

August 21, 2020

Planning & Urban Development Committee
The City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

Re: *Letter of Support for Planning & Development's Building Maintenance Bylaw Monitoring Report*

Members of the Planning & Urban Development Committee,

On behalf of BOMA Calgary we would like to provide this letter of support for administration's work on the Building Maintenance Bylaw Monitoring Report, to be presented on September 2, 2020. We agree with administration's assessment that the current bylaw is effective and the accompanied Building Exterior Visual Assessments (BEVAs) have proven to be a valuable part in ensuring building owners and managers take proper corrective action in safeguarding public safety.

We believe that the BEVAs and the current bylaw achieves the right balance between mandating proper building maintenance and remains non-onerous for compliance. This is evident by the 92% compliance rate as of May 31, 2020 for BEVAs requested and received by the City, furthermore there were only 3 buildings (0.5%) that required enforcement for non-compliance. This high compliance rate proves to us that the bylaw has been largely successful, to which well maintained buildings have been inherently compliant while raising the standard for others. Visual Assessments have also provided our members an opportunity to identify and address issues proactively as a direct result of complying with the bylaw.

In 2013, BOMA Calgary worked with the City of Calgary to develop the 2013 Recommended Practices in Health + Safety: A guide for Building Owners & Managers - Building Envelope Safety Supplement. This document outlined industry best practice on a range of issues, including many addressed in the Building Maintenance Bylaw. As education and awareness have helped our members understand problems they may encounter, we are willing to work with the City and impacted stakeholders to update this guide in order to improve education and awareness and further promote the goals of the bylaw.

We would like to thank administration for the ongoing collaboration and engagement on this matter. As a bylaw that impacts nearly all our members, we welcome the opportunity to provide relevant industry feedback and remain committed to collaborating with the City to ensure this and upcoming bylaws remain applicable, contributing to their success.

Sincerely,



Lloyd Suchet
Executive Director
BOMA Calgary

CC: Art Skow, Vice President, Property Management Alberta, Real Estate Services -
BentallGreenOak, BOMA Calgary Board Member & Government Affairs Committee Member

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ISC: Unrestricted