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BOMA CALGARY NEWS

FALL 2017

BOMA Calgary Public Safety Committee (PSC) and the Calgary Emergency Operations Centre (EOC)

By Glen Kitteringham

BOMA Calgary's Public Safety Committee (PSC) has been in existence since September 2002. It came about due to work completed by a number of commercial property security managers planning for the G8 Summit held in Calgary in the summer of 2002.

Since this time PSC members have worked on a number of initiatives including standardizing security and life safety documents, rooftop safety, flood preparation, emergency response planning, active assailant plan development and working with the Calgary Fire Department and Calgary Police Service. The PSC mission statement is to address security and life safety-related matters associated with the commercial real estate industry by communicating with owners and managers; disseminate pertinent information to BOMA members and the wider community; facilitate emergency communications; recommend to the board areas or opportunities to effect advocacy; facilitate training in areas of public safety and security; and work closely with public authorities.

In 2012, Calgary built a new Emergency Operations Centre (EOC) to serve as a command centre in the event of a significant emergency. Part of the rebuild was the initiative to create partnerships between the Calgary Emergency Management Agency (CEMA) and a number of stakeholders, including City of Calgary business units and external organizations like BOMA Calgary. This was done in recognition that emergency response and crisis management requires multi-stakeholder actions.

After signing a memorandum of understanding between CEMA and BOMA Calgary and training members of the EOC team, BOMA was invited into the EOC during emergencies. A mandate was created which is for BOMA's EOC team to act as a two-way information conduit between the Emergency Operations Centre, its internal and external partners, and BOMA Calgary members. Specifically, BOMA Calgary's role in the EOC is to provide timely information, provide subject matter expertise from the property management area to assist in emergency management, and assist in the protection of people, property and information of BOMA members.

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Since 2012, BOMA's EOC team has been activated four times. The first event was the 2013 flood where the team put in over 200 hours during late June and early July. The team was also activated in October 2014 for the Thanksgiving fire that impacted the downtown core and caused major power outages. In addition, the team was called in for 2017 Canada Day and the 2017 Calgary Stampede Parade. The team works closely with approximately 65 private and public sector agencies providing information between those organizations and the property management industry.

CEMA should be congratulated for reaching out to BOMA Calgary and establishing this vital partnership. The relationships that have been developed over the past five years have been instrumental in providing timely information as well as protecting the assets of the property management industry in Calgary.

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BOMA Insider

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Congratulations Allied REIT team at 119 – 6th Avenue SW for their BOMA BEST® Silver Certification

The BOMA Calgary Mentorship Program is celebrating its 5th year. Applications are now open for the 2017/18 program. Contact BOMA Office for more details!

ATB Economist, Todd Hirsch was as our guest speaker – the 9th year in a row!

Welcome New BOMA Member Companies!

EFS Clean - *Kelly Kangles*
Seletech Electrical Enterprises - *Ed Morgan*
Pure Industrial Real Estate Trust - *Brenda MacDonald*
True North Janitorial Services - *Elizabeth Kuchler*
Carmichael Engineering - *Alisia Nhoeuk*
SES Consulting Inc. - *Jeff Germaine*
Hub International Insurance Services - *Jasmine Jivraj*
Lynnwood Roofing (1991) Inc. - *Ryan Cornforth*
CertainTeed Ceilings - *Darlene Helfrich*
PLANiT Measuring - *Mike Laurie*
Modern Niagara Alberta Inc. - *Luke Magdy*
AMBIUS Plants - *Estelle Farley*

At the 7th Annual BOMA Calgary Stampede Breakfast - Thank you to our amazing volunteers!

East Calgary Health Centre, managed by Bentall Kennedy (Canada) LP won the Intl TOBY Award in the medical office category at the BOMA Intl Awards Gala in Nashville!

BOMA team is volunteering at the Western Canadian Place's Stampede Breakfast (L-R Richard Morden, QuadReal; Aydan Aslan, BOMA Calgary; Lloyd Suchet, BOMA Calgary

At the BOMA Next Gen Buckaroo Bash. Special thanks to the BOMA Next Gen Committee!

Advocating For All

By Lloyd Suchet,
Executive Director,
BOMA Calgary

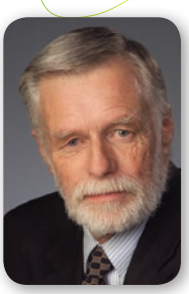
At BOMA Calgary, advocating for the commercial real estate industry is one of our key pillars. Building management and operations are impacted by government bylaws, regulations and legislation, and this makes having a clear and credible voice at city hall and the provincial legislature of the utmost importance.

The most important aspect of advocating is ensuring policy-makers have taken into consideration all the available information and perspectives. We spend a lot of time articulating what a given change means to building owners, managers and operations staff, tenants and suppliers of critical services. Like most things, policy-making involves trade-offs, and we need to understand these trade-offs to make better decisions and avoid unintended consequences. We won't always agree, but having all the information makes for better decision-making.

The big advocacy files we're working on now include the Municipal Government Act Review (MGA) and city charters. Both have a direct impact on commercial real estate as they address the rules and procedures by which a municipality like Calgary is able to tax and regulate development. For four years, BOMA has been a reliable stakeholder for the province, providing credible feedback on proposed changes to the MGA. Through thoughtful feedback and respectful dialogue, we have had a positive influence on the legislation by helping to ensure that Alberta's municipalities and businesses can continue to work together in fostering economic growth and well-being. We are serving this same role with the upcoming city charters. The City of Calgary will be receiving additional authorities from the province, and BOMA Calgary is at the table ensuring that with those authorities come transparent processes for stakeholder input.

Closer to home at city hall, 2017 has been a busy and successful year for BOMA Calgary. Earlier this year, a collaborative effort between BOMA Calgary, the city and our partner associations led to positive changes in Calgary's downtown parking policy. This change will ensure future developments have more flexibility in offering on-site parking. We also supported the Downtown Enterprise District pilot project, making it less expensive for downtown buildings to take on new tenants. The city is also proposing changes to development rules along freight rail lines, and BOMA Calgary and our partner associations have taken active roles in ensuring a balanced approach. And finally, BOMA Calgary is providing input as the city develops its Climate Change Program. The industry has led efforts to reduce the impact of commercial buildings on the environment, and we are excited to be able to share that story and some of the lessons we've learned along the way.

Relevant to all of this is the upcoming municipal elections. While BOMA Calgary takes no position and endorses no candidates, we are always excited and often inspired by the important conversations elections stimulate. It provides a great opportunity to take stock of where we are as a city, and more importantly focus on ways we can do better.



By David Parker

Living and Working in the Core

Calgary's downtown core still showed it was a thriving part of the city the past few months, helped along by the great, long stretch of sunny weather that was enjoyed by people living and working downtown as well as many visitors who filled the outdoor patios.

Vacancy rates in office towers are a real concern, yet 70 per cent are full, and the retail/restaurant business, although hard hit by taxes and minimum wage increases, continues to be responsible for good news.

Vacancy rates in office towers are a real concern, yet 70 per cent are full, and the retail/restaurant business, although hard hit by taxes and minimum wage increases, continues to be responsible for good news.

In chatting with Kevin McCann, owner/broker of Retail Leasing Services, who has specialized in the downtown and beltline districts for many years, following is a list of exciting transactions that have taken place over the past few months.

Phil & Sebastian Coffee Roasters made a bold move onto Stephen Avenue last winter and their newest location in the Triovest-owned Royal Bank building at the corner of Centre Street has proved to be a good one.

Further west London Drugs opened its first LDExpress location in the Venator Building at 230 8th Avenue SW. The 4,400-square-foot store is a condensed version of what consumers would typically expect of a London Drugs but still features a full-service pharmacy, small housewares and office supplies section, and food-to-go from Spolumbo's Fine Foods & Deli.

McCann made mention of the opening of the Simons department store in the Lancaster Building and the strong performance of the Cactus Club and the Guild in the Hudson's Bay store that surely has the longest patio along the mall.

Street-level versus inside-mall locations is always an interesting topic but Henry Singer has made the decision to relocate from the third level of Bankers Hall to a 6,000-square-foot prime street-front space in Eighth Avenue Place.

Designed by local architect McKinley Burkart, it will feature luxury VIP change rooms, an open-concept tailor shop, and an on-site barber shop and men's apothecary offering skincare products and fragrances.

Opening this fall across the street from Holt Renfrew, it helps make the west end of the mall a high-end destination retail area. And hopefully will help to lease the remaining street-level space in the two-towered majestic complex.

Just one block off the mall on the LRT corridor at 7th Avenue and 4th Street SW, SAIT is about to open its second downtown culinary campus in Barclay Centre.

Expected to be operating in time for the fall semester, the street-level space will allow hospitality students to not only showcase their kitchen skills but will also teach them how to work in a restaurant and provide them with a space to test their business skills.

There has been too much negative talk about the state of our downtown core but talking to people like McCann (who keep a watchful eye on all happenings) about the deals made recently – that might have needed some creative intervention between landlords and tenants – gives one a sense that it is still pretty healthy.

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