

2025

ENERGIZE VANCOUVER ANNUAL REPORT



2025 marks the second year of the Energize Vancouver program. Requirements expanded this year, with multi-family buildings reporting for the first time. As more buildings submit energy use data, results are beginning to reveal opportunities for improvement, support the transition to low-carbon buildings, and help advance Vancouver's carbon pollution reduction targets.

Winter 2026

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VANCOUVER**

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Key Insights from 2025

Buildings are taking action: Case studies show owners and operators are using a range of strategies to improve performance, including optimizing building operations. Higher-emitting buildings show the greatest potential to reduce energy use and costs, supported by utility incentives and programs.

Most buildings can comply with 2026 GHGI limits: Early reporting suggests that most large office and retail buildings are on track to meet the 2026 requirements.

Commercial vs. multi-family: Commercial buildings often already track their energy use and are generally better resourced for reporting, while multi-family buildings may not have the same level of experience with energy management or available capacity to report.

Building performance programs expanding across the province: The practice of tracking and comparing building energy use, known as benchmarking, is growing across British Columbia, with more jurisdictions exploring or implementing programs. Energy reporting data is also increasingly being used as a requirement for decarbonization funding.

Why Reduce Emissions from Large Buildings?

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

The City of Vancouver introduced the [Annual Greenhouse Gas and Energy Limits By-law, No. 13472](#) in 2022 to reduce emissions from the city's largest buildings. Reporting began in 2024, starting with commercial buildings over 100,000 square feet (ft²). In 2025, the requirements expanded to include commercial buildings 50,000 ft² and larger, as well as multi-family buildings 100,000 ft² and larger, including hotels. The 2025 reporting year captures energy use from 2024. Reporting requirements apply only to multi-family buildings four storeys and higher.



Reporting Results

In the second year of implementation (2025), owners and managers of **745 buildings were required to report** their 2024 data. Of that total, **728 buildings** submitted reports, resulting in an overall compliance rate of **98 percent** (Table 1). About 640 buildings were new reporters in 2025, as reporting requirements expanded to additional building sizes and types. **Figure 1** shows how these reported buildings are distributed by total gross floor area, reflecting the range of building sizes now participating in the program.

Multi-family buildings reached 98 percent compliance, with many owners and managers requesting extensions from the June 1 deadline to September 1 to complete their submissions.

In future years, the City expects returning reporters will more easily meet the June 1 deadline because building data and accounts are already set up.

Figure 1: Reported Buildings by Gross Floor Area (2025 Reporting Year)

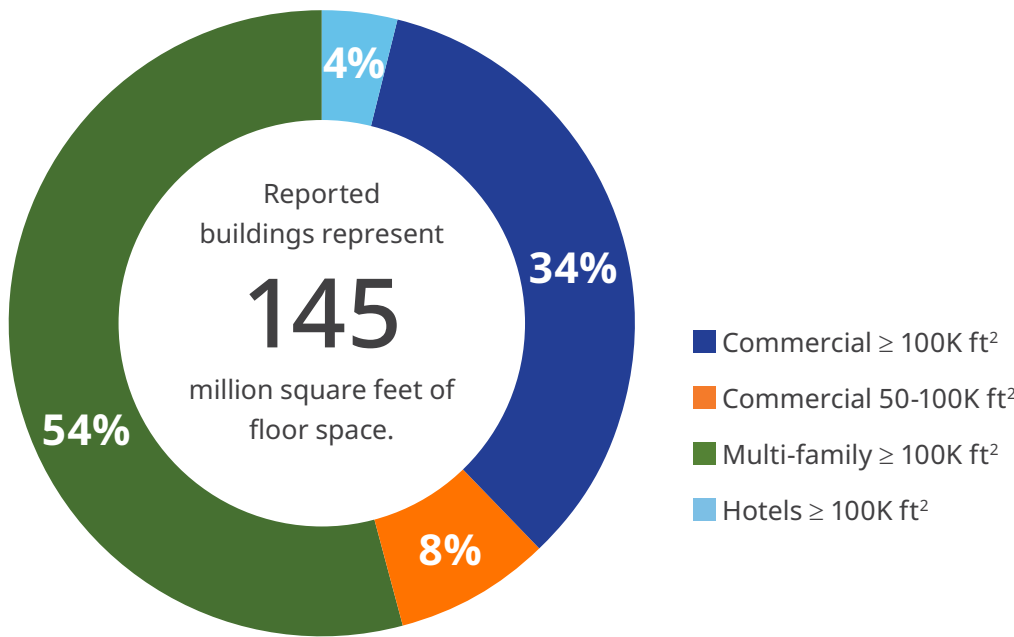
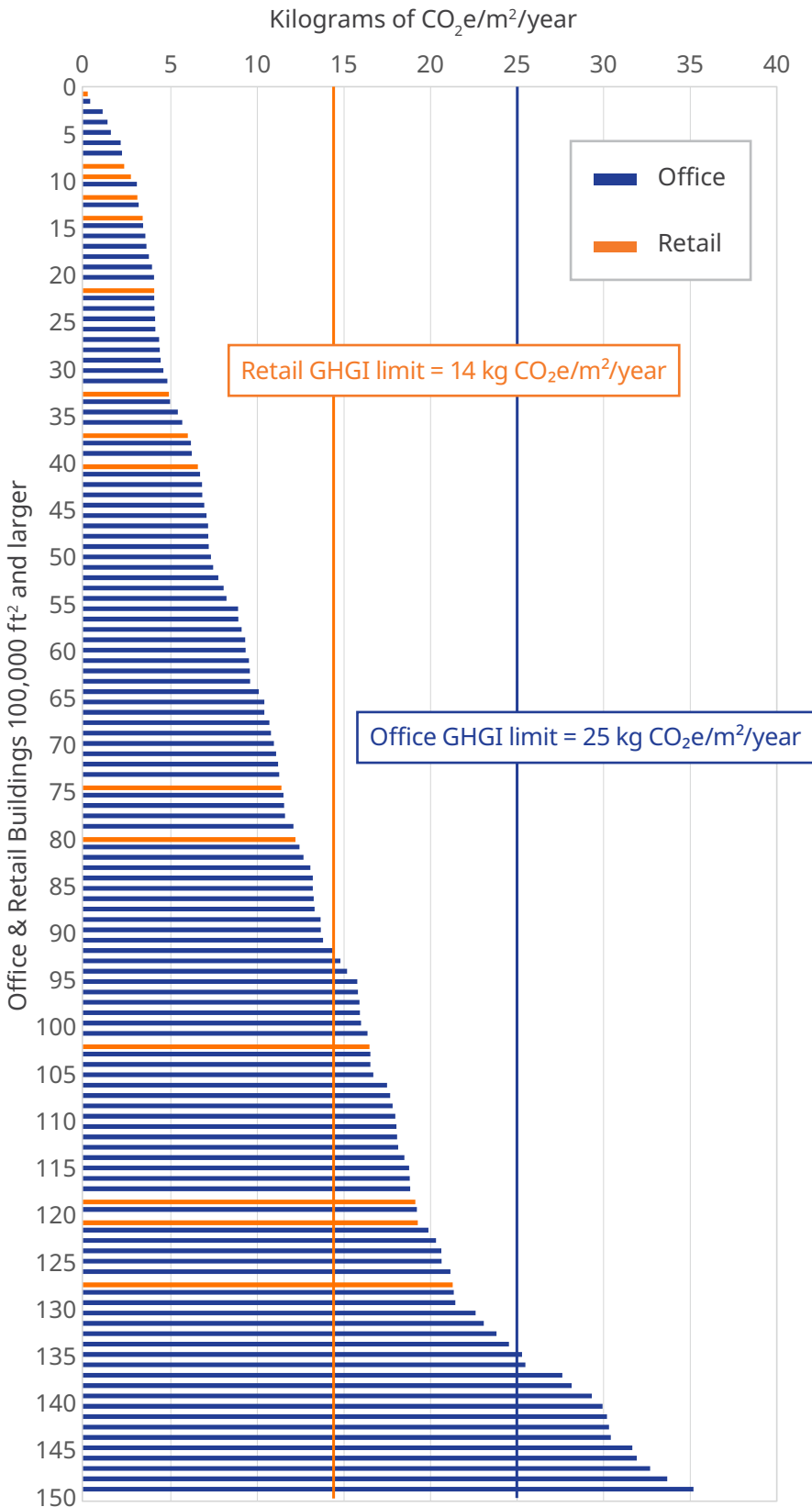


Table 1: Number of Reporting Buildings and Compliance Rates

Building Type	Reported / Total Buildings	Percent Compliance
Commercial ≥ 100K ft ² (office & retail only)	174 / 177 (143 / 144)	98% (99%)
Commercial 50-100K ft ²	167 / 171	98%
Multi-family ≥ 100K ft ²	365 / 373	98%
Hotels ≥ 100K ft ²	22 / 24	92%
TOTAL	728 / 745	98%

Progress Towards 2026 GHGI Limits

Figure 2: Emissions Intensity for Large Office and Retail Buildings



Starting in the 2027 reporting year, 144 large **office and retail buildings (100,000 square feet or more)** will be required to meet the 2026 greenhouse gas intensity (GHGI) limits. GHGI is an emissions-intensity metric that shows how much a building emits per square metre, allowing comparisons between different sized buildings. GHGI limits apply to emissions from natural gas and district energy use, and exclude BC Hydro electricity and energy use for specialized equipment (e.g., in commercial kitchens and restaurants).

Based on 2024 data, **90% of these buildings are already performing below the 2026 GHGI limits** (Figure 2). This is an increase from the last reporting period, **with nine more office and retail buildings now below the limits**. As of January 1, 2026, energy use counts toward annual GHGI performance, reported in 2027.

Why Performance Standards?

Performance standards focus on outcomes rather than prescribing specific technologies. This gives owners flexibility to meet targets through operational improvements or equipment upgrades, while supporting long-term emissions reductions.



Emissions Summary

TOTAL EMISSIONS

Figure 3 shows the share of total emissions from each building type that submitted an energy and carbon report in 2025. Large multi-family buildings over 100,000 ft² account for the largest portion of reported emissions (53%), as they also represent the largest number of reporting buildings (see Table 1).

Figure 4 shows emissions intensity by building type. Emissions intensity, or GHGI, looks at emissions per square metre, which makes it easier to compare buildings of different sizes in a consistent way. Commercial buildings, particularly in the mid-size range (50,000-100,000 ft²), show a very wide spread in emissions intensity, driven in part by manufacturing and industrial uses with higher energy demands. Other building types have a smaller distribution.

Figure 3: Distribution of Total Reported Emissions by Building Type

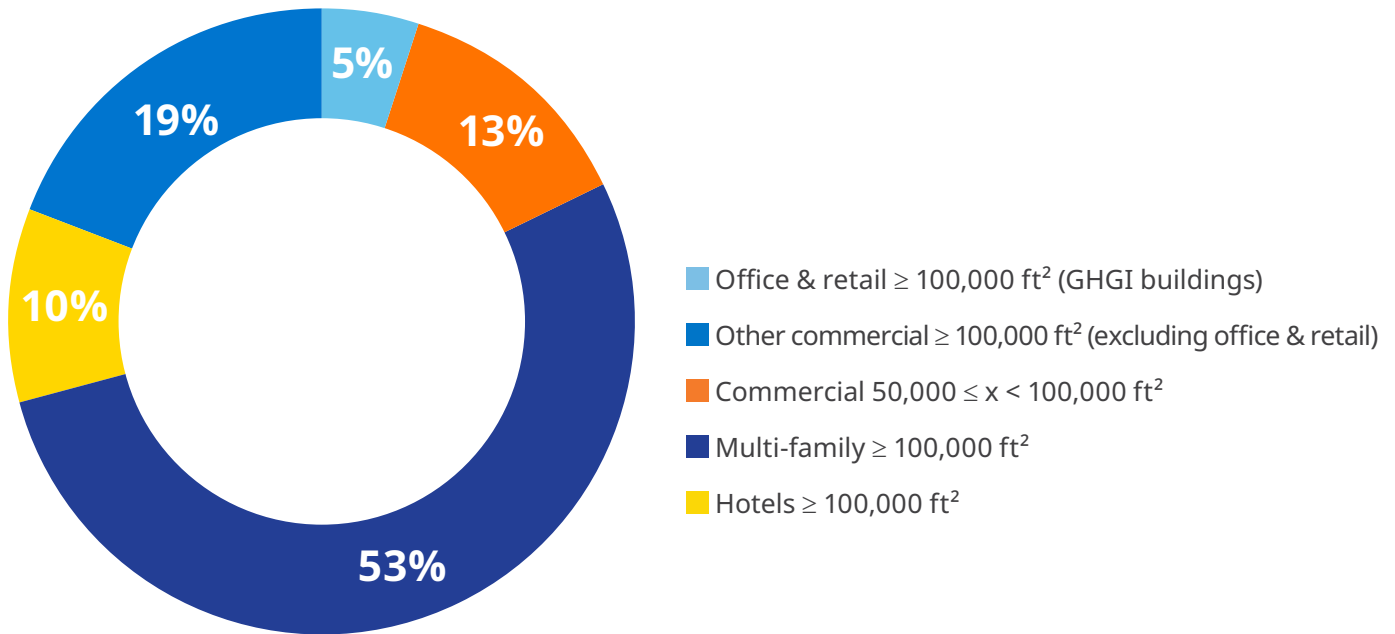
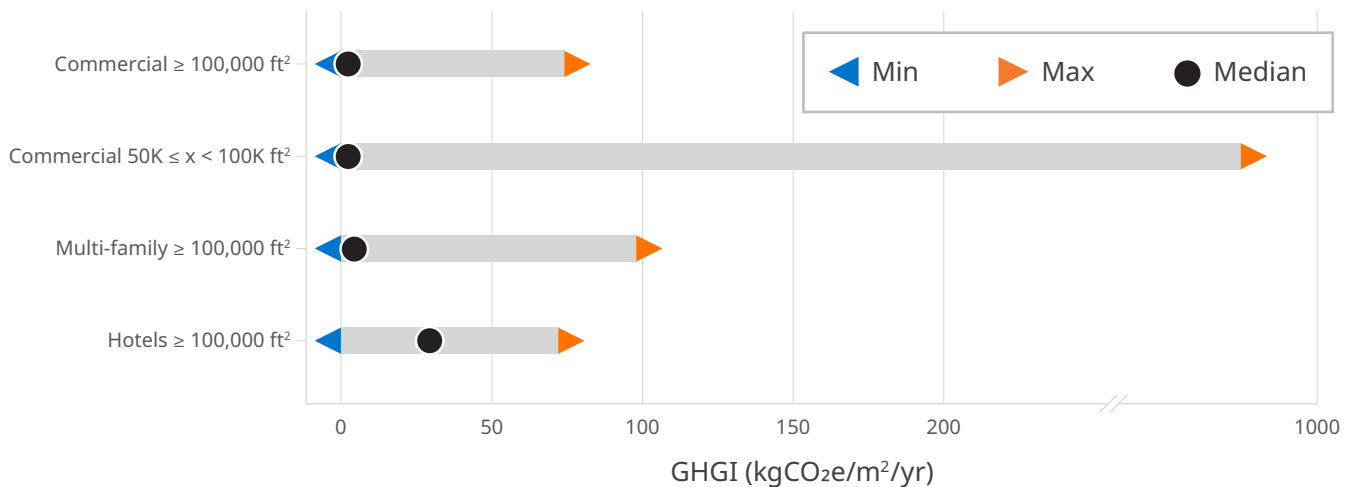


Figure 4: Emissions Intensity by Building Type



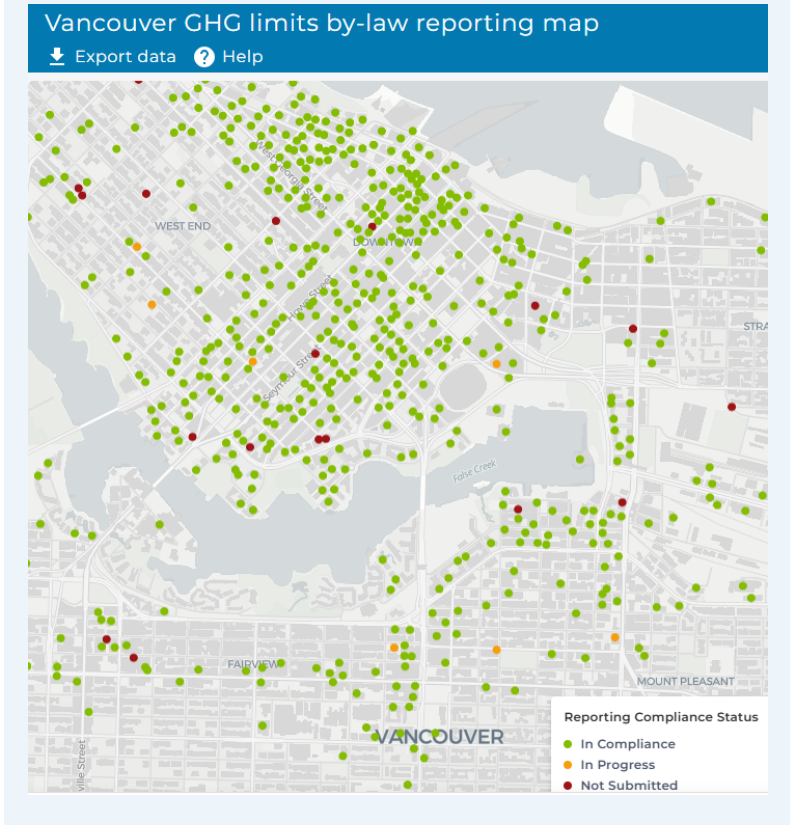
YEAR-OVER-YEAR TRENDS

In Year 2, **emissions decreased by 0.5%** for commercial buildings over 100,000 ft², based on data adjusted for differences in annual weather conditions. While 9 more buildings are now below the 2026 GHGI limit, this shift reflects improvements in individual building performance rather than a large change in total emissions across large office and retail buildings. Some buildings showed substantial year-over-year increases and decreases in emissions between 2024 and 2025, after normalization, and the reasons for these changes are not known unless disclosed by building owners.

With only two years of data, more reporting cycles are needed before clear trends can be observed. Total emissions are expected to decrease as large office and retail buildings continue implementing efficiency measures, reducing energy use, and working toward meeting the 2026 and 2040 GHGI limits.

Energize Vancouver Reporting Map

Visit the City of Vancouver's interactive disclosure map to view energy and carbon metrics for properties required to report. Only owners who have voluntarily opted-in will have their reported data displayed. All other buildings will show basic information such as primary use type, GFA, and compliance status.



Program Improvements

- **Support for first-time reporters:** The Help Centre provided additional support for new reporters through one-on-one meetings, offering guidance on gross floor area definitions, data collection, and Portfolio Manager setup.
- **Flexibility reduces barriers:** Offering flexible reporting options helped lower reporting barriers. For example, accepting leasable area instead of gross floor area for buildings not covered by the GHGI limits allowed building owners to use a more readily available, though less precise, metric.
- **Earlier information sharing improves readiness:** Learning from the 2025 reporting cycle, staff initiated earlier outreach in November 2025 for multi-family buildings in the 50,000–100,000 ft² range that will report for the first time in 2026. Communications focused on *how to get started* to support smoother onboarding.

Building Performance Programs in Other B.C. Jurisdictions

Benchmarking is well established in other parts of North America, but it is less common in British Columbia. Interest in this approach is growing across the province, with several local governments now actively exploring or implementing building performance programs.

Capital Regional District (CRD) has launched a regional energy and emissions reporting program. Owners of large buildings in these municipalities will be required to report energy use and emissions starting in 2026. CRD is coordinating regional alignment across member municipalities, with supporting by-laws approved in Saanich and Victoria.

City of Richmond is advancing its own building performance reporting requirements and has been actively engaging industry and interest holders in policy development.

City of Nanaimo has publicly committed to energy and emissions reporting as part of its climate strategy.

More Building Performance Resources

[Building Benchmark BC Annual Report 2024 \(Year 5\)](#): Summarizes a voluntary, collaborative benchmarking initiative across the province, highlighting participation levels, emerging trends, and lessons learned.

[Community Energy Association Step-By-Step Guide Supporting Local Governments in British Columbia to Implement Energy Benchmarking](#): This guide provides practical, structured guidance for local governments developing or exploring benchmarking programs, including policy considerations, implementation steps, and best practices.

[BOMA BEST 2025 Buildings Report](#): Provides data-driven insights into building performance, operational trends, and resilience strategies across BOMA BEST certified buildings in Canada.



Outreach

During the second year of implementation, the City prioritized frequent outreach using multiple approaches to support building owners and managers in meeting reporting requirements. Staff published newsletters, hosted eight public webinars, and provided updates through the Energize Vancouver website. In addition, staff worked with external partners delivering another eight webinars tailored to their membership.

Each building that submitted a report in 2025 received an annual scorecard with building energy and emissions performance, peer comparisons, and information on available supports and utility incentive programs. See the following page for more information on support programs.

Between February and April 2025, staff offered meetings to all 17 buildings projected to exceed the 2026 limits, based on their 2024 reports. Staff met with the owners and managers to review current energy use, data accuracy, and available support programs. Staff will use the same approach in early 2026.

Help Centre inquiries increased by more than 40% from 2024 to 2025, reflecting more first-time reporters in 2025, as shown in Table 2. The top inquiries remained consistent with the previous year.

Table 2: 2025 Help Centre Activity

Type of Inquiry	2024	2025
Emails	2,480	3,556
Phone calls	352	732

Staff continued sending by-law warnings and notices to owners that did not comply with reporting requirements and did not contact the City to obtain an extension or exemption. In 2025, the City issued 53 by-law notices, with a \$500 fine issued per notice.

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?

For answers to these questions and more, please see: vancouver.ca/energize-vancouver-faq



Support Programs

Owners and managers of large buildings may qualify for free programs offering energy audits and decarbonization planning support. Eligibility varies depending on factors such as building size and use, equipment type, and fuel use. Program opportunities are shared through the Energize Vancouver website, the program newsletter, and the annual scorecards. These resources help building owners identify cost effective upgrades, plan for emissions reductions, and stay informed about new incentives as they become available.

Looking Ahead

Beginning in 2026, the third year of the program, multi-family and hotel buildings 50,000 ft² and larger will begin reporting (Figure 5). City staff will continue supporting building owners and managers through webinars, the Energy and Carbon Reporting Help Centre and the Energize Vancouver resource hub. For support or questions, contact us at 604-330-3797 or energycarbonreport@vancouver.ca.

As reporting expands in 2026 and more buildings participate, the program will continue supporting owners and managers in improving efficiency and lowering operating costs. Ongoing collaboration with building owners and partners will help strengthen the program and support progress toward healthier, more resilient and affordable buildings.

Figure 5: Regulatory Requirements by Data Year

