

# SANDFORD FLEMING FORUM

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## Resilience Guidance and Policy



UNIVERSITY OF TORONTO  
FACULTY OF APPLIED SCIENCE & ENGINEERING



# BOMA Toronto Technical Guidance Note: Protecting Through-Life Value for Commercial Real Estate

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with support from:





The diagram consists of two concentric circles. The outer circle is dark blue and contains the text 'Community Resilience'. The inner circle is light gray and contains the text 'Operational Resilience'. The inner circle is centered within the outer circle, indicating that operational resilience is a component of community resilience.

Community  
Resilience

Operational  
Resilience

Access & Egress  
Balance of Investment  
Characteristics of Resilient Communities  
Equilibrium  
Synergy  
Incident Sequence

# Commercial Property Resilience to Climate Change, 1 September 2015

Q: Should BOMA recommend an approach, establish standards, what?

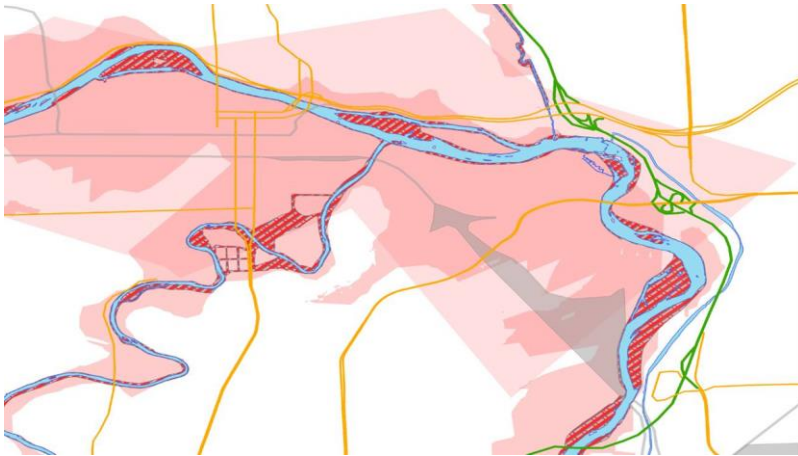
A: January 2017, Regional guidance.

Approach is a supplemental guidance document that walks the owner through from initial site selection and investment decision through to integrated design.

Aligned with Ontario and City of Toronto policy, strategy and regulations

# Site Selection

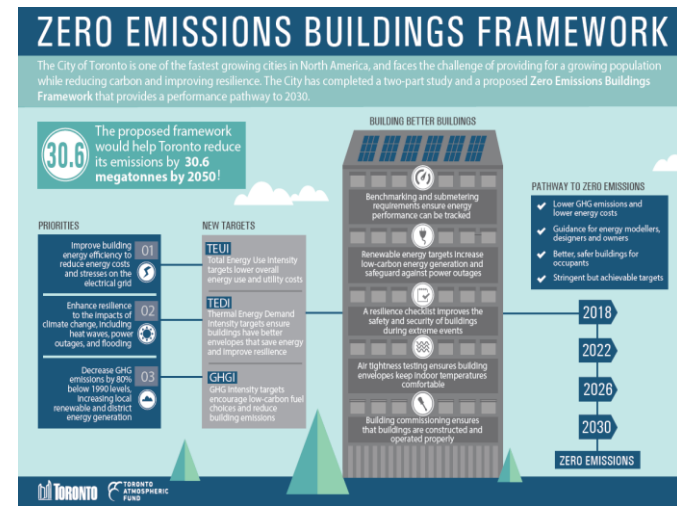
Risk-based decision criteria  
Reasonably Foreseeable Consequence





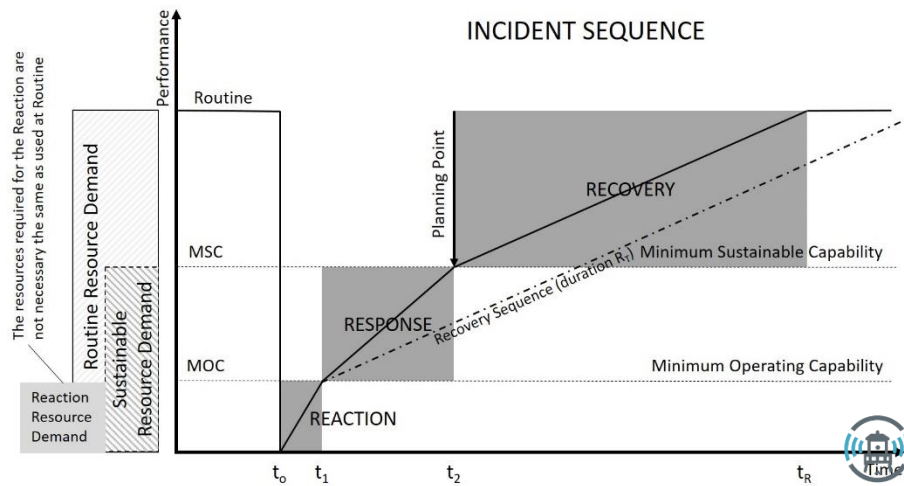
# Planning Envelope

## Balance demand with carrying capacity



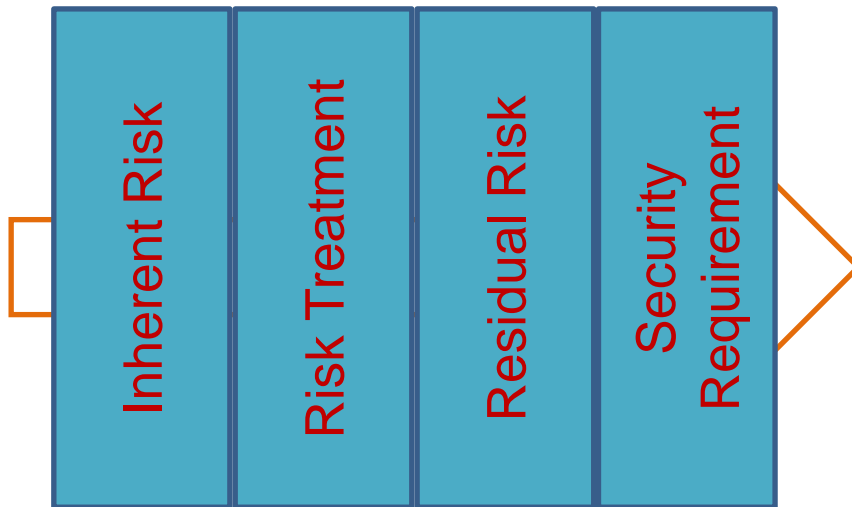
# Incident Sequencing

## Functional requirements & resources at each stage of an incident



# Security Requirements

Defined by the Residual Risk profile  
Security functions also need protection



# Integrated Design

## Safe-to-Fail: Level 5 Commissioning Access, Egress & Community



PURPOSE

Protecting purpose through  
the life of the property,  
enhances confidence and  
raises value



