



**Stronger Together**

Yearbook 2025

**BOMA**  
Canada

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## Message from the Chair and President & CEO

### To Our BOMA Community,

As we look toward a new year in commercial real estate, our industry continues to face significant change. AI is transforming the very nature of our economy. Climate change is impacting our buildings. Tenants are demanding more. Trade wars are threatening our supply chains. Operating expenses are rising.

All this change can feel disruptive, but it also reminds us of the important duty we all play in strengthening the places where we all live, work, and gather. And that duty depends on strengthening ourselves, our organizations and our industry.

Our job, at BOMA, is to support you in this critical work.

At this moment of reflection, we are proud of our record. In 2025, we sold out yet another BOMEX, demonstrating that the desire for connecting, learning, and celebrating remains core to our industry's success. We advanced BOMA BEST as North America's leading sustainable and smart building operations certification, while extending its reach internationally. And with BOMA Enspire, we began delivering \$24.9M in funding to mid-tier buildings for deep retrofits.

At the heart of all of these efforts and many others is a simple truth: buildings are about people. They are designed, operated and improved by the teams who show up every day with commitment, competence and care. Our job is to support those people – our members – because when you succeed, our buildings perform better, our tenants thrive, and our communities prosper.

BOMA Canada is therefore fundamentally a partnership with our members. We tend not to lead from the front. Instead, we aim to find ways that help drive our community forward together.

As we head into a new year, we at BOMA Canada are genuinely grateful for the trust you place in us, for the energy you devote to us and for the feedback you provide to us. We also thank all our partners, including our eleven Local Associations across our country, who continue to show up and work alongside us. We get stronger together. Thank you for being part of this journey.



**Neil Lacheur**  
Chair  
Avison Young



**Benjamin L. Shinewald**  
President & CEO  
BOMA Canada





# PROGRAMS

BOMA BEST, BOMEX, BOMA Gives Back, ENSPIRE, 100,000 Trees

**The BOMA BEST community continues to grow as stakeholders seek practical, lasting solutions, empowering buildings to benchmark performance, celebrate progress, and strengthen the built environment.**



**BOMA BEST**  
SUSTAINABLE



**BOMA BEST**  
SMART

# 2025 Recap

## BOMA BEST By the Numbers

BOMA BEST continues to set the standard for smart and sustainable building operations. This year, more properties across Canada, the United States, and beyond invested in BOMA BEST to guide and validate their performance, resulting in growing numbers of certified buildings, enrolled properties, and total square feet under certification.

By combining practical tools, clear performance benchmarks, and third-party verification, BOMA BEST helps owners and managers embed sustainability and smart practices into everyday operations. Our network of trained verifiers and delivery partners supports local markets while maintaining a consistent, credible framework for measuring results.

From energy and water to health, resilience, and occupant experience, BOMA BEST gives real estate teams a roadmap for continuous improvement.

**4400**  
Buildings

**2818**  
Users

**682**  
Verifications

**15**  
Countries

**4**  
Continents



## BOMA BEST

BUILDING CERTIFICATION  
PROGRAM

Today's buildings face growing climate, regulatory, and operational risks. Owners and managers are turning to BOMA BEST to turn sustainability practices into practical risk mitigation by focusing on reliability, continuity, and preparedness across their portfolios.

Through structured assessments and third-party verification, the program supports teams in identifying vulnerabilities, strengthen business continuity, while using performance data to anticipate issues before they become disruptions. By embedding resilience into everyday operations, BOMA BEST helps protect asset value, support tenant confidence, and keep buildings ready for what comes next.

# Resilience and Risk Mitigation

[VIEW MORE](#)

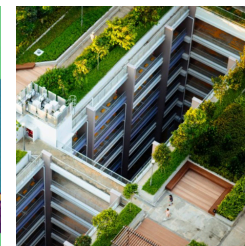
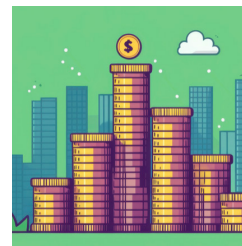
**BOMA BEST 4.1  
Sustainable  
Questionnaire  
Filter** BETA

**Beyond Basics  
– A Deeper Dive  
into BOMA BEST  
4.1 with Q&A**

**BOMA BEST  
Sustainable  
and Smart  
Baseline  
Templates**

## BOMA BEST Resources

- [BOMA BEST 4.1 Questionnaire Filter \(BETA\)](#)
- [Beyond Basics – A Deeper Dive into BOMA BEST 4.1 with Q&A](#)
- [BOMA BEST Sustainable and Smart Baseline Templates](#)

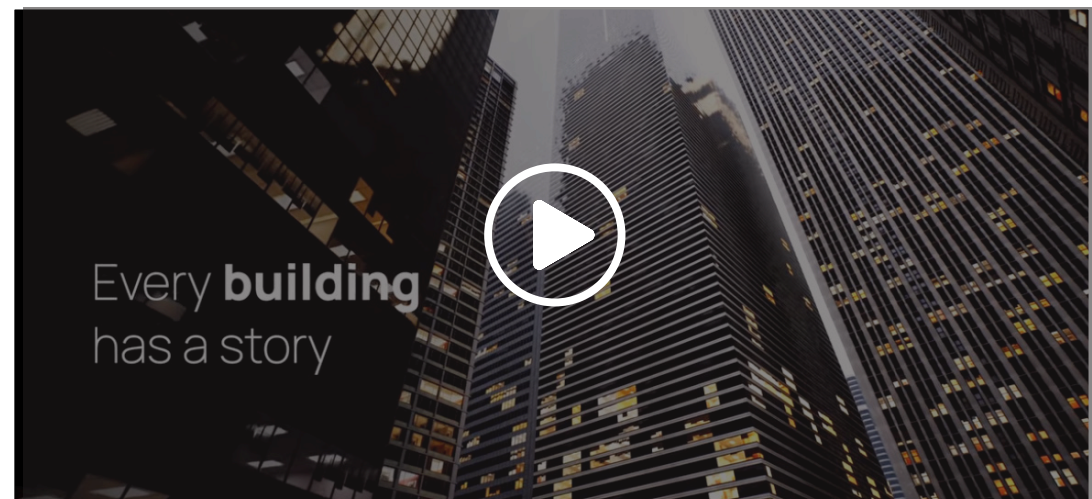


## BOMA BEST Insights

- [The Resilience Dividend – Urban Myth?](#)
- [Does commercial real estate need a side hustle?](#)
- [Cost vs. Value: Is there a business case for investing in resilience in commercial real estate?](#)

[READ MORE](#)

CLICK TO PLAY



# BOMA BEST around the globe



**BOMA BEST**  
BUILDING CERTIFICATION  
PROGRAM



BOMA BEST hosted a Happy Hour “Pit Crew” event at the FI® Arcade Bar in Boston during the BOMA International Annual Conference & Expo, bringing together program participants and partners for an evening of networking, celebration, and connection.

“Bestie,” a horse in the Houston Police Department’s Mounted Patrol Unit, was named in honour of the BOMA BEST certification program through a contest hosted by BOMA Houston.



We celebrated the first medical outpatient building, Memorial Hermann Medical Plaza, in Houston, Texas to achieve a BOMA BEST certification, showcasing the program’s relevance for healthcare and specialized assets.

BOMA Canada Chair, Neil Lacheur, presented a BOMA BEST Platinum certification plaque to the COSCO management team on behalf of BOMA China, recognizing their achievement in sustainable building operations and environmental excellence.



# What People Say...



CLICK TO PLAY →



CLICK TO PLAY →



CLICK TO PLAY →

THE FIRST  
**BOMA BEST**

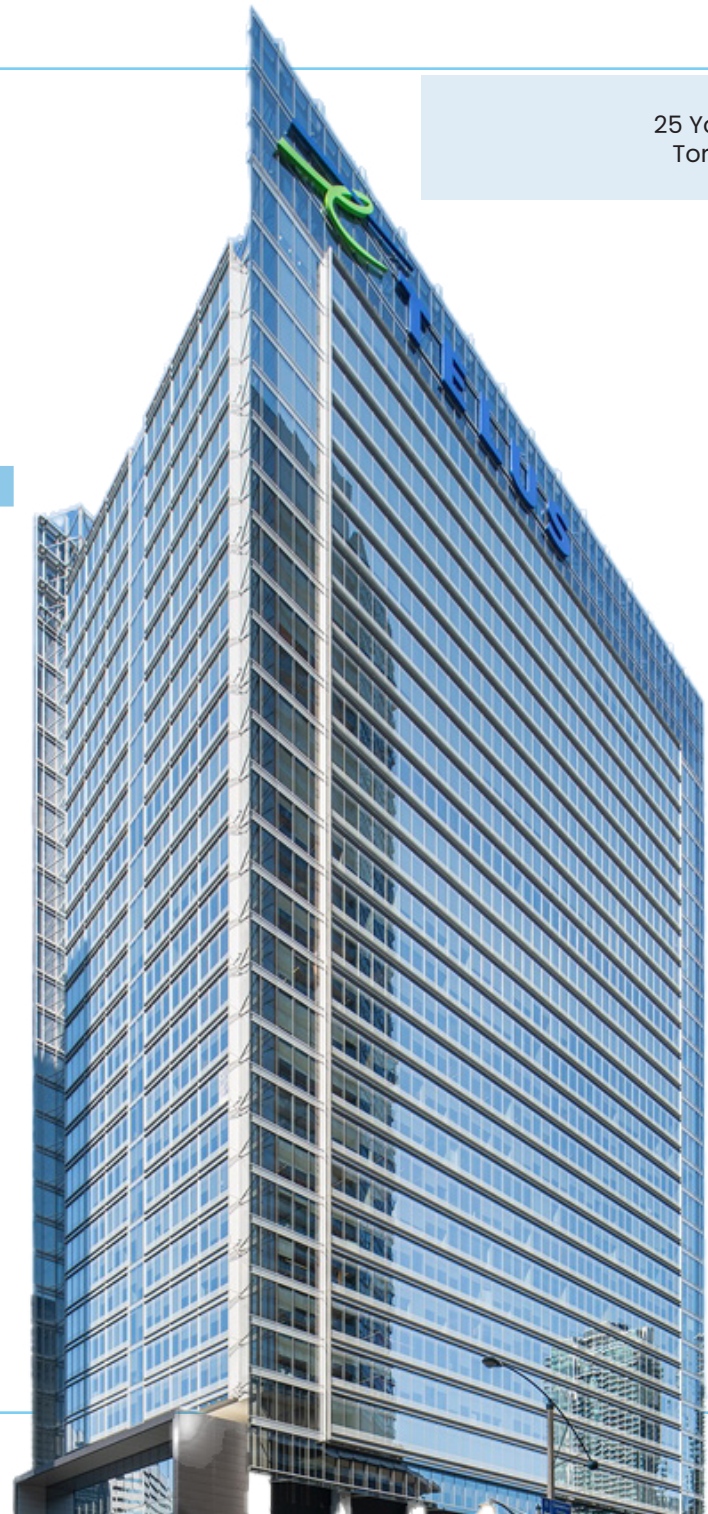
4.0 SUSTAINABLE

**PERFECT  
SCORE**

**25 York**  
25 York Street  
Toronto, ON.



**BOMA BEST**  
BUILDING CERTIFICATION  
PROGRAM





**BOMA BEST**  
SUSTAINABLE

25 York Street, owned and managed by Menkes Developments Ltd., became the first building to attain a perfect score on the BOMA BEST Sustainable 4.0 certification. Achieving Platinum with the highest score recorded globally for an office tower, this result reflects years of dedicated work by the Menkes team and their commitment to best-in-class building performance.

This milestone is more than a technical achievement. It demonstrates what is possible when operations, sustainability, tenant experience, and long-term asset strategy are aligned around a clear framework.



“It was nice that BOMA BEST articulates what utility benchmark performance data’s are there and how we compare to them.”

**Clark Stewart**  
Director, Sustainability  
Menkes Development Ltd.



CLICK TO PLAY

**YOU'VE ARRIVED**

YOU'VE ARRIVED  
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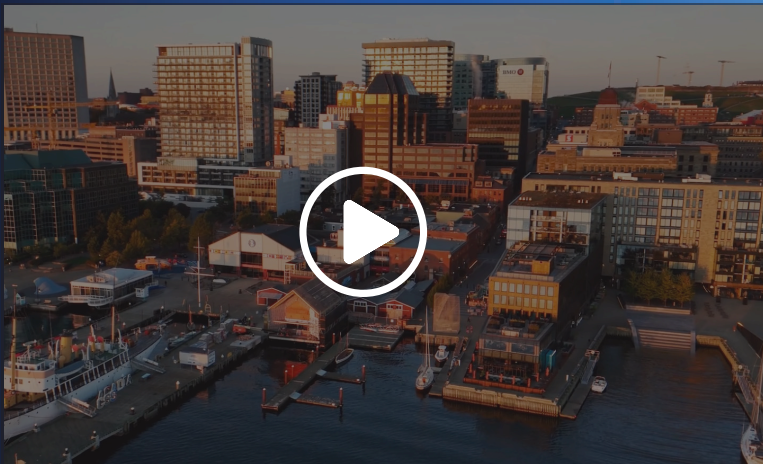


# BOMEX HALIFAX 2025

## BOMEX Halifax 2025

BOMEX Halifax 2025 saw a record-breaking turnout with over 700 delegates, selling out for the fourth year in a row. This milestone reflects not only the event's rising profile but an industry eager for meaningful connection, collaboration, and education. BOMEX Halifax created a welcoming atmosphere that said, "You're here, and you belong," and we couldn't be prouder of that. We're grateful to all our delegates, speakers, and dedicated volunteers.

This year introduced new educational offerings, including the ENSPIRE stream, BOMI ShortCourse, and Braindate, which encouraged meaningful one-on-one conversations. A special thank you to our sponsors for their support, and to our local host partner, BOMA Nova Scotia, for helping make this event possible.



BOMEX Halifax 2025 Recap

**700+**  
Attendees



**75**  
Speakers



**27**  
Education Sessions



**2**  
Keynotes



## THANK YOU TO OUR SPONSORS...



## AND SEE YOU NEXT YEAR!



BOMEX Ottawa 2026



## Making a Difference, Together

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



## Mental Wellness and Resilience

Everybody has mental health. When we are generally able to handle life's highs and lows, we might say our mental health is good, or that we are experiencing mental wellness. Here are some examples of activities that have been proven to have a positive impact on mental health:

### Self-Care

- **Reflection:** How can I benefit and strengthen my future self?

### Meaningful Connection

- **Reflection:** What helps me feel connected?

### Journaling

- **Reflection:** What journaling prompt could I answer right now?

### Nature

- **Reflection:** How can I get more connected with nature today?

### Gratitude

- **Reflection:** What am I grateful for today?

### Movement

- **Reflection:** How can I get more movement into my day?



**Since its launch one year ago, building owners, managers, and service providers across every province and territory in Canada have enrolled, with the program seeing strong success as both funding initiatives were oversubscribed and hundreds of projects move toward completion.**

## BOMA Enspire

BOMA Canada's BOMA Enspire program, funded by \$24.9M from Natural Resources Canada (NRCan) under the Deep Retrofit Accelerator Initiative (DRAI), aims to support mid-tier building owners and operators in Canada to improve energy efficiency and decarbonization.

The program supports the industry through three distinct pillars: capacity building through education and knowledge sharing, funding for pre-retrofit activities, and a national awards program that recognizes leaders reducing energy use and GHG emissions.

To support regional partners and BOMA members across Canada, in 2025, the BOMA Enspire team actively participated through trade shows and speaking engagements in over a dozen industry events focused on energy efficiency and decarbonization.

### Quick Start Audit



Number of buildings



Total square metres impacted



Total funded projects



Funded activities



### Building Performance Evaluation

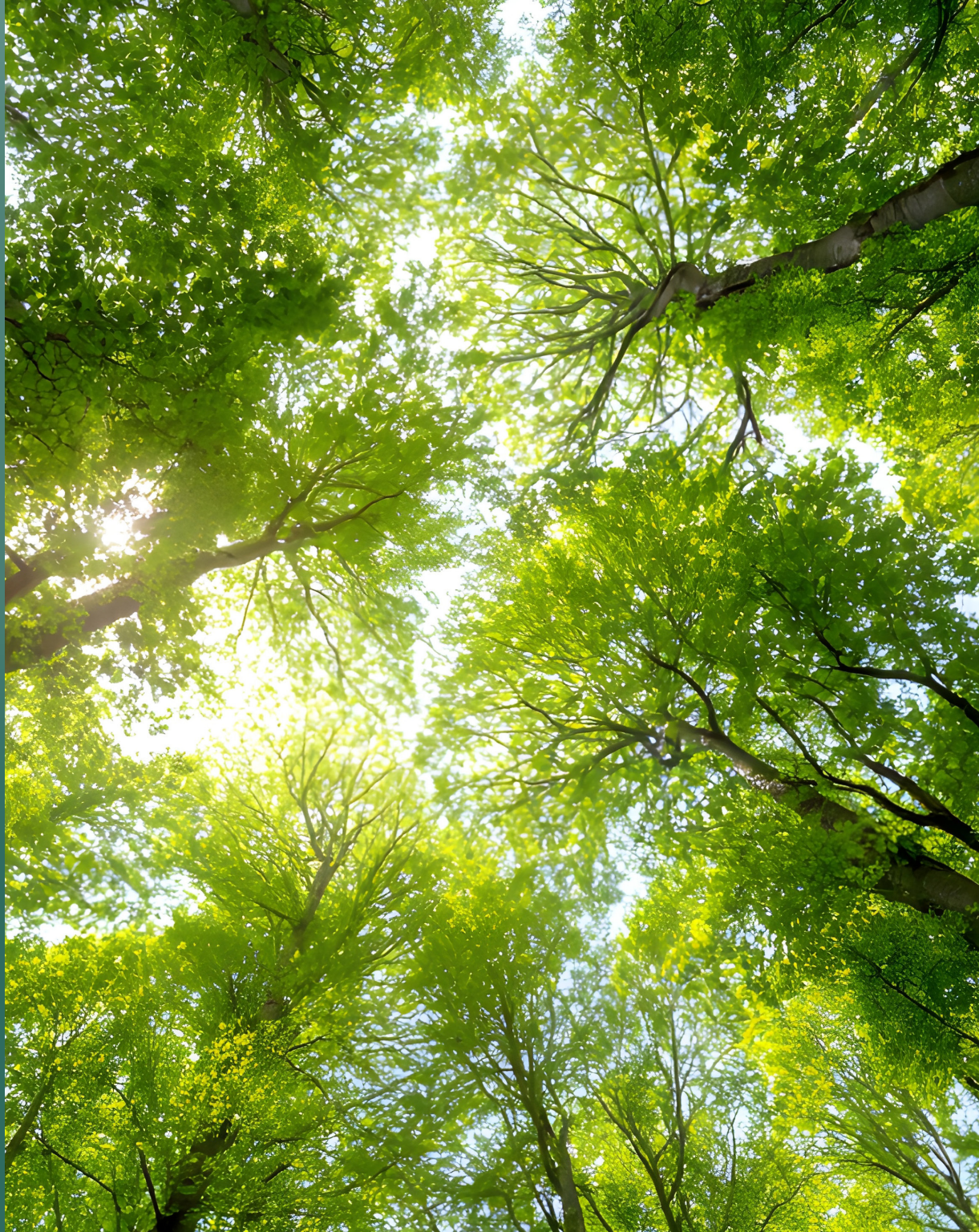
\*as of December 1, 2026



## A Very Proud Moment

We're proud to share that BOMA BEST has officially reached a significant milestone – the completion of our 100,000-tree planting program. For every BOMA BEST certification, 25 trees are planted. This year, our 100,000th tree planted. It's a tangible reminder that operational excellence and environmental impact are synonymous.

This milestone belongs entirely to the building owners and managers who believe in BOMA BEST and choose to invest in better-performing buildings. Your commitment, leadership, and trust made this possible. Every certification represented a decision to do better, and collectively, those decisions have created a lasting impact well beyond individual buildings.





# ADVOCACY

Committees

**We believe in the power of collective action and take a proactive role in advancing policies that address complex challenges and support both our members and the broader 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 sustainable mission to move us forward. This includes participating in committees, volunteering in associations and participating in key national dialogues. Our advocacy priorities are shaped by a variety of considerations, which include the committees we are involved in.

### Our active commitment includes:

Association of Energy Engineers (AEE)	American Society of Heating, Refrigerating, and Air Conditioning, Engineers (ASHRAE)	BOMI Education	Building Decarbonization Alliance (BDA)	Building Operators Designation (BOD)
Promote energy efficiency and professionals	Advancing HVAC&R industry standards globally	BOMA International, Real estate management education and certification	A stakeholder to advance decarbonization	Recognizing professional building operators

<b>Canadian Construction Association (CCA)</b>	<b>Canada Green Building Council (CAGBC)</b>	<b>Climate Risk Institute (CRI)</b>	<b>CREW Network</b>	<b>CSA Group</b>
Advocating for Canada's construction industry	Promoting sustainable building practices in Canada	Addressing change adaptation capacity	Advancing women in commercial real estate	Developing standards for safety and innovation

<b>Efficiency Canada</b>	<b>Global Real Estate Sustainability Benchmark (GRESB)</b>	<b>National Association for Industrial and Office Parks (NAIOP)</b>	<b>Real Property Association of Canada (REALPAC)</b>	<b>Royal Architectural Institute of Canada (RAIC)</b>
National energy efficiency advocacy organization	Benchmark for real estate sustainability performance	Commercial real estate development association	Represents Canadian real estate owners/investors	National voice for Canadian architecture

<b>Global Alliance for Buildings and Construction (UN - Global ABC)</b>	<b>Building Commissioning Association (BCxA)</b>	<b>Green Button Alliance (GBA)</b>	<b>Mission from MaRS - Better Building Coalition</b>	<b>Council on Women in Energy &amp; Environment Leadership (CWEEL)</b>
Advancing global low-carbon buildings	Promoting quality building commissioning	Standardizing energy data access	Innovating high-performance buildings	Empowering women in clean energy

<b>Strategic Energy Management Collaborative (SEMC – Canadian Chapter)</b>	<b>EBCx Community of Practice Working Group (NRCan)</b>	<b>Intelligent Building Systems (IBS) Technical Committee (CSA Group)</b>	<b>Circular Construction Innovation Hub (CCIB)</b>	<b>Circular Economy Leadership Canada (CELC)</b>
Advancing strategic energy management	Enhancing existing building commissioning	Developing intelligent building standards	Advancing circular building solutions	Leading Canada's circular transition

<b>Retrofit Accelerator Network (NRCan)</b>	<b>Centre for Resilience of Critical Infrastructure (CRCI – University of Toronto)</b>	<b>Intact Centre on Climate Adaptation (ICCA – University of Waterloo)</b>	<b>Program Development Advisory Council (Conestoga College)</b>	<b>VERIS (Wilfred Laurier University)</b>
Accelerating large-scale building retrofits	Strengthening critical infrastructure resilience	Advancing climate adaptation research	Guiding applied program development	Researching sustainable infrastructure systems

<b>Making Ontario Buildings Smart (MOBS – Toronto Metropolitan University)</b>	<b>The Green Will Initiative (City of Toronto)</b>	<b>Ontario Sustainable Building Association</b>	<b>District 2030 Toronto</b>
Advancing smart building adoption	Mobilizing community climate action	Promoting sustainable building practices	Driving deep building decarbonization

The background image is a high-angle, wide shot of a modern office lobby. The space is characterized by large glass walls and floors that reflect the interior and exterior. Several people in business attire are visible, some walking and others sitting at tables, creating a sense of activity. The lighting is bright, with natural light streaming in from the large windows on the left. The title 'THOUGHT LEADERSHIP' is prominently displayed in the center-right of the image, in a large, white, sans-serif font.

# THOUGHT LEADERSHIP

Industry Challenges, Emerging Leaders, Guides and Reports,  
Webinars, Speaking Engagements, Collective Power of BOMA

**BOMA acts as a catalyst for a more sustainable and inclusive future, bringing the industry together through open dialogue and initiatives that support meaningful, lasting progress.**



## What's Keeping Our Industry Up at Night?

The real estate industry is always at the forefront of change, both leading innovation and adapting to new challenges while finding ways to seize opportunities.

AI and its impact on the industry	Signs of renewal	Urban life rebounds
<p>The integration of artificial intelligence into commercial real estate and building operations presents transformative opportunities alongside significant considerations that demand careful examination. Understanding how AI will fundamentally reshape these sectors requires exploration of both its most substantial benefits and its inherent risks and limitations.</p>	<p>The shift back to office-based work is backed by CEOs steadfast in their support of pre-pandemic ways of working, with a majority (64% globally and 63% in the UK) predicting a full return to in-office work within the next three years. And 87% of CEOs (83% in the UK) surveyed express a likelihood of linking financial reward and promotion opportunities to a return to in-office working practices.</p>	<p>As Canadian urban centers grapple with post-pandemic transformation, critical questions emerge regarding the future of our downtown cores. The current state of Canada's downtowns demands comprehensive examination, which may offer valuable insights into successful revitalization strategies.</p>
<p><b>Resources</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Impact on CRE: What to expect from the incredible rise of AI</a></li> <li>• <a href="#">Six Areas Where AI is Changing Commercial Real Estate</a></li> </ul>	<p><b>Resources</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Global and UK CEOs grappling with multiple challenges, including geopolitical pressures, but majority remain confident on three-year global</a></li> <li>• <a href="#">Does 2026 See the Return of the Tenant?</a></li> </ul>	<p><b>Resources</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Hospital data sheds light on patients experiencing homelessness</a></li> <li>• <a href="#">Safety &amp; Security Insights</a></li> </ul>



## Emerging Leaders

Earlier this year, BOMA Canada released the 2025 BOMA Canada Emerging Leaders Industry Survey Report. The findings from these innovators, entrepreneurs and professionals were as enlightening as they were inspiring, and as the Emerging Leaders discussed their experience and their ideas, the one thing that came through loud and clear was the pride they all feel in this profession.

With that, BOMA Canada was proud to further discuss these findings at BOMEX earlier this year in our Emerging Leaders presents mainstage event. We're committed to helping the next generation of leaders develop skills, gain experience, and build expertise to advance your career and shape the future of commercial real estate.

We encourage emerging leaders to embrace diverse perspectives and celebrate what makes each member unique. You'll feel empowered to ask why, challenge the status quo, and present innovative ideas.



[DOWNLOAD REPORT](#)



[CLICK TO PLAY](#)



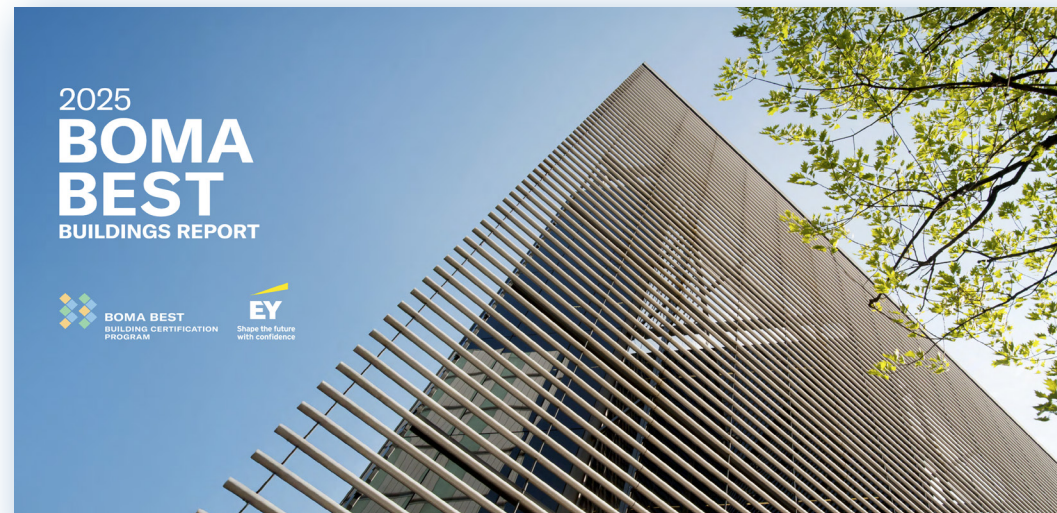
[CLICK TO PLAY](#)



## BOMA BEST Buildings Report 2025

We were thrilled to launch the BOMA BEST 2025 Buildings Report, a look at how top buildings across the globe are redefining performance, raising the bar on operational excellence, and leading the way through an era of rapid, relentless change.

This year's report, developed in partnership with Ernst and Young (EY), reveals a critical shift: the most successful buildings don't just perform efficiently, they're prepared to withstand disruption and adapt to changing conditions. Through smart technology and strategic planning, these buildings are connecting sustainability with resilience and long-term asset value.



[DOWNLOAD REPORT](#) ➔

## What's Next for the Industry

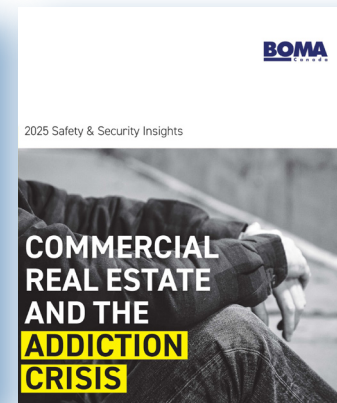
The commercial real estate landscape is evolving faster than ever. From AI building management tools to enhanced wellness standards and heightened security, staying ahead requires insights and practical tools.

BOMA Canada worked alongside its members to provide the resources needed to adapt and thrive. Throughout 2025, we delivered practical guidance through publications like our Commercial Real Estate and Wellness guide, Six Areas Where AI is Changing commercial real estate, and our Safety and Security guide and checklist.

These changes are happening across our industry, and we're grateful to contribute alongside our members as we all navigate what's next in commercial real estate.



[DOWNLOAD GUIDE](#)



[DOWNLOAD GUIDE](#)



[DOWNLOAD GUIDE](#)



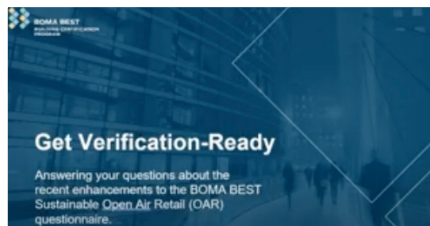
[BOMA Canada's AI for Commercial Real Estate Initiative](#)



## Webinars

In 2025, BOMA Canada's webinars helped members navigate evolving standards and turn sustainability goals into action. From getting verification-ready and diving deeper into BOMA BEST 4.1 to exploring long-term value and the Enspire Your Building series, sessions focused on practical strategies for efficiency, electrification, deep retrofits, and water and wastewater management.

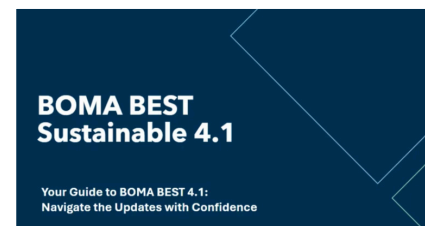
### What we hosted:



- ▶ [Get Verification-Ready – Enhancements to the OAR questionnaire](#)



- ▶ [Beyond Basics – A Deeper Dive into BOMA BEST 4.1 with Q&A](#)



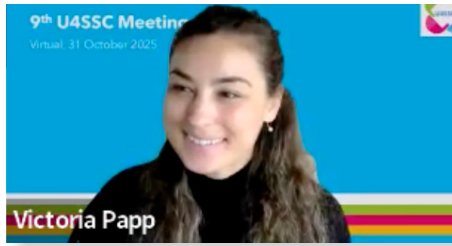
- ▶ [Your Guide to BOMA BEST 4.1](#)



- ▶ ['Beyond Green Labels: From Building Certification to Long-Term Value'](#)

### Enspire Your Building Series:

- [Session 1: A Practical Methodology for Energy Efficiency and Carbon Reduction](#)
- [Session 2: Low-Cost Opportunities including Existing Building Commissioning](#)
- [Session 3: HVAC and DHW Electrification Opportunities](#)
- [Session 4: Deeper Retrofits through Building Envelope Upgrades](#)
- [Session 5: Developing a Retrofit Strategy for Your Building\(s\) – Your Roadmap](#)
- [Session 6: Water Conservation and Wastewater Management](#)



9th United for Smart Sustainable Cities Meeting  
Virtual



Asia Pacific Real Assets Leaders' Congress 2025  
Singapore



Better Building Breakfast and Awards  
Ottawa



Maîtriser la qualité de l'air dans vos bâtiments &  
Remise des certifications BOMA BEST  
Quebec



BOMEX Halifax 2025  
Halifax



Alberta Energy Efficiency + Innovation  
Summit  
Edmonton



Build Green Atlantic  
Halifax



Energizing Efficiency Conference 2025  
Fredericton



Energy Efficiency Day  
Toronto



Empowering the energy transition  
(AEE & CWEE)  
Toronto



Retrofit Canada Conference 2025  
Toronto



Smart Energy Vancouver Buildings  
Retrofits Day  
Vancouver



The Buildings Show  
Toronto

**A few places where we  
spoke.**



## BOMA Social

We were proud to partner with Dexterra to bring together commercial real estate professionals for an evening of networking and insightful conversations. Participants had the opportunity to engage with industry peers and take an exclusive behind the scenes tour of the Scotiabank Arena!

**dexterra**



# Individual Recognition



In October, Lisa Baroldi, President & CEO of BOMA Edmonton and North, was awarded the Sustainability Trailblazer Impact Award at the CREW Network gala in Austin, Texas, a prestigious global recognition for exceptional leadership and measurable impact in the commercial real estate industry.

Lisa's work spanning environmental leadership, social innovation, and governance transformation does not go unnoticed.

Congratulations Lisa!

Congratulations to BOMA Canada, Director of Stakeholder Engagement, Krista Chambers, on her appointment as Vice Chair of Toronto CREW 30th Anniversary Committee. This role is a testament to Krista's commitment to creating opportunities for women and diverse professionals in commercial real estate, work that doesn't just check boxes, but opens doors.

Through her involvement with Toronto CREW, Krista has built meaningful connections and created spaces where individuals can find mentorship, support, and the confidence to chart their own paths forward.

Well done Krista!



# Individual Recognition



Congratulations to BOMA Canada Chair and Executive Vice President at Avison Young, Neil Lacheur, for receiving the 2025 Henry H. Chamberlain Award for Leadership. This prestigious award, established by BOMA International in 2024, recognizes leaders who have made an enduring impact on the commercial real estate industry.

Neil embodies every aspect of this recognition. He is a strategic thinker and respected voice in the industry, a passionate advocate, mentor, and community builder.

Excellent work Neil!

BOMA Canada President & CEO, Benjamin Shinewald, was awarded the prestigious King Charles III Coronation Medal. Nominated by the Rick Hansen Foundation, this distinguished honour recognizes individuals who have made significant contributions to Canada.

Benjamin is the first to highlight that this award reflects the collective efforts of a membership dedicated to advancing sustainability and accessibility by improving the built environment one building at a time.

Fantastic work, Benjamin!



# The Collective Power of BOMA



- Grew our Decarb Accelerator (program to support building decarbonization efforts) to over 50 building participants across the province, representing 11M square feet and identified measures for most buildings that reduce their gas and steam usage by 30-100%.
- Following years of BOMA advocacy for fair and equitable property taxation, Vancouver City Council passed a motion in 2025 directing staff to present a budget with a 0% property tax increase.
- Launched a second annual golf tournament, based on member and sponsor demand, which sold out.

- Released the BOMA Calgary Downtown Safety Report that summarizes three years of incident tracking survey data. This report and data provide industry and decision makers with on-the-ground facts to drive policy change. The survey is currently back in the field for Year 4 data.
- Created and delivered the BOMA Calgary Careers Guidebook, a one-stop-shop for those already in the industry as well as newcomers. In 2026 and beyond, the guide will be expanded throughout the country, in partnership with BOMA Canada.
- Completed a revised Strategic Plan that puts our committees at the heart of the organization, with tools to grow and continue serving the industry.

- Achieved many advocacy successes, including:
  - Leading local business community advocacy for post-COVID government return to office policy, culminating in the October 2025 decision by the Government of Alberta to end hybrid work.
  - Supported the hotly-debated Community Revitalization Levy (CRL) Program, enabling the OEG Development Group to obtain municipal and provincial funding for the next phase of the ICE District.
  - Persuaded City of Edmonton to pass the public spaces bylaw, which cracks down on open drug use and loitering in transit stations.
- Revamped our education program, awards program, sponsorship program and annual publication (now called Square Footage by BOMA), better energizing and engaging members and driving revenue.
- BOMA Edmonton and North, and its President and CEO, Lisa Baroldi, received the Sustainability Trailblazer Award from CREW Network in Austin. (Earlier in the year, the organization rebranded from "BOMA Edmonton" to "BOMA Edmonton and North" as part of its inclusion goals and to mark the association's 60th anniversary.

- Delivered in-person Education Days in both Saskatoon and Regina, bringing together commercial real estate professionals with industry vendors, service providers, and subject-matter experts. These events created valuable networking opportunities and showcased solutions that support efficient and innovative building operations across Saskatchewan.
- Welcomed a new Executive Director, bringing renewed energy, leadership, and strategic focus to support member value, advocacy, and organizational development.
- Supported and participated in this year's Saskatchewan Real Estate Forum as a sponsor and panel moderator, helping elevate industry dialogue and share insights on trends impacting our market and how BOMA Saskatchewan supports the CRE industry.

- Conference, with approximately 750 CRE, construction and building professionals. The event included panel discussions, education sessions, a keynote luncheon, and full day product expo with 100+ exhibitor booths.
- Added to the 2025 Industry Compensation Report to our publications, which already include the annual BOMA Manitoba Building Directory and the quarterly BOMA INSIDER Magazine. We are also in the process of completing our first ever BOMA Preventive Maintenance Guidebook, due in Q4.
- Undertook our third offering of BOMA International's Foundations of Real Estate Management® course, led by senior CRE professionals within the BOMA membership. Offered over six in-person sessions, the course includes both classroom instruction and building tours. Foundations course graduates can also register for their first BOMI certificate with no enrollment fee.

- Sold out the eighth annual BOMA Toronto CREST Awards, with over 200 attendees. We received the most submissions in program history, with over 4,000 buildings sharing emissions data.
- Launched two new initiatives, the Operations Advisory Council, and the Allied Advisory Council.
- Members of our Mentorship Advisory Council and Emerging Leader Committee jointly hosted a pilot Professional Development Session exclusively for Emerging Leaders. The event sold out in an hour and will become an annual value-added offering.

- Served as a foundational supporter of the Ottawa Mission's Maintenance Services Training Program (MSTP), a groundbreaking initiative providing hands-on training and employment pathways for individuals seeking a second chance through meaningful careers in building maintenance and operations. Recognizing the program's potential to address both labour shortages and social reintegration, BOMA Ottawa is moving to establish the MSTP Angels Network, a coalition of industry partners committed to supporting graduates through mentorship, equipment donations, and employment opportunities.
- Played a pivotal leadership role in the Downtown Implementation Group, collaborating with stakeholders including the City of Ottawa, the Ottawa Board of Trade, Ottawa Tourism and local business leaders to develop actionable strategies to re-energize the city's core. BOMA Ottawa brings the industry's perspective on adaptive reuse, office-to-residential conversions, and investment incentives to attract employers, residents, and visitors downtown. The resulting recommendations aim at shaping a more vibrant, economically resilient, and inclusive downtown Ottawa.
- Actively contributed to the City of Ottawa's Housing Innovation Task Force, ensuring the commercial real estate industry's expertise informed efforts to tackle Ottawa's housing crisis. BOMA representation advanced practical solutions around zoning reform, financing models, and the repurposing of underused commercial properties for residential use. Several BOMA recommendations were included in the Task Force's interim report, positioning the association as a key partner in driving innovative, market-ready strategies to expand housing options and support sustainable urban growth.

- Closed our third year of the second iteration of the Défi Énergie en Immobilier (Race2Reduce) and began work for the third four-year challenge.
- Grew participation on social and content-driven activities and committees after a few years of stasis. Charitable activities are also meeting and surpassing set goals.
- Launched a new corporate image and branding and updated the BOMA Quebec website.

- Grew LinkedIn has grown by 18%, reflecting stronger engagement and visibility among members and industry peers; as well as the BOMA NB/PEI website, with page views up 27%, unique visitors up 47%, and overall visits up 36% over 2024.
- Increased membership by 10%, successfully meeting our annual growth objectives.
- Maintained strong operational performance despite a change in Executive Director, with signature events including the sold-out Commercial Real Estate Symposium with 135 attendees and Golf Tournament. New systems were introduced to improve efficiency, and committees were reactivated with clear plans in place for the upcoming season.

- Co-hosted BOMEX Halifax 2025, the largest BOMEX ever with 714 attendees gathering in Nova Scotia for three days of learning, networking and celebrating – all with a change in Executive Director shortly before annual event.
- Revamped/updated the BOMA Nova Scotia website, currently in Phase 1 with more updates on the way.
- Added new no-cost student memberships and recruit membership options, crossing over 100 members for the first time since pre-COVID.

- Revamped BOMA Newfoundland and Labrador Annual Real Estate Forum, drawing strongly positive feedback from our members and attendees.
- Ran the largest and highest revenue Golf Tournament ever.
- Collected significant arrears, significantly improving our financial health.



# Awards

Winners Overview

**We've rebranded our Awards to celebrate what matters most, the people who work and play in buildings and keep our industry thriving. Every win celebrates the moments that move us all forward.**



# BOMA Canada National Awards

As part of the reimagined BOMA Canada Awards, we wanted to be just as invested in celebrating excellence as the building owners and managers who put their work forward, creating a program that truly reflects the pride, effort, and innovation behind every submission.

It was time to reimagine!



BOMA Canada National Awards Rebrand



BOMA CANADA



# TOBY Award

The Outstanding Building of the Year (TOBY) Awards salutes 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.

## CORPORATE FACILITY



### PACIFIC BLUE CROSS



4250 Canada Way  
Burnaby, BC.

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



## HISTORICAL BUILDING



### 25 KING STREET WEST



25 King St.W.  
Toronto, ON

Owned by: bclMC Realty Corporation  
Managed by: QuadReal Property Group



## INDUSTRIAL



### TRANSPORT DEPOT BUSINESS PARK



12414 184th Street  
Edmonton, AB

Owned by: bclMC Realty Corporation and Canadian Core  
Real Estate LP  
Managed by: QuadReal Property Group



BOMA CANADA



# TOBY Award

BOMA Canada TOBY Award Winners continued.

## RENOVATED BUILDING



### 55 UNIVERSITY AVENUE

55 University Avenue  
Toronto, ON

Owned by: I.G. Investment Management, Ltd., as trustee  
for IG Mackenzie Real Property Fund  
Managed by: BentallGreenOak



## RETAIL - OPEN AIR/STRIP



### TAUNTON GARDENS

304-378 Taunton Road East  
Whitby, ON

Owned by: Canada Post Pension Plan  
Managed by: Triovest, a Colliers Company



## RETAIL - ENCLOSED UNDER 1 MILLION SQ. FT.



### PARK PLACE SHOPPING CENTRE

501-1 Avenue South  
Lethbridge, AB

Owned by: Park Place Mall Holdings Inc., a division of  
Primaris REIT  
Managed by: Primaris Management Inc.



BOMA CANADA



# TOBY Award

BOMA Canada TOBY Award Winners continued.

RETAIL - ENCLOSED OVER 1 MILLION SQ. FT.



SCARBOROUGH TOWN CENTRE

300 Borough Drive,  
Scarborough, ON

Owned & Managed by: Oxford Properties Group



SUBURBAN OFFICE PARK - MID RISE



WINSTON PARK

2010, 2020 & 2040 Winston Park Drive  
Oakville, ON

Owned by: 210 Winston Park Nominee Inc.  
Managed by: Fengate Asset Management



UNDER 100,000 SQ. FT.



THE LIGHTWORKS BUILDING

22 East 5th Avenue  
Vancouver, BC

Owned by: Nicola Value Add Real Estate LP  
Managed by: Warrington PCI Management



BOMA CANADA



# TOBY Award

BOMA Canada TOBY Award Winners continued.

OFFICE BUILDING - 100,000 - 249,999 SQ. FT.



11TH AVENUE PLACE

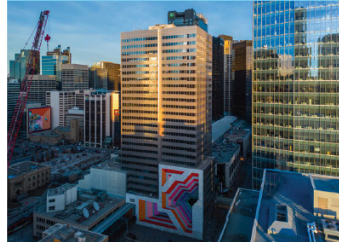


214 11th Avenue SW  
Calgary, AB

Owned by: HODPP Realty Inc.  
Managed by: GWL Realty Advisors Inc.



OFFICE BUILDING - 250,000 - 499,999 SQ. FT.



WATERMARK TOWER



530 - 8 Avenue SW  
Calgary, AB

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



OFFICE BUILDING - 500,000 - 1 MILLION SQ. FT.



JAMIESON PLACE



308 4th Avenue SW  
Calgary, AB

Owned by: British Columbia Investment Management  
Corporation & Jamieson Place Holdings Inc.  
Managed by: QuadReal Property Group



BOMA CANADA



# TOBY Award

BOMA Canada TOBY Award Winners continued.

## OFFICE BUILDING - OVER 1 MILLION SQ. FT.



### FIRST CANADIAN PLACE

100 King Street West  
Toronto, ON

Owned by: FCP (BOPC) Ltd., ARI FCP Holdings Inc. and  
CPPIB FCP Holding Inc.  
Managed by: Brookfield Properties Operated by CBRE



## LIFE SCIENCE BUILDING



### FORENSICS SERVICES AND CORONER'S COMPLEX

25 Morton Shulman  
Toronto, ON

Owned by: Ministry of Infrastructure Ontario  
Managed by: Dexterra Group



## MEDICAL BUILDING



### CRESTPOINT R.E. INC.

1929 Bayview Ave  
Toronto, ON

Owned by: Crestpoint R.E. (1929 Bayview) Inc.  
Managed by: Avison Young Real Estate Management  
Services L.P.



BOMA BEST



# Prestige Award

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, 2024 and March 31, 2025 are eligible for consideration.

## RETAIL - ENCLOSED OVER 1 MILLION SQ. FT.



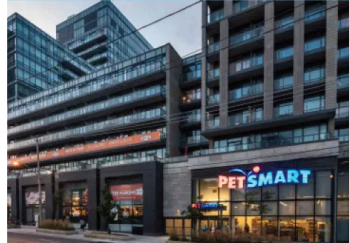
### YORKDALE SHOPPING CENTRE

3401 Dufferin St  
Toronto, ON

Managed by: Oxford Properties Group



## MULTI UNIT RESIDENTIAL BUILDINGS



### TRILOGY ON KING

1100 King St W  
Toronto, ON

Managed by: Woodbourne



## OPEN AIR RETAIL



### OUTLET COLLECTION AT NIAGARA

300 Taylor Rd  
Niagara-on-the-Lake, ON

Managed by: Jones Lang LaSalle Real Estate Services, Inc.



BOMA BEST



# Prestige Award

BOMA BEST Prestige Award Winners continued.

## OFFICE UNDER 1 MILLION SQ. FT.



25 YORK ST

25 York St  
Toronto, ON

Managed by: Menkes Property Management Services Ltd.



## HEALTHCARE



FAIRMONT MEDICAL  
BUILDING

750 Broadway W  
Vancouver, BC

Managed by: Peterson Commercial Property  
Management Inc.



## LIGHT INDUSTRIAL



RCMP E DIVISION  
HEADQUARTERS, BLDG C

14220 Green Timbers Way  
Surrey, BC

Managed by: Bouygues Energies and Services  
Canada Limited



BOMA BEST



# Prestige Award

BOMA BEST Prestige Award Winners continued.

UNIVERSAL



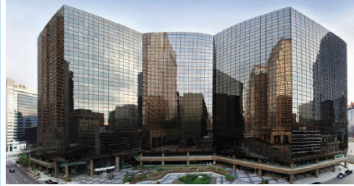
RCMP E DIVISION  
HEADQUARTERS, BLDG B

14200 Green Timbers Way  
Surrey, BC

Managed by: Bouygues Energies and Services  
Canada Limited



OFFICE OVER 1 MILLION SQ. FT.



GULF CANADA  
SQUARE

185-401 9th Ave SW  
Calgary, AB

Managed by: GWL Realty Advisors Inc.



BOMA CANADA



# Pinnacle Award

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 AND BEYOND



BRAULT ROOFING

100 Loftus Street  
Moncton, NB



## CUSTOMER SERVICE



QUADREAL PROPERTY GROUP

666 Burrard Street  
Vancouver, BC



## INNOVATION



BGIS GLOBAL INTEGRATED SOLUTIONS (BMO)

4100 Gordon Baker Road  
Scarborough, ON



BOMA CANADA



## Emerging Leader Award

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.

BOMA CANADA



RANDAL FROEBELIUS AWARD

## Member of the Year

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.

BOMA CANADA



ELAINA TATTERSDALE AWARD

## Sustainability Champion

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.



STEPHANIE DAVIES

GWL Realty Advisors Inc.

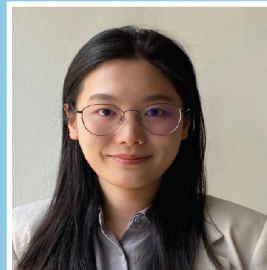
Vancouver, BC



RICHARD MORDEN

QuadReal Property Group

Calgary, AB



AMBER ZHU

Triovest, a Colliers Company

Toronto, ON



BOMA BEST



## Spotlight Award

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

BOMA CANADA



RICK HANSEN FOUNDATION

## Accessibility Award

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

BOMA CANADA



## Chair's Award

BOMA Canada's Chair's Award is presented in recognition of outstanding contribution to the commercial real estate industry in Canada.

### SPOTLIGHT AWARD



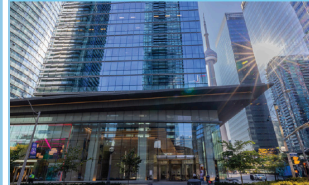
#### AVALON MALL

48 Kenmount Road  
St. John's, NL

Managed by: Crombie REIT



### ACCESSIBILITY AWARD



#### THE CADILLAC FAIRVIEW CORPORATION LIMITED

16 York  
Toronto, ON



#### MIKE BISHOP

Third Space Properties Inc.

Vancouver, BC



# ENSPiRE

A BOMA Initiative

The BOMA Enspire Awards Program recognizes industry leaders who are driving sustainable building performance, measured through outstanding emission reductions. 2025 marked the inaugural BOMA Enspire National Awards program.

- 4 Categories: Office, Retail, Light Industrial, Mixed-Use
- 450 Candidates from across Canada
- 3,122 tonnes CO2 Equivalent reduced through candidate effort
- 27 Finalists
- 12 Award Winners

## Office < 100,000 sq ft

**500 Hood Road**, Markham, ON | Owned by: Messa Properties Inc. | Managed by: Colliers



## Office 100,000 - 199,999 sq ft

**2680 Skymark Ave**, Mississauga, ON | Owned by: Crown Realty IV Limited Partnership  
Managed by: Crown Property Management



## Office 200,000 - 500,000 sq ft

**1166 Alberni Street**, Vancouver, BC | Owned by: Peterson Group | Managed by: Peterson Commercial Property Management Inc.



# ENSPiRE

A BOMA Initiative

BOMA Enspire Award Winners continued.

## Open Air Retail < 100,000 sq ft

**Kingsbury Plaza** - 1891 Rathburn Road E., Mississauga, ON

Owned by: Morguard MRT | Managed by: Morguard



## Open Air Retail > 100,000 sq ft

**Greenfield Park Centre** - 300 Auguste Avenue, Longueuil, QC

Owned by: The Manufacturers Life Insurance Company

Managed by: Jones Lang LaSalle Real Estate Services, Inc.



## Enclosed Retail > 100,000 sq ft

**2025 Guelph Line**, Burlington, ON

Owned & Managed by: Choice Properties LP



# ENSPiRE

A BOMA Initiative

BOMA Enspire Award Winners continued.

## Light Industrial < 100,000 sq ft

**1273 North Service Road East, Oakville, ON** | Owned by: Healthcare of Ontario Pension Plan (HOOPP)  
Managed by: CBRE Limited



## Light Industrial > 100,000 sq ft

**8205 Parkhill Drive, Milton, ON** | Owned by: Menkes Parkhill Holdings Inc. | Managed by: Menkes Property Management Services Ltd.



## Universal Facility < 100,000 sq ft

**Kent St. Johns Contracting - 10 Messenger Drive, St. John's, NL** | Owned & Managed by: Kent Building Supplies



# ENSPiRE

A BOMA Initiative

BOMA Enspire Award Winners continued.

**Universal Facility > 100,000 sq ft**

**290 Humberline Drive**, Toronto, ON | Owned & Managed by:  
Dream Industrial REIT



**Mixed-Use < 100,000 sq ft**

**80 North Queen Street**, Toronto, ON | Owned by: F.J. Baxter  
Building | Managed by: CBRE Limited



**Mixed-Use > 500,000 sq ft**

**2300 Yonge Street**, Toronto, ON  
Owned & Managed by: RioCan REIT



# BOMA TOBY AWARDS

At the 2025 BOMA International Conference & Expo in Boston, MA, we celebrated this year's TOBY Award winners, including four from Canada. It's a reminder that Canadian commercial real estate is making a meaningful impact globally.

Individual recognition includes:

- **Neil Lacheur**, Avison Young  
 > Henry H. Chamberlain Award
- **Don Fairgrieve Park**, QuadReal  
 > Secretary Treasurer
- **Anne Marie Guèvremont**, retired  
 > Life Member
- **Keith Major**, retired  
 > Life Member
- **Jillian Mann**, GWL Realty Advisors  
 > Nominating Committee
- **Erin White**, BGO  
 > Regional Member of the Year

## Open Air/Strip Mall

**1015 Lake Shore Boulevard East**  
 Toronto, ON, Canada

Managed by: CT REIT

Owned by: CT REIT



## Suburban Office Park Low-Rise

**Broadway Tech Centre**  
 Vancouver, BC, Canada

Managed by: QuadReal Property Group

Owned by: 2725312 Canada Inc. and  
 Broadway Tech Centre Holdings Inc.



## Retail – Enclosed Mall Under 1 Million Square Feet

**Northgate Village Shopping**  
 Burnaby, BC, Canada

Managed by: GWL Realty  
 Advisors Inc.

Owned by: 0813212 B.C. Ltd.



## 100,000 to 249,999 Square Feet

**Renfrew Business Centre**  
 Vancouver, BC, Canada

Managed by: Epic Investment Services

Owned by: Renfrew Properties Ltd., Alberta  
 Investment Management Corporation  
 (AIMCo)





# Team

Our Team, National Advisory Council, Board of Directors

**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.**

# New Team Members

As our organization continues to expand, we take pride in our growing team, a reflection of our collective successes and accomplishments...



**Tejas Dalvi**

Verification Coordinator



**Esther Kivaria**

Accounting Coordinator



**Jasmine Lyn**

Program Manager, Enspire



**Jagat Mammen**

Verifications Intern



**Jarid Palter**

Sustainability Program Support,  
Enspire



**Natasha Sharma**

Human Resources (Consultant)



**Tichaona Tapambwa**

Sponsorship Specialist



**Gail Taylor**

Marketing and Communications  
Lead, Enspire

# Meet The Team



Benjamin L. Shnewald

President and CEO



Suhaila Cappuccino

Senior Project Manager



Krista Chambers

Director, Stakeholder Engagement



Tejas Dalvi

Verification Coordinator



Bala Gnanam

Vice-President, Sustainability, Advocacy and Stakeholder Relations



Shruti Gupta

Executive Assistant



Josimar Herrera

Manager, Building Verification Programs



Noelyn Joseph

Marketing Specialist



Henry Kamau

Financial Controller



Esther Kavaria

Accounting Coordinator



Kreso Kristic

Financial Analyst



Jasmine Lyn

Enspire Program Manager



Jagat Mammen

Verifications Intern



Jaiden Padda

Operations and Marketing Coordinator



Jarid Palter

Sustainability Program Support, Enspire



Victoria Papp

Senior Director, Strategy and Innovation

# Meet The Team



Debbie Prince

Director, BOMEX & Awards



Ray Su

Operations and  
Research Specialist



Joanna Sugunathazan

Manager, BOMA BEST  
Operations (US)



Tichaona Tapambwa

Sponsorship Specialist



Gail Taylor

Enspire Marketing and  
Communications Lead



Hannah Veiga

Programs and Policy  
Specialist



Maryluz Velasco

Associate Director, Standards



Michael Parker

Marketing (Consultant)



Natasha Sharma

Human Resources  
(Consultant)

# National Advisory Council

BOMA Canada's National Advisory Council (NAC), proudly sponsored by QuadReal, 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.



**Michael Bansil**  
GWL Realty Advisors  
Toronto, ON

**Arie Bitton**  
Crombie REIT  
Mississauga, ON

**Michelle Brown**  
BGO Properties  
Mississauga, ON

**Vince Brown**  
JLL  
Toronto, ON

**Niall Collins**  
Choice Properties  
Toronto, ON

**John Duda**  
Colliers  
Toronto, ON

**Jérémie Emond**  
Public Services and  
Procurement Canada (PSPC)

**Don Fairgrieve-Park**  
QuadReal  
Vancouver, BC

**Beverley G. Flynn**  
Morguard Corporation  
Toronto, ON

**Carmine Francella**  
First Capital  
Toronto, ON

**Anushka Grant**  
Oxford Properties Group  
Toronto, ON

**Oliver Harrison**  
RioCan  
Toronto, ON

**James Lawrence**  
CBRE  
Toronto, ON

**Colin Lynch**  
TD Asset Management  
Toronto, ON

**Rory MacLeod**  
Cadillac Fairview  
Toronto, ON

**Brett Miller**  
Canderel  
Montreal, QC

**Theresa Warnaar**  
KingSett Capital  
Toronto, ON



# Board of Directors



**Neil Lacheur**

Chair  
Avison Young  
Toronto, ON



**Victoria Gabel**

Vice Chair  
Harvard Developments Corporation  
Regina, SK



**Maryanne McDougald**

Director  
Commercial Real Estate Executive  
Toronto, ON



**Michael Di Grappa**

Past Chair  
Concordia University  
Montreal, QC



**Luis Castro**

Director  
Bee-Clean Building Maintenance  
Halifax, NS



**Craig Dunsire**

Director  
Dunsire Konitz Real Estate Services  
Winnipeg, MB



**Jocelyne Dupuis**

Director  
Adelin Properties  
Moncton, NB



**Jillian Mann**

Director  
GWL Realty Advisors Inc.  
Vancouver, BC



**Stephen Nicholetti**

Director  
JLL  
Ottawa, ON



**Andrew Soto**

Director  
SOKL Ltd.  
Edmonton, AB



**Jamie Stroh**

Director  
Crombie REIT  
St. John's, NL



**Lee Thiessen**

Director  
MNP  
Calgary, AB

# BOMA Canada National Partners

## LEAD PARTNER



## SUPPORTING PARTNER



## EDUCATION PARTNER

