JLL
Atlanta, GA

Theresa Warnaar
KingSett Capital
Toronto, ON

Allan Yearwood
JLL
Toronto, ON



BOMA Canada National Partners

