

2024 ENERGIZE VANCOUVER ANNUAL REPORT

Starting in 2024, owners and managers of large commercial buildings, 100,000 square feet and larger, began reporting annual energy use and building information.

This report summarizes key outcomes from the first reporting year.

SUMMER 2025

vancouver.ca/energizevancouver



ENERGIZE
VANCOUVER

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Why Reduce Emissions from Large Buildings?

Buildings are the largest source of greenhouse gas (GHG) emissions in Vancouver, contributing to nearly 60% of the total. Energize Vancouver is a city-wide initiative to reduce emissions through energy tracking, annual reporting and support programs.

To reduce building emissions, the City of Vancouver introduced the Annual Greenhouse Gas and Energy Limits By-law, No. 13472 in 2022. The by-law targets high-impact spaces like large office and retail buildings, supporting a shift towards healthier, more affordable, and more resilient buildings.

By-law Requirements

The by-law requires owners and managers of commercial and multi-family buildings 50,000 square feet or larger to report energy use annually, aligning with best practices already underway across the building sector.

The by-law establishes greenhouse gas intensity (GHGi) limits for large office and retail buildings, 100,000 square feet or more. Smaller office and retail buildings, residential buildings, and restaurants in large commercial spaces are not subject to these limits.

A timeline outlining the phased implementation of reporting requirements and emissions limits is provided at the end of this report.

Overview

In the first year of implementation (2024), owners and managers of 182 large commercial buildings, representing more than 47 million square feet of floor space, were required to report their building energy use and GHG emissions for 2023.

In 2024, this sector achieved a compliance rate of 95%, suggesting that many building owners and managers are already familiar with energy benchmarking and tracking performance to meet their operational goals.

Building Reporting Compliance (2023 Data, Reported in 2024)



In Compliance

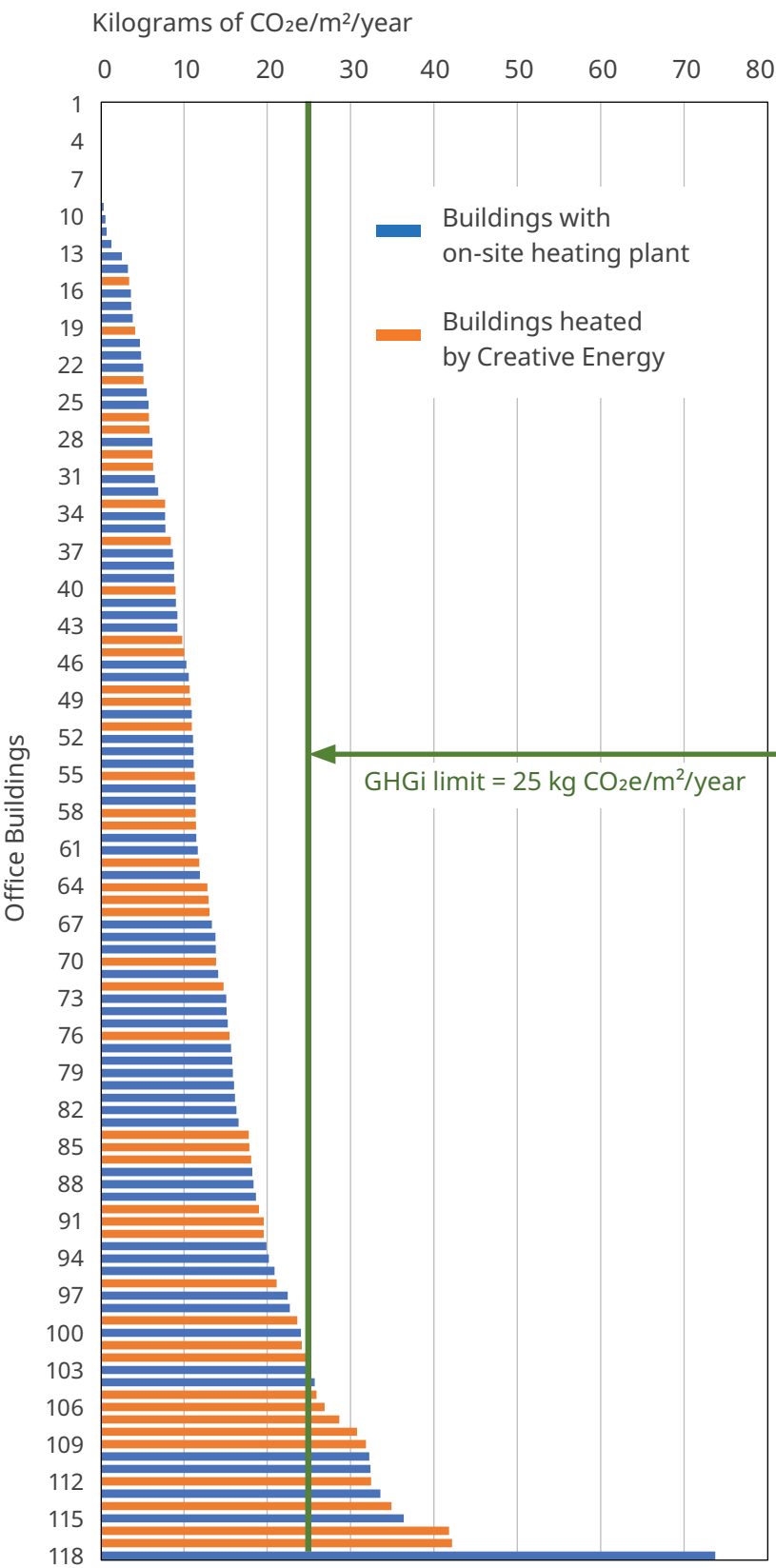


Report Not Submitted



READINESS FOR 2026 GHGi LIMITS

2023 Emissions Data: Large Office Buildings 100,000 square feet and larger



Starting in the 2027 reporting year, the City will determine whether owners and managers of the 139 privately-owned office and retail buildings that are 100,000 square feet or larger are meeting 2026 GHGi limit. Based on 2024 reporting, 84% of these buildings are already below the 2026 GHGi limit.

Office Buildings

Owners of 118 large **office** buildings will be subject to the City's 2026 GHGi limit of 25 kg CO₂e/m²/year. Of these, 98 already meet the requirement, while 19 will need to implement emissions reduction strategies. Creative Energy, a private district energy utility, supplies heat to just over half of these office buildings.

WHAT IS GHGi?

Greenhouse gas intensity (GHGi) is a measurement of how much carbon pollution a building emits per year relative to its size. It is expressed as kilograms of equivalent greenhouse gas emissions, per square metre of gross floor area, per year (kg CO₂e/m²/year).



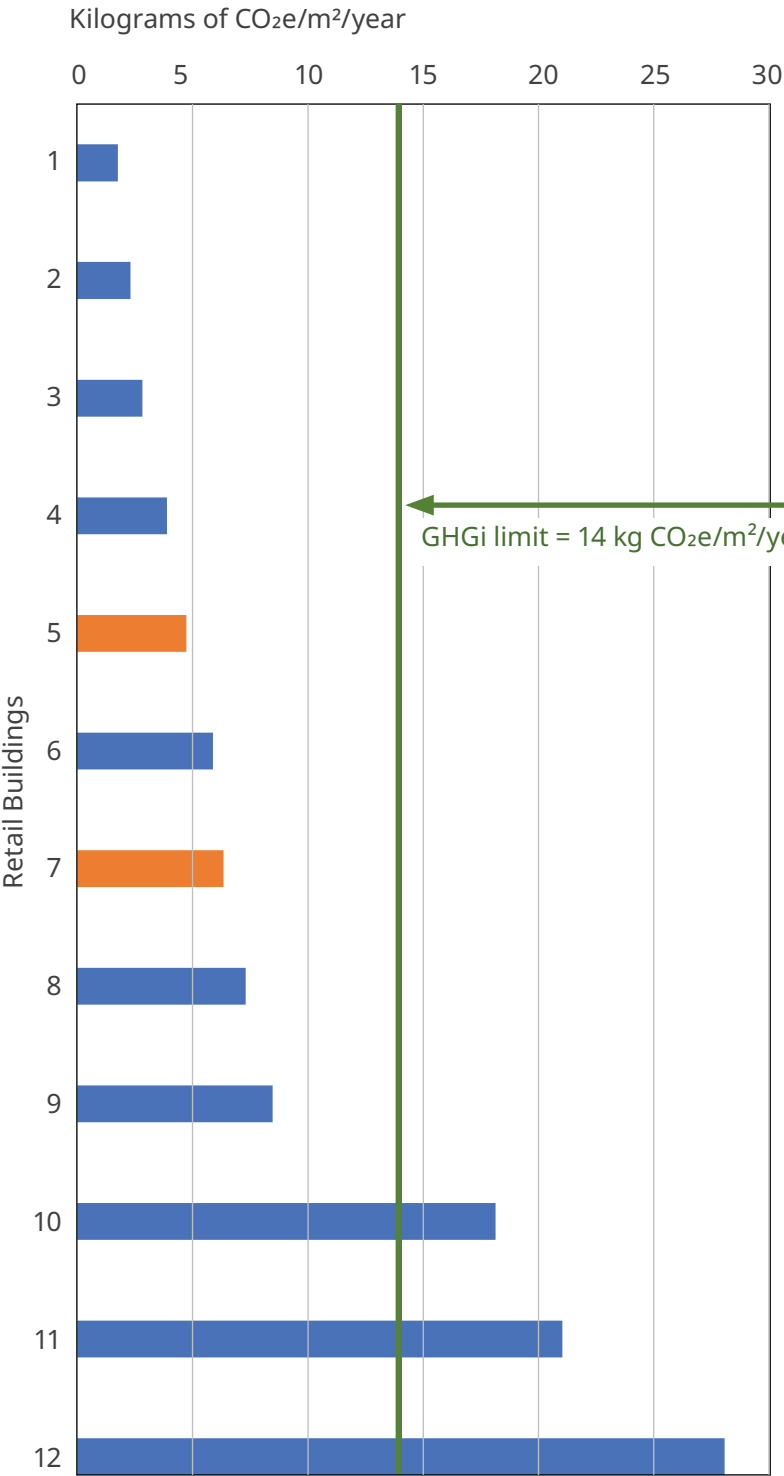
WHAT IS HAPPENING BELOW?

This office building includes uses that require very high ventilation rates, which significantly increase natural gas use for space heating. The City is working with the building owner to develop a methodology to normalize or exclude these process loads from reported emissions.



READINESS FOR 2026 GHGi LIMITS

2023 Emissions Data: Large Retail Buildings 100,000 square feet and larger



Retail Buildings

Owners of 12 large **retail** buildings will be subject to the City's 2026 GHGi limit of 14 kg CO₂e/m²/year.

Of these, nine already meet the requirement, while three will need to implement emissions reduction strategies.

WHAT IS GHGi?

GHGi limits are a performance standard for carbon emissions that will be introduced in 2026. This metric will include emissions from natural gas and district energy for heating and hot water, and exclude electricity use.



KEY INSIGHTS

- A. Most large office buildings currently exceeding the 2026 GHGi limit will be able to achieve compliance through a tune-up (re-commissioning/optimization) or by incorporating renewable energy, such as renewable natural gas or low-carbon district energy.
- B. Owners and managers of properties exceeding the 2026 limit are either already planning upgrades or working with the City to achieve compliance.
- C. Actions taken to meet the 2026 GHGi requirements may also result in operational cost savings.



OPPORTUNITIES FOR IMPROVEMENT

1. Utility Data Access:

Data collection proved challenging for some building owners and managers who could not easily obtain natural gas consumption data from individually metered tenants. The lack of data aggregation by the natural gas utility further complicated access.

Next Steps:

The City is encouraging building owners and managers to adopt green lease clauses to help facilitate tenant data sharing for by-law compliance.

See *Green Leasing Guidance for Property Owners & Managers*:

vancouver.ca/files/cov/green-leasing-guidance-for-property-owners-managers.pdf

2. Building Performance Reporting System:

Some participants reported difficulties connecting their ENERGY STAR® Portfolio Manager® accounts to the City's Building Performance Reporting System.

Next Steps:

Based on user feedback, the City is continuing to improve the software interface to support syncing and more efficient reporting.

OUTREACH AND EDUCATION

During the first year of implementation, the City prioritized engagement to support building owners and managers in meeting by-law requirements. Staff published regular newsletters, hosted six public webinars with recorded sessions, and provided ongoing updates through the Energize Vancouver website.

Each building that submitted a report in 2024 received personalized feedback on its current energy and emissions performance, available incentives, and future outlook. Partnerships with industry associations helped amplify messaging and build sector-wide capacity. To promote compliance, staff began with education and outreach through letters, escalating to by-law notices only when necessary.

HELP CENTRE DATA

- 2,480 emails
- 352 phone calls

Top concerns or inquiries:

- How do I obtain aggregated energy data?
- As a strata manager overseeing part of the building, am I responsible for all building data?
- Who is responsible for reporting?
- How is gross floor area determined?
- How do I link my ENERGY STAR® Portfolio Manager® account to the Building Performance Reporting System?



RESOURCES

Support Programs

Owners and managers of large existing commercial buildings may qualify for free programs offering energy audits and decarbonization planning support.

BOMA-BC Decarb Accelerator:

Helps identify carbon reduction and energy efficiency opportunities. Qualifying participants receive a customized decarbonization plan with upgrade options and recommended equipment replacements.

boma.bc.ca/decarb-accelerator-program

CleanBC Custom Program:

Provides funding for energy studies and capital incentives to support fuel switching and other electrification measures. The program is funded by the Province of British Columbia and the Government of Canada, and is administered by BC Hydro.

betterbuildingsbc.ca

BC Hydro Integrated Energy Audit:

Offers up to 100% funding for an energy audit conducted by an expert at an industrial or large commercial facility.

bchydro.com/powersmart/business/programs/strategic-energy-management/studies-audits/integrated-energy-audit.html

Working with a Consultant

Some building owners and managers may choose to work with a third-party consultant to support compliance with the City's energy and carbon reporting requirements. The City has published guidance outlining key considerations for selecting a consultant.

Energy & Carbon Reporting

Expectations for Third-Party Providers:

vancouver.ca/files/cov/energy-carbon-reporting-expectations-for-third-party-providers.pdf

Mapping Energy and Carbon Reporting Data

The City of Vancouver's interactive disclosure map shows energy and carbon metrics for properties required to report, where owners have opted to be included.

energycarbonreport.vancouver.ca/map



NEXT STEPS

Beginning in 2025, new categories of buildings must comply with reporting requirements by submitting their 2024 data:

- Commercial buildings greater than 50,000 square feet
- Multi-family and hotel buildings greater than 100,000 square feet.

City staff will continue engaging and supporting building owners and managers. All inquiries will be addressed to through live webinars and the Energy and Carbon Reporting Help Centre.

Contact us at 604-330-3797 or energycarbonreport@vancouver.ca

For more information about by-law requirements and annual reporting, visit the Energize Vancouver resource hub at: vancouver.ca/energizevancouver

Regulatory Timeline

The City designed the requirements of the Annual Greenhouse Gas and Energy Limits By-law to expand in phases. Here is a summary of upcoming implementation milestones by reporting year.

Regulatory Requirements by Data Year

2023	Annual energy and carbon reporting: <ul style="list-style-type: none">• Commercial greater than 9,290 metres (100,000 square feet)• First reporting deadline: June 1, 2024
2024	Annual energy and carbon reporting: <ul style="list-style-type: none">• Commercial greater than 4,645 square metres (50,000 square feet)• Multi-family greater than 9,290 square metres (100,000 square feet)• First reporting deadline: June 1, 2025
2025	Annual energy and carbon reporting: <ul style="list-style-type: none">• Multi-family greater than 4,645 square metres (50,000 square feet)• First reporting deadline: June 1, 2026
2026	GHGi limits come into effect for commercial office and retail buildings greater than 9,290 square metres (100,00 square feet): <ul style="list-style-type: none">• Office = 25 kilograms CO₂e/square metres/year• Retail = 14 kilograms CO₂e/square metres/year• First reporting deadline: June 1, 2027
2040	GHGi limits come into effect for commercial office and retail buildings greater than 9,290 square metres (100,00 square feet): <ul style="list-style-type: none">• Office and retail = 0 kilograms CO₂e/square metres/year• First reporting deadline: June 1, 2041
2040	Heat energy limit for commercial buildings greater than 9,290 square metres (100,000 square feet): <ul style="list-style-type: none">• Office and retail = 0.09 gigajoule/square metres/year• First reporting deadline: June 1, 2041