



# BOMA Toronto celebrates excellence at its second virtual awards presentation

**Thank you to our 2021 Corporate Partners and Industry Leaders**





# President's message



On June 3, 2021 I was thrilled to host alongside our Board Chair Nada Sutic, BOMA Toronto's second Virtual Celebration of Excellence Awards Presentation. While we couldn't share in the festivities in person, for those who joined us for this event, we hope that you enjoyed your gift, mixology session, draw prizes and celebrating alongside your colleagues.

**On behalf of our Board of Directors I would like to extend our sincerest congratulations and heartfelt thank you to all award entrants and recipients!**

**Winners were recognized in 6 award categories:**

- Beyond Earth Hour Challenge
- Earth Award
- Pinnacle Award
- Individual Awards of Excellence
- Certificate of Excellence
- The Outstanding Building of the Year Award, known as the TOBY!

The commitment to excellence, resilience and collegiality demonstrated by the CRE Industry throughout this unprecedented time continues to be remarkable! I would like to wish all those moving on to the National competition the very best of luck! We will all be cheering you on during the Virtual BOMEX, October 20-21, 2021.

**Susan M. Allen**  
**President & Chief Executive Officer**  
**BOMA Toronto**







# Beyond Earth Hour Challenge Winner!

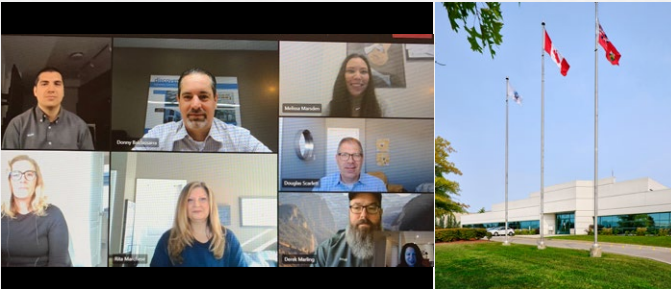


**Building Challenge Top Reducer Award**  
350 Bay Street  
Managed by: Dream Office Management Corp.





# Earth Award Winners



## Light Industrial

255 Chrysler Drive

Managed by: Oxford Properties Group

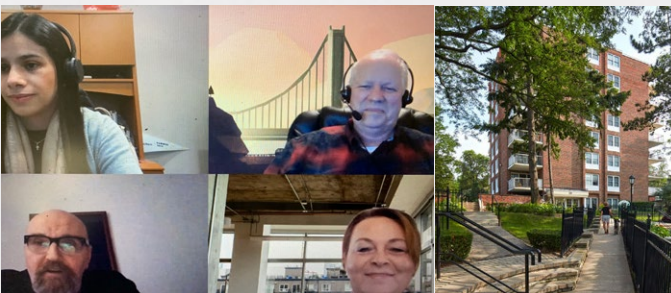
Owned by: Industrial 5000 Real Estate Investments Inc.;  
OMERS Realty Corporation



## Health Care Facility

Oakville Trafalgar Memorial Hospital

Managed by: EllisDon Facilities Services  
Owned by: Halton Healthcare



## Multi-Unit Residential Building

Lions Gate

Managed by: QuadReal Property Group

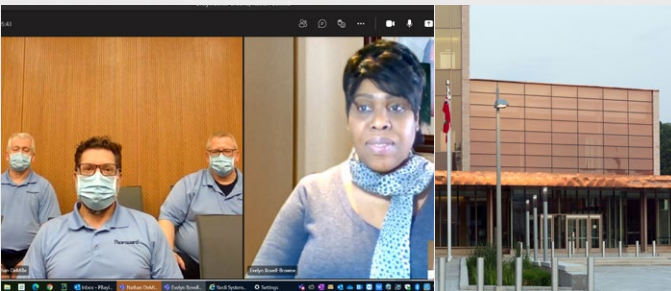
Owned by: bcIMC Realty Corporation



## Retail

CF Lime Ridge

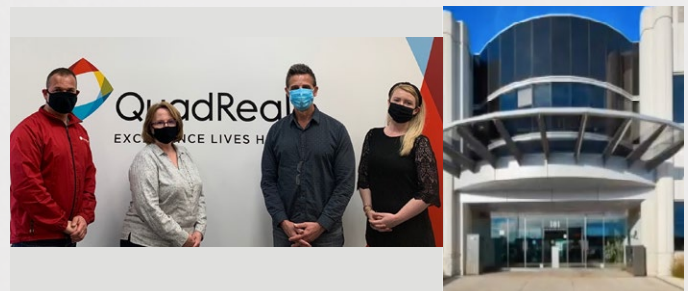
Managed and Owned by: The Cadillac Fairview  
Corporation Limited



## Universal Facility

Quinte Consolidated Courthouse

Managed by: Morguard Investments Limited  
Owned by: QCC GP



## Office Under 100,000 sq. ft.

101 Exchange Avenue

Managed by: QuadReal Property Group  
Owned by: 2748355 Canada Inc.

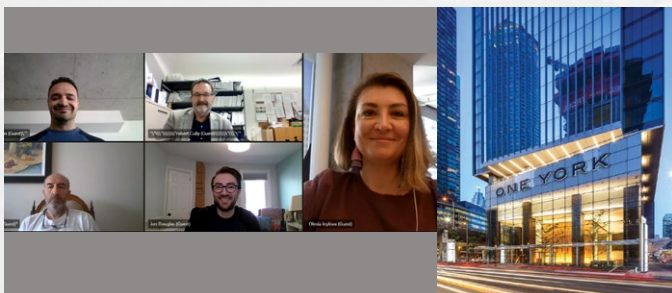




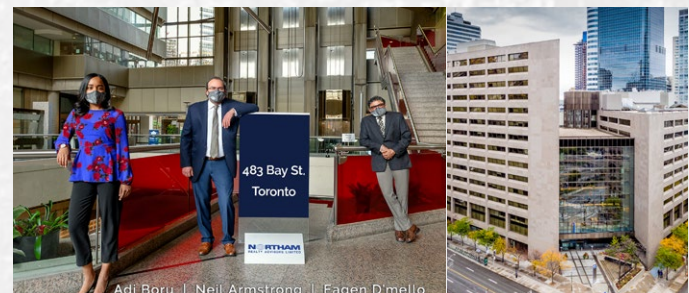
**Office 100,000 - 249,999 sq. ft.**  
55 Commerce Valley Drive West  
Managed by: Northam Realty Advisors Limited  
Owned by: Soneil CVD 55 Inc.



**Office 250,000 - 499,999 sq. ft.**  
Postmedia Place  
Managed by: Greenrock Commercial Services  
Owned by: Greenrock Real Estate Advisors



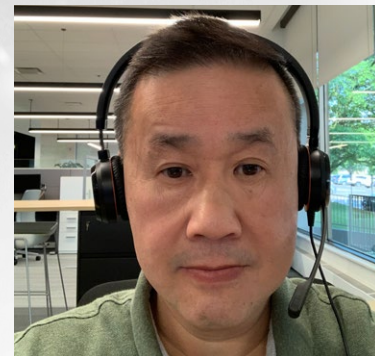
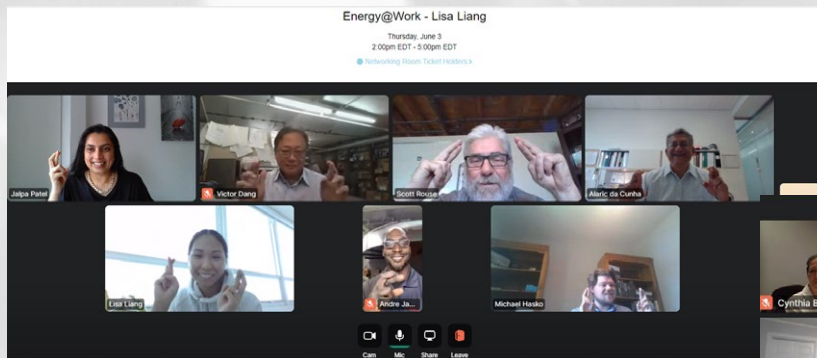
**Office 500,000 - 1 Million sq. ft.**  
1 York Street  
Managed by: Menkes Property Management Services Ltd.  
Owned by: HOOPP Realty Inc.



**Over 1 Million sq. ft.**  
483 Bay Street  
Managed by: Northam Realty Advisors Limited  
Owned by: Northam CCPF Tenco (BTS) Limited



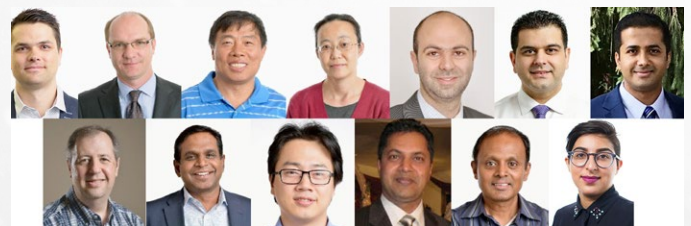




# Pinnacle Award Winners



**Above & Beyond**  
GDI Services (Canada) LP  
60 Worcester Road



**Innovation**  
CAPREIT  
11 Church Street





# Individual Awards of Excellence Winners



**Property Management**  
Allan Aquino  
Trioquest Realty Advisors Inc.



**Young Professional**  
Michael Hasko  
Dream Office REIT





# Certificate of Excellence Winners



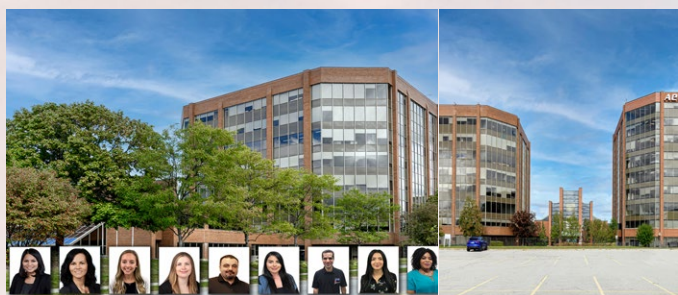
## 50 Bay Street

Managed by: BentallGreenOak (Canada) LP  
Owned by: 3642968 Canada Inc.



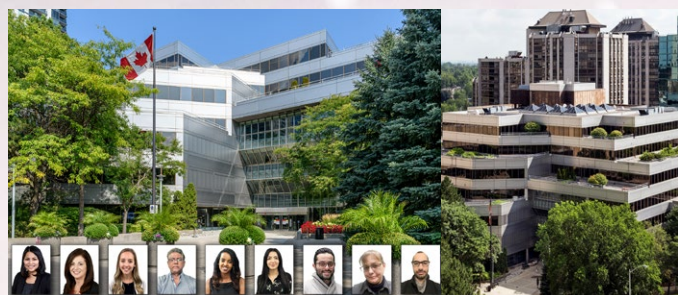
## 30 St. Clair Avenue West

Managed by: Colliers International  
Owned by: Slate Asset Management



## Pearson Corporate Centre

Managed by: Crown Property Management Inc.  
Owned by: Crown Realty II LP



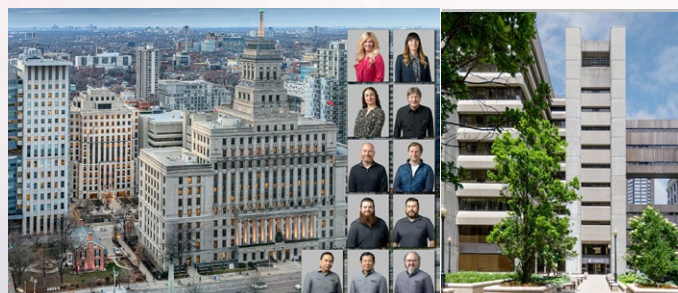
## 90 Sheppard Avenue East

Managed by: Crown Property Management Inc.  
Owned by: Crown Realty II LP



## Kingston Square

Managed by: FCR Management Services LP  
Owned by: First Capital REIT



## 190 Simcoe Street

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





## BUILDING EXCELLENCE



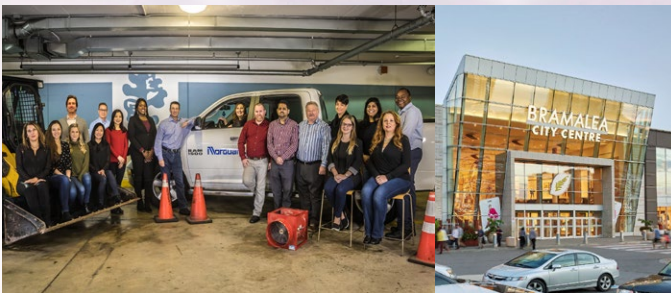
### Canada Life Building

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



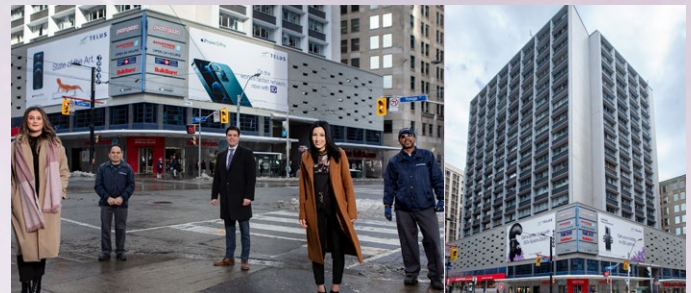
### Dynamic Funds Tower

Managed by: GWL Realty Advisors Inc.  
Owned by: The Canada Life Assurance Company, OPTrust Office Inc., & I.G. Investment Management, Ltd., as Trustee for Investors Real Property Fund



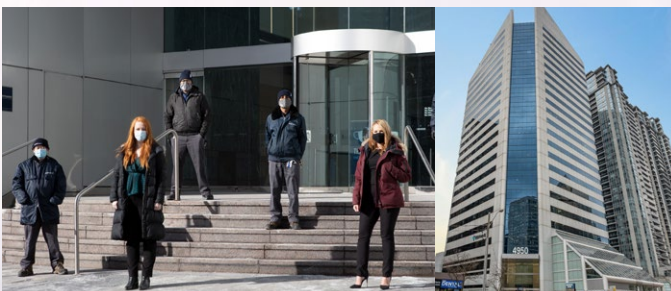
### Bramalea City Centre

Managed and Owned by: Morguard Investments Limited



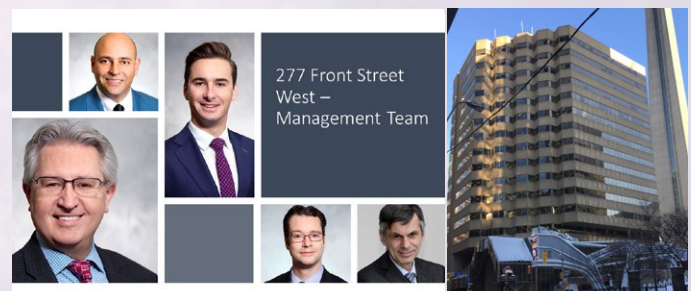
### 2 Carlton Street

Managed by: Northam Realty Advisors Limited  
Owned by: Carlton Tower Limited



### 4950 Yonge Street

Managed by: Northam Realty Advisors Limited  
Owned by: Northam CCPF Tenco (Yonge-Madison) Ltd.



### 277 Front Street West

Managed by: Oxford Properties Group  
Owned by: MTCC GP Inc.



# Certificate of Excellence Winners



## **Royal Bank Plaza**

Managed by: Oxford Properties Group  
Owned by: CPP Investment Board Real Estate Holdings Inc. and 200 Bay Street Holdings Inc. and Oxford Properties Group Inc.



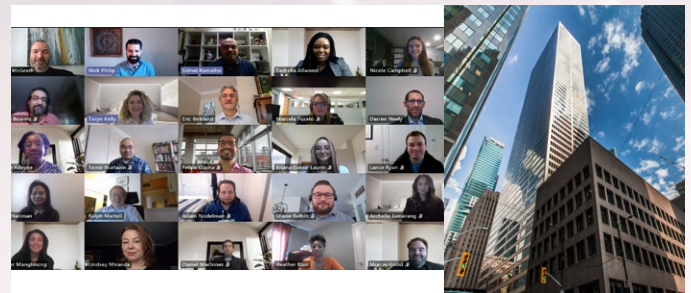
## **Canada Square (2180 Yonge Street)**

Managed by: Oxford Properties Group  
Owned by: OPGI Management LP & CT REIT (Yonge Eglinton)



## **6990 Creditview Road**

Managed and Owned by: QuadReal Property Group



## **Commerce Court**

Managed by: QuadReal Property Group  
Owned by: British Columbia Investment Management Inc. (bcIMC)



## **6880 Financial Drive**

Managed by: Triovest Realty Advisors Inc.  
Owned by: Meadowvale Holdings Limited



## **Atrium**

Managed by: Triovest Realty Advisors Inc.  
Owned by: KS AOB Toronto Inc. & Dundas Atrium Toronto Inc.



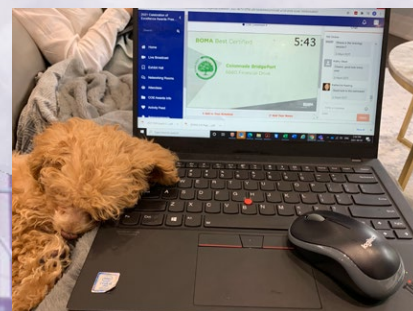
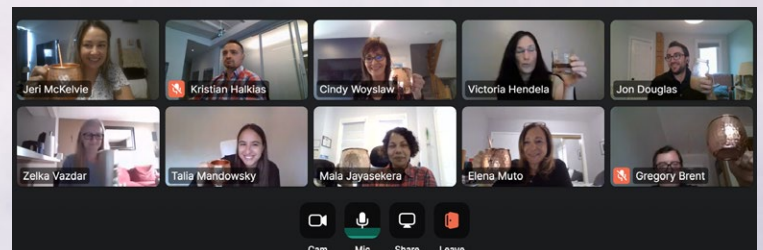
# Thank you to all Celebration of Excellence Awards Presentation attendees that submitted photos or screen captures.



**Contest Winner: Precise ParkLink**

It was great to see so many familiar faces at this year's COE and it was nice to see everyone having some fun!

**Congratulations to contest winner, Precise ParkLink! Their team has won a \$250 Gift Card to JOEY Restaurants.**





# The Outstanding Building of the Year



## Corporate Facility

190 Simcoe Street

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



## Industrial Office Building

6990 Creditview Road

Managed and Owned by: QuadReal Property Group



## Retail - Open Air / Strip

Kingston Square

Managed by: FCR Management Services LP  
Owned by: First Capital REIT



## Retail - Enclosed Over 1 Million sq. ft.

Bramalea City Centre

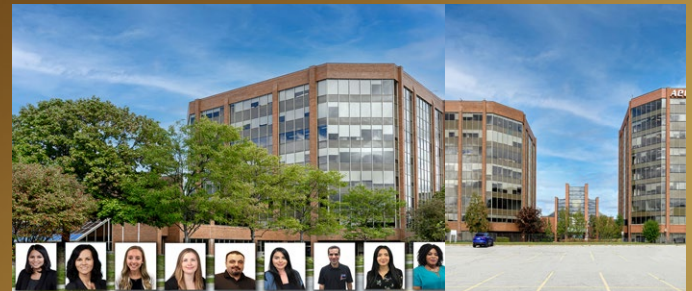
Managed and Owned by: Morguard Investments Limited



## Historical Building

Canada Life Building

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



## Suburban Office Park - Mid Rise

Pearson Corporate Centre

Managed by: Crown Property Management Inc.  
Owned by: Crown Realty II LP



# Winners!



**Office 100,000 - 249,999 sq. ft.**

2 Carlton Street

Managed by: Northam Realty Advisors Limited

Owned by: Carlton Tower Limited



**Office 250,000 - 499,999 sq. ft.**

Canada Square (2180 Yonge Street)

Managed by: Oxford Properties Group

Owned by: OPGI Management LP & CT REIT (Yonge Eglinton)

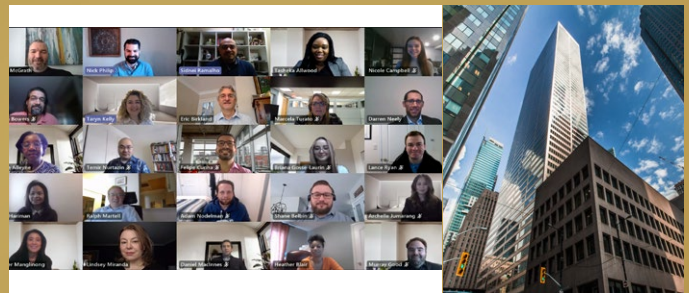


**Office 500,000 - 1 Million sq. ft.**

Dynamic Funds Tower

Managed by: GWL Realty Advisors Inc.

Owned by: The Canada Life Assurance Company, OPTrust Office Inc., & I.G. Investment Management, Ltd., as Trustee for Investors Real Property Fund



**Office Over 1 Million sq. ft.**

Commerce Court

Managed by: QuadReal Property Group

Owned by: British Columbia Investment Management Inc. (bcIMC)





# WHTS NXT

## Signature Events

Virtual CREST Awards	September 9th
Fall Golf Classic at Station Creek	September 28th
Hybrid NXTEK Forum	November 9th
Holiday Social (Planning for an in-person luncheon)	December 3rd

## Upcoming Education Schedule

Advancing Operational Excellence in a Post-pandemic Recovery	June 8
Building Performance Workshop #3: Introduction to Performance Benchmarking	June 10
Under Occupied Buildings: Risks to Remember	June 22
Pandemic Return-to-Work and Security & Life Safety Awareness	June 29
Teknovation Webinar #2: Building Automation & Controls	July 6
Building Performance Workshop #4: Existing Building Commissioning (EBXc)	July 8
Teknovation Webinar #3: Data Visualization using AI & ML	Aug. 31
Retail Panel	Sept. 21
Building Performance Workshop #5: Building Envelope Common Issues and how to fix them	Oct. 6
BOMA International Conference	Oct. 6-9
Fall Sanford Fleming Forum	Oct. 13
Young Professional Building Tour	Oct. 21
SRMAC	Oct. 27
Building Performance Workshop #6: Energy Management Plan (EMP)	Nov. 18
The Building Show	Dec. 1-3

[Get the full schedule here >](#)



# Congratulations to all our candidates!

**Good Luck at the BOMA Canada National Awards  
Presentation at Virtual BOMEX, October 20 - 21, 2021.**

## **National Earth Award Candidates**

Light Industrial: 255 Chrysler Drive  
Health Care Facility: Oakville Trafalgar Memorial Hospital  
Multi-Unit Residential Building: Lions Gate  
Retail: CF Lime Ridge  
Universal Facility: Quinte Consolidated Courthouse  
Office: Postmedia Place

## **National TOBY Award Candidates**

Corporate Facility: 190 Simcoe Street  
Industrial Office Building: 6990 Creditview Road  
Retail - Open Air / Strip: Kingston Square  
Retail - Enclosed Over 1 Million sq. ft.: Bramalea City Centre  
Historical Building: Canada Life Building  
Suburban Office Park - Mid Rise: Pearson Corporate Centre  
Office 100,000 - 249,999 sq. ft.: 2 Carlton Street  
Office 250,000 - 499,999 sq. ft.: Canada Square (2180 Yonge Street)  
Office 500,000 - 1 Million sq. ft.: Dynamic Funds Tower  
Office Over 1 Million sq. ft.: Commerce Court

## **National Pinnacle Award Candidates**

Above & Beyond: GDI Services (Canada) LP  
Innovation: CAPREIT

## **National Emerging Leader Award Candidate**

Michael Hasko from Dream Office REIT







race2  
REDUCE

A BOMA Toronto Initiative

# Take climate action today!

BOMA Toronto is thriving as one of the most prominent voices in the GTA's Commercial Real Estate space, and our commitment to Climate Action is gaining traction!

The race2reduce, now in its fourth year, has grown substantially since its launch in June 2017. What started as a Toronto focused competition tracking savings in electricity, has grown provincially in scope, seeing over 1,700 building participants competing to reduce electricity, gas, water, waste, and overall emission from buildings.

## Regional Partners Drive Provincial Growth

To expand representation beyond the GTHA, BOMA Toronto will be looking to regional allies who are committed to Climate Action initiatives for their CRE communities.

We are pleased to announce that as of June 21, 2021, the ClimateWise Building Challenge, an initiative of Windfall Ecology Centre will be recognized as our first Regional Partner to help advance race2reduce in York Region. This is a significant step as we work toward adopting this regional model to roll-out the Race province wide. [Read the full release here:](#)

Participants who submit their data to Energy Star Portfolio Manager for the regional-focused ClimateWise Building Challenge, can opt into BOMA Toronto's race2reduce competition (and vice versa) and compete for recognition both locally and Provincially!

About ClimateWise Business Network [www.climatewise.ca](http://www.climatewise.ca) [Join the race.](#) [Find out more](#)

Special thanks to our program sponsors and partners

Program Partner



Utility Partner



Program Allies



Regional Partner



Media Partners



Inspired leadership since 1917





# Two Ways to Win!

## 1. 2021 CREST Awards. Are you a sustainability trailblazer?

The 2021 CREST Awards program will honour participants from the Commercial Real Estate Industry's race2reduce program that have demonstrated continual commitment and improvement in the management and operation of their buildings. Properties and tenants will be recognized in areas of Performance Leadership, Innovative Excellence, Collaborative Excellence, and Climate Champion.

**This year's Award Submission Guide is now available [here](#):**

The submission deadline to enter the CREST awards is July 5th.

The Virtual CREST Awards will celebrate this year's Trailblazers: September 9th, 2021.

**Stay tuned for registration information.**

## 2. Sustainability Champion Award casts the spotlight on unsung heroes!

The outstanding sustainability efforts and achievements of our members can now be recognized starting this Fall at BOMEX through the BOMA Canada Elaina Tattersdale Sustainability Champion Award! In honour of Elaina's memory and her dream to improve the impact buildings have on the environment, this award celebrates all the "unsung heroes" who promote sustainable best practices and goals across Toronto's #CRE industry.

**The deadline for applications is: July 15, 2021**

**Access the link [here](#)**



Program Partner





# COVID-19. Our response and renewed Return to Work efforts

Throughout the pandemic, and as Ontario's Stay at Home Order has now lifted, and the 3 Phased Reopening Plan has been announced, BOMA Toronto will continue to be there for all of its members.

Our BOMA Toronto Return to Work Committee is now laser focused on a phased Return to Work strategy based on collaboration and consistency across the CRE Industry. What that will look like in September 2021 is largely based on Toronto Public Health guidelines and the percentage of our population that is fully vaccinated.

**A very special thank you to all those leaders who have devoted their time and expertise in support of the CRE Industry, driving progress through both the Return to Work Committee and HVAC Council.**



## Getting “Ready for You:”

BOMA Toronto is also deeply engaged in the Financial District Pilot Zone with the Toronto Region Board of Trade, ULI and the Toronto Financial District, and with the support of Mayor John Tory; 25 stakeholder tables, comprising more than 350 individuals, 300 businesses and all three levels of government have been collaborating to determine a safe reopening plan, continued operation and recovery of business districts.

The Steering Committee includes 70 leaders in public, private & health care sectors, includes BOMA Toronto's President & Chief Executive Officer, Susan Allen, along with other senior level CRE executives.

This group has created a Pilot Zone Playbook with a campaign entitled “Ready for You.”

The Stakeholder Engagement Tool Kits will include FAQ, guides to reopen, templates for communication, etc.. The amazing work of our HVAC Advisory Council is quoted prominently in the Safe Buildings Guidance of the Tool Kit.

**Stay tuned for details!**





CHANGE



## BOMA Toronto is committed to advancing Diversity, Inclusion and Equity in the CRE Industry

Since its launch in mid-2020, our DIAR (Diversity, Inclusion and Anti-Racism) Advisory Council has been hard at work to determine the strategies which we look forward to sharing with you in the coming weeks. **Stay tuned for details.**

**BOMEX is a place where thought leaders, industry insiders and innovators come together for inspiration and engagement.**

This year's discussion will take aim at trying to define "The Next Normal?"

Fast Company's Stephanie Mehta will help map out where we go from here.

**October 20 & 21, 2021**

**Get more information [here](#)**

# The NEXT NORMAL?

**BOMEX**, where thought leaders, industry insiders & innovators come together for inspiration and engagement. This year we're attempting to define The Next Normal? Join us as Fast Company's Stephanie Mehta offers her insight on where we go from here.



**FAST COMPANY**

*"The greatest innovators in design, technology, and workplace leadership are thinking about the next normal—a world in which flexibility and resilience are the coins of the realm."*

Stephanie Mehta  
Fast Company Editor-in-Chief

**BOMEX<sup>®</sup>**  
**VIRTUAL 2021**

Join Us From Anywhere  
October 20-21, 2021  
[www.bomex.ca](http://www.bomex.ca)

Brought to you by  
**GDI AINSWORTH**

BOMEX 2021 includes...

- 1 Pre-BOMEX Summit
- 2 Keynotes
- 65+ Speakers
- 2 Roundtables
- 3 Education Streams
- 1 Interactive Workshop
- Learning Labs
- Awards Gala



# Special thanks to this year's Awards Judges

Joseph Aguiar  
Allan Aquino  
Neil Armstrong  
Mike Arsenault  
Ari Dimitraklas  
Elspeth Evans  
Rosa Garofalo  
Mark Halkias  
Iain Kelly  
Searl Kibel  
Sandi Mileta-Clancy  
Janbee Monsod  
Rachna Morgado

McCor Management Inc.  
Trioest Realty Advisors Inc.  
Northam Realty Advisors Limited  
CBRE Limited  
BentallGreenOak  
QuadReal Property Group  
RioCan REIT  
Primaris Management Inc.  
Kipling Realty Management Inc.  
Forgestone Capital Management L.P.  
Trioest Realty Advisors Inc.  
Crown Property Management Inc.  
Fengate Asset Management

Gary Orellana  
Natalie Presot  
Phillip Raffi  
Sue-Ann Redford  
Jarrett Rose  
J.J Shier  
Jorge Silva  
Sara Stewart  
Kyle Thorn  
Anne Vit  
Evan Weinberg  
Paul Welsman  
Sheila Williams

Nicola Wealth  
Northam Realty Advisors Limited  
Peak Power  
RioCan REIT  
Citron Hygiene  
First Capital REIT  
Bee-Clean Building Maintenance  
Colliers International  
BentallGreenOak  
Trioest Realty Advisors Inc.  
The Cadillac Fairview Corporation Limited  
Wasteco  
M & R Holdings

## Awards Committee

**Committee Chair - Searl Kibel, Forgestone Capital Management L.P.**

Searl Kibel  
Sandi Mileta-Clancy  
Kyle Thorn

Forgestone Capital Management L.P.  
Trioest Realty Advisors Inc.  
BentallGreenOak

Susan Allen  
Meesha Saleem  
Aaron Therrien

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[bomatoronto.org](http://bomatoronto.org)

**BOMA**  
Toronto

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