

Annual GHG and Energy Limits By-Law

Policy & Requirements Overview for Multi-family buildings and Property Managers

December 3, 2025

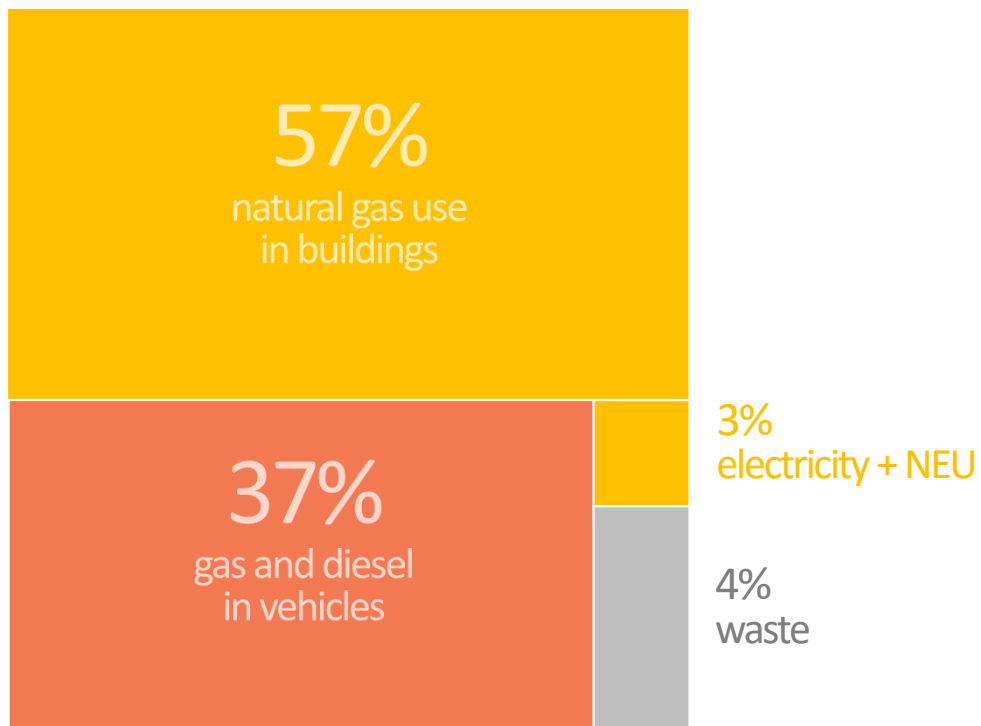


Policy Background



Background

Vancouver's carbon pollution



Climate Emergency Action
Plan



Zero Emissions Building
Retrofit Strategy

Large Building Energy
Benchmarking and Carbon
Pollution Limit

GHG Bylaw

- Establishes energy and carbon reporting rules for large commercial, multi-family and hotel buildings
 - Energy & Carbon Reporting (ECR)
 - Multi-family and hotel buildings $\geq 50,000$ ft
 - 4 storeys and taller
- Multi-Family buildings include
 - Purpose built rentals
 - Stratas
 - Non-profit housing
 - Others



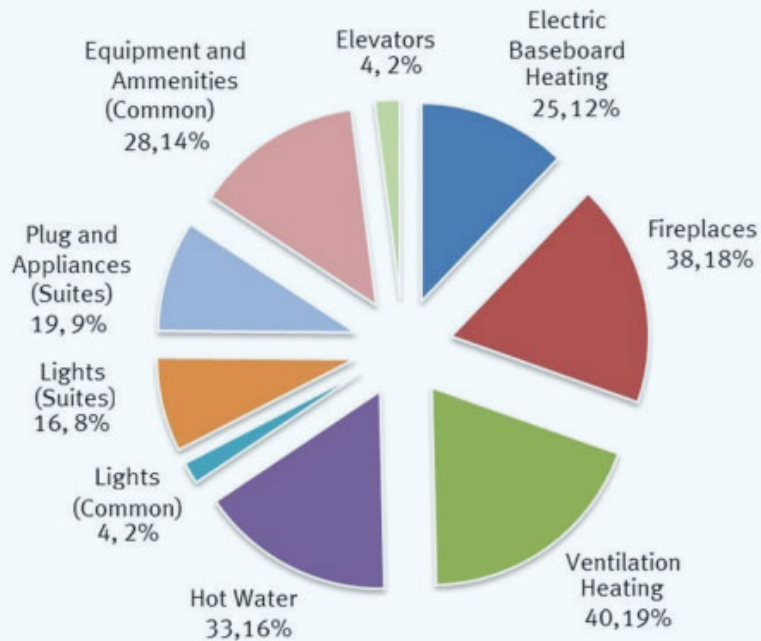
Annual Energy & Carbon Reporting (Benchmarking)

1. Measure energy/carbon consumption
2. Compare with:
 - historical performance
 - similar buildings
 - reference standards
3. Identify areas for improvement

"You can't manage what you don't measure"



Energy Use in Mid and High-Rise Multifamily Buildings



\$1,200/year cost per suite

- 39% paid by occupant (suite electricity)
- 61% paid by the building (common electricity and natural gas)
- **\$1200*100 units = \$120,000/yr**

*Distribution of annual energy consumption in a typical MURB.
Units shown in kWh/m²/yr and as percentage of total consumption.*

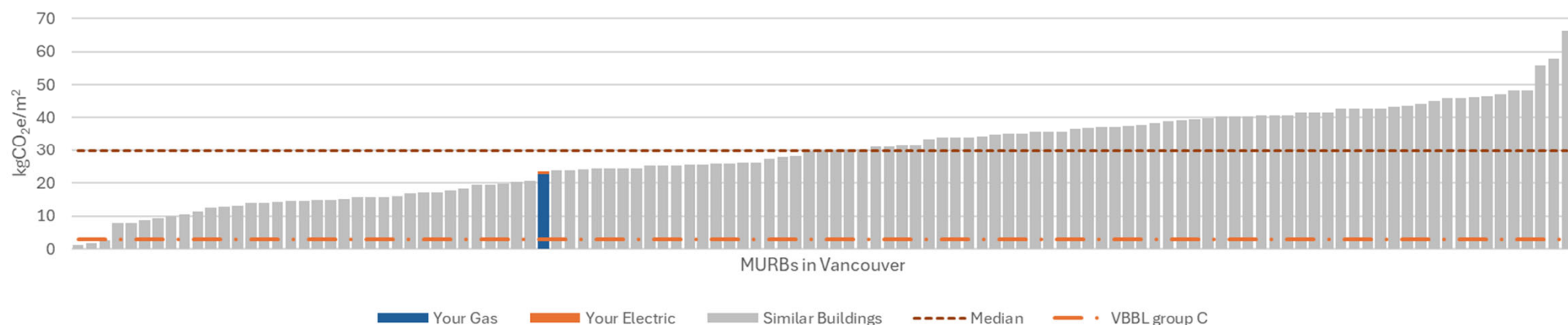
[Builder Insight No. 12 - Energy Use in Mid to High-Rise](#)



ENERGIZE
VANCOUVER

Using Benchmarking to Drive Retrofits

Greenhouse Gas Intensity (GHGI) for MURBs in Vancouver

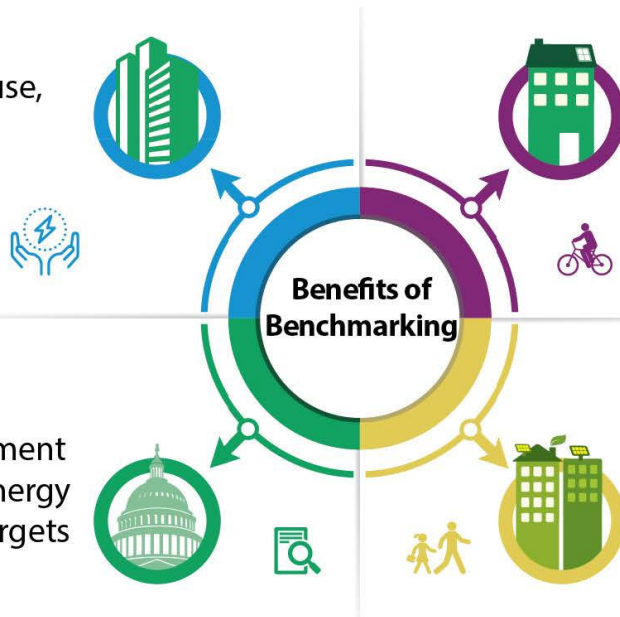


- Use ESPM to track energy usage
- Identify energy/carbon uses
- Compare to similar buildings
- Create a plan
- Monitor your progress

Why Require Energy & Carbon Reporting (Benchmarking)?

BUILDING OWNERS

Potential for reduced energy use, cost savings, and emission reductions



PUBLIC

Reduce GHG emissions, improve indoor and outdoor air quality, create local energy efficiency jobs, and improve public health

GOVERNMENTS

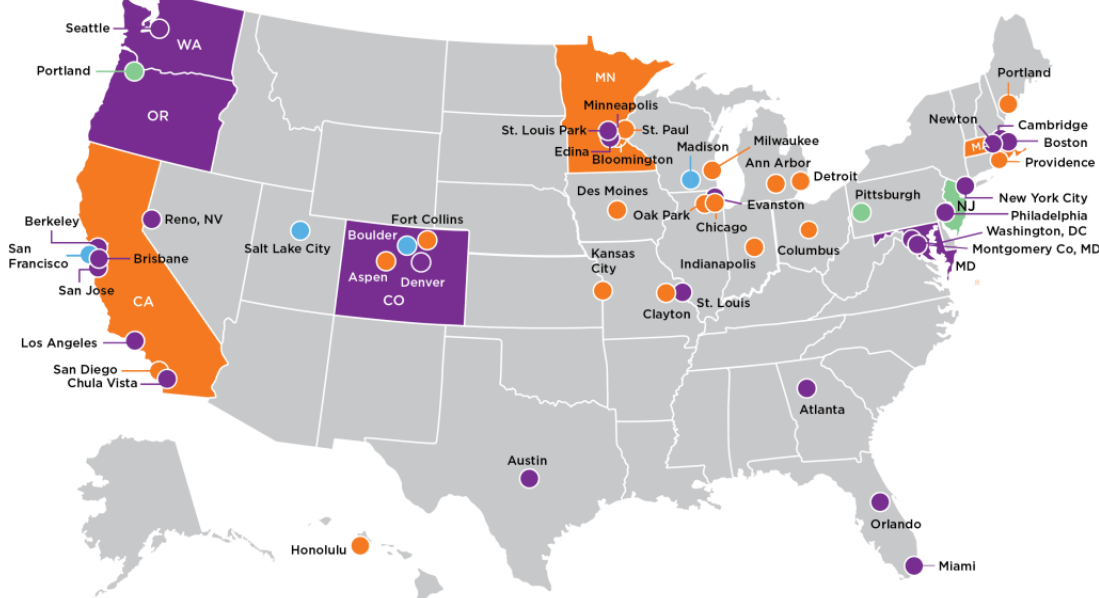
Gather data to inform government priorities and goals, such as energy savings and GHG emissions targets

TENANTS/ RESIDENTS

Access to information on building energy use, improved comfort, productivity, and tenant satisfaction

Energy and Carbon Reporting across North America

U.S. City, County, and State Policies for Existing Buildings:
Benchmarking, Transparency, and Beyond



- Benchmarking required for public and commercial buildings
- Benchmarking required for public, commercial, and multifamily buildings
- Benchmarking and additional actions required for public and commercial buildings
- Benchmarking and additional actions required for public, commercial, and multifamily buildings



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Canadian Policies for Existing Buildings:
Benchmarking, Transparency, and Beyond



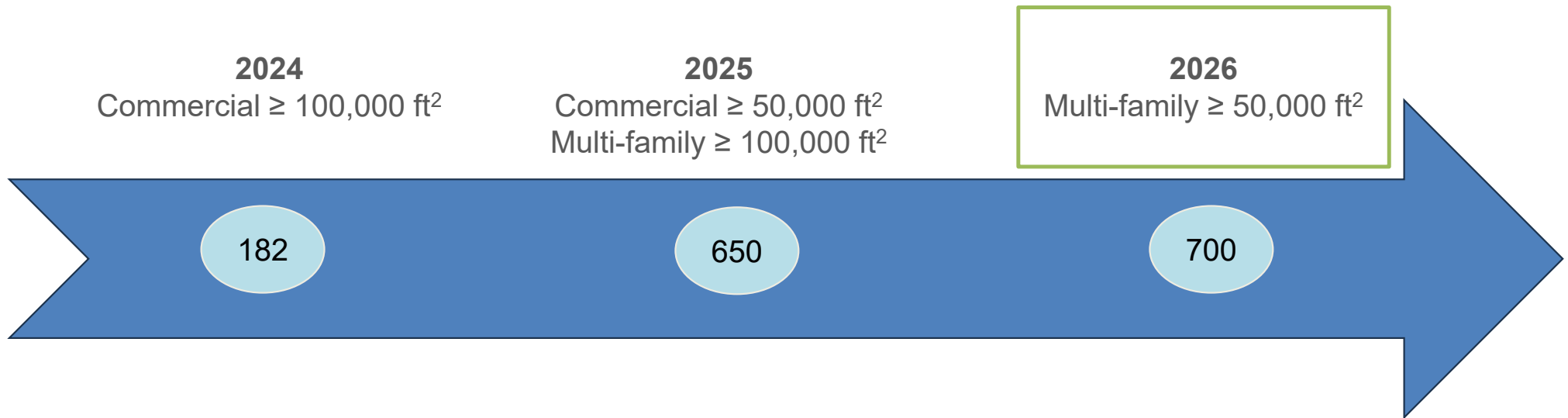
- Benchmarking required for public, commercial, and multifamily buildings
- Building performance standard
- Voluntary programs and commitments



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Energy & Carbon Reporting (ECR) Timeline



Floor Area

- Gross Floor Area - Sum of area of every floor including structural elements (walls, columns), corridors, lobbies, and other common areas
- Gross Leasable Area - is the portion of GFA that is available for tenant use excluding common areas and structural elements

Finding Your Building ID

- Vancouver's Building ID Lookup Tool
 - <https://energycarbonreport.vancouver.ca/building-lookup>
- Vancouver's GHG Limits By-Law Reporting Map
 - <https://energycarbonreport.vancouver.ca/map>



Energize Vancouver Resource Hub

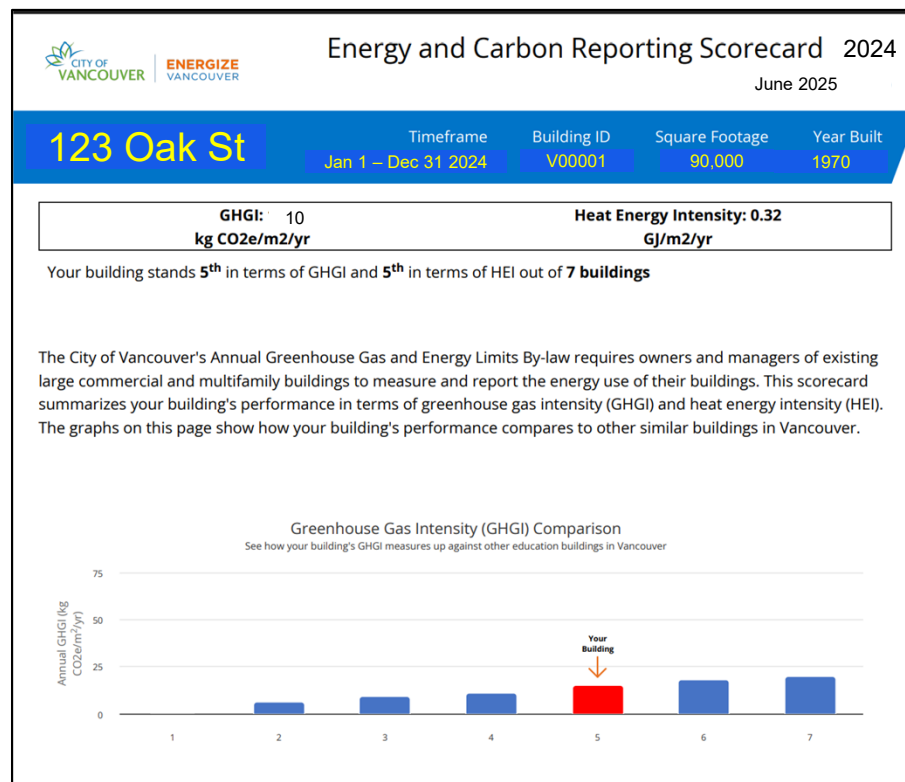
- One stop shop for existing commercial and multi-family buildings
- Regulation details
- Compliance steps
- Resources and support available



Scorecards

Benefits of Scorecards

1. More easily understand your building's energy usage
2. Compare your building's energy usage against other buildings of similar size and property use type in Vancouver
3. Ability to see how energy efficiency projects have positively impacted your building's energy usage from year to year



Energy & Carbon Reporting Steps

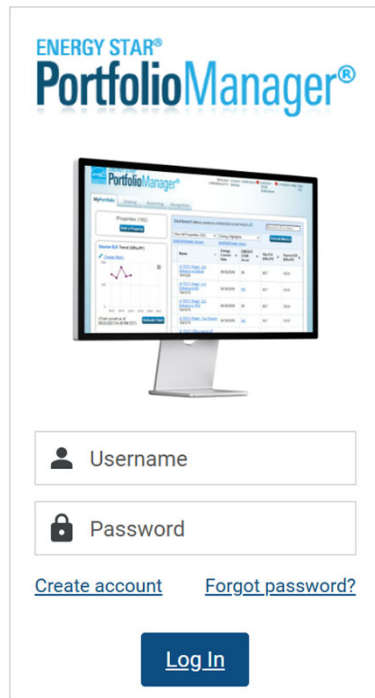


Compliance Process

1.

JSJWL^%YFW†
UtwktqtR fsfljw%
-JXUR .

Upload property details
and energy use here for
each building



2.

GzmrlslWjktwr fshj%
Wjutwysl%~xyjr %
-GUWX .

Collects additional
required and optional
information that cannot
be reported in ESPM.

Also view data snapshots
and apply for external
forms such as extensions
and exemptions here.

 VANCOUVER.CA

Vancouver annual GHG limits by-law reporting

Vancouver Building Performance Reporting System

Submit energy data and forms

Email address

user.name@example.com

Password *

[Forgot your password?](#)

Log in

Need an account?

[Register for an account](#)



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Key Metrics in ESPM to Include for Compliance

1. Property Use Type
2. Building Gross Floor Area (GFA)
3. % Occupancy
4. Year Built
5. Energy use data

****For values not marked with an asterisk, use either your best guess or default values.****



Steps to Comply

1

ACCESS ENERGY STAR PORTFOLIO MANAGER (ESPM) ACCOUNT



- Locate your building ID in the building look up tool:
energycarbonreport.vancouver.ca/building-lookup
- Log in to your existing account or create new ESPM Account:
portfoliomanager.energystar.gov/pm/login

2

UPLOAD YOUR BUILDING DETAILS AND ENERGY USAGE



- Upload building details and 12 months of energy usage to ESPM:
- Refer to blueprints or authorized documents to confirm the total gross floor area (GFA) and other building details.
 - Energy data can be uploaded via utility auto-upload, manual entry, or spreadsheet. Upload energy usage for the building's common areas and tenants for all 12 months of the previous year (365+ days).

Note: Please refer to the other side on "How to Upload Utility Data".

3

CONNECT AND SHARE ESPM WITH CITY OF VANCOUVER



Ensure to share your building with the ESPM user name "CityofVancouver" prior to proceeding to **Step 4** to avoid issues with the submission process.

4

CREATE AN ACCOUNT IN THE BUILDING PERFORMANCE REPORTING SYSTEM (BPRS)



Log in or register for a new account in BPRS using the same email address as in ESPM:

vancouver.ca/report-building-performance

5

COMPLETE THE SUBMISSION FORM IN THE BPRS



- Claim your buildings.
- Complete **Sections 1, 2, and 4** (Section 3 applies only to office and retail $\geq 100,000$ ft²).

6

REVIEW AND SUBMIT YOUR REPORT



All reports are submitted through the BPRS. The submitter will receive an email within 24 hours which indicates the compliance status of the report.



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Questions?

Stay up-to-date with Energize Vancouver mailing list at
<http://vancouver.ca/energize-vancouver>

ECR Help Centre: energycarbonreport@vancouver.ca (604) 330-3797

