



INTRODUCTION

The Canada Green Building Council (CaGBC) has embarked upon a multi-year development project to introduce the next generation of LEED in Canada through the **LEED Canada Initiative**. In parallel to this effort, the CaGBC also launched the **Green Building Performance Initiative**—a focused effort to develop an affordable and easily accessible tool for energy and environmental management for new and existing buildings. Both initiatives will enable large-scale reduction in greenhouse gas emissions, energy savings, and other environmental benefits for all building types and communities across Canada.

THE LEED CANADA INITIATIVE

The *LEED Canada Initiative* is the CaGBC's effort, in collaboration with the USGBC, to develop the next generation of the green building rating system.

LEED in Canada will feature streamlined elements including an integrated rating system, online user interface and third-party certification by international certification bodies. Through close alignment with the work of the USGBC, this program will contribute to a unified LEED system in North America and will provide better access to LEED and increase the ability to certify projects quicker and cheaper for new and existing buildings of all types.

GREEN BUILDING PERFORMANCE INITIATIVE

In parallel with the technical adaptation and development of LEED Canada, national pilot projects are being conducted to engage market sectors in the performance management system in order to establish performance metrics and baselines, and put existing buildings on track towards LEED certification.

With ever-increasing numbers of building owners and homeowners engaging in this initiative, and reporting their energy and water use and progress towards certification, the CaGBC is creating a large, dynamic building performance database and information system for entire building sectors. This will allow reporting on energy and emissions, conservation potential and trends, performance and design standards, and actual and planned investment in building improvements.

Through the CaGBC building performance management system, owners and managers will be able to go online and take a structured, standardized approach to:

- record and monitor energy and water use and greenhouse gas emissions;
- assess the energy and environmental performance of all their buildings, including carbon footprint and conservation potential;
- identify and plan energy and environmental improvements using LEED templates;
- obtain performance metrics and design standards to improve design of new buildings;
- access training to guide staff in achieving and maintaining high performance;
- assess their LEED scores, and put their buildings on track towards certification.

The first three pilots being conducted through 2008 involve:

- more than 60 Commercial office buildings, covering over 3,000,000 m²
- several hundred K-12 schools
- more than 60 government and utility company administration buildings and operations facilities

Additional pilots will be initiated during the coming years to address other building types, and the building performance management system will eventually apply to any building in Canada.

TOWARDS A BUILDINGS-CENTRIC CLIMATE CHANGE STRATEGY

Through market based solutions and provision of tools to industry and partners, the CaGBC aims to support the performance improvement of 100,000 buildings and 1,000,000 homes across Canada by 2015, with a verified 50% reduction in energy and water use from a 2005 baseline.

Realizing these goals could result in:

- 50 MT/year reduction in GHG emissions;
- pro-investment strategies where owners will invest in building improvements, across all regions of the country, to stay competitive in the marketplace and demonstrate corporate environmental responsibility;
- direct employment in construction, manufacturing and professional services, with new skills, products and markets;
- large, measurable, and immediate reductions in water consumption, use of resources and generation of waste;
- a receptive market for new, green technology, products and services;
- building renewal, and significant reductions of public-sector deferred maintenance liabilities;
- avoidance of electricity generation and transmission capacity;
- reduced pollution and improved indoor environmental quality, with direct benefits to public and community health;
- utility cost savings for homeowners and for public- and private-sector building owners, and
- creation of a large supply of certified carbon credits.

Buildings represent the largest “no-regrets” opportunity to reduce GHG emissions and to contribute to economic growth. Through the next generation of LEED and the building performance management system, the CaGBC will provide the framework for building owners, corporations and policy-makers to guide continuous improvement towards these goals.

A buildings-centric strategy will engage all Canadians in the climate change solution, leading the way to the broader societal changes required for a sustainable future.

WORKING TOGETHER

The CaGBC continues to work with governments, utility companies, associations, standard-setting organizations and other stakeholders to deploy LEED Canada and the building

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performance management system. These tools will guide and support public policy, program design, standards and be an invaluable resource for research. The Council intends to inform and accelerate green building, energy efficiency and sustainable community market transformation.

The CaGBC invites collaboration and participation in a range of areas including:

- submitting owned buildings into one of the pilot projects;
- financial sponsorship of public- and private-sector participants in current and future pilots;
- program development and marketing;
- research and data sharing;
- (utility companies) providing historical utility billing data.

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