



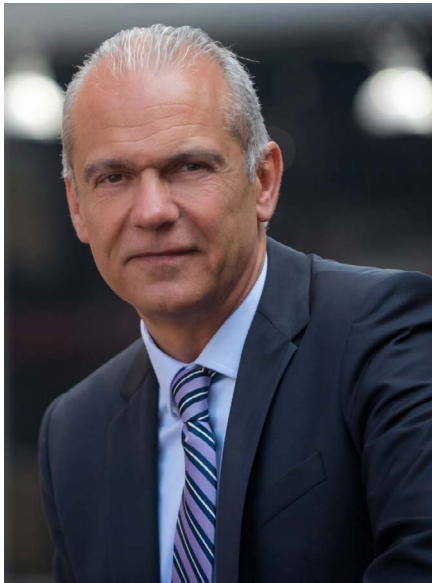
# 20 25 Annual Review

**CAGBC**



Ottawa Operations Centre  
Ottawa, Ontario  
ZCB-Design v2 | Certified  
Photo Credit: Brandon Marsh Photography

# Message from the President & CEO



In 2025, CAGBC saw significant change in how the federal government and business responded to climate change. After years of expansion in government policies and corporate commitments, organizations have recalibrated, moving from global commitments to more pragmatic solutions. As a result, climate action is increasingly embedded into broader priorities, including economic growth, innovation, and global competitiveness. Adaptation and resilience are now considered as important as mitigation. Compounding these changes was a volatile global economy and tightening capital markets which further drove the real estate sector to focus on solutions that deliver measurable value and financial returns.

Against this evolving backdrop, one thing is clear: climate solutions and resilience are here to stay. The value of green building – reducing physical and transition risk, enhancing asset performance, and supporting economic growth – is becoming more widely understood than ever before.

CAGBC has worked alongside our members, partners, and stakeholders to help industry navigate this shift. We demonstrated how our standards, certifications, professional development and research are a competitive advantage – and an assurance of future market requirements for real estate leaders. Together with our members and strategic partners, we have advanced key priorities on decarbonization, strengthened the business case, and increased green building sector skills, and invested in sustainable affordable housing as a new strategic priority. Our work together ensured that sustainability remained a cornerstone of Canada's built environment in 2025.

We are proud of the progress we made together. However, we also recognize that with persistent economic uncertainty and a changing policy environment, CAGBC must be laser-focused on the economic, financial, and competitive advantages green buildings can unlock for businesses – as well as the need for long-term housing affordability for Canadians. Efforts to link the work we do to financial performance, investment opportunities, affordability, and scalable solutions will be critical in the years ahead.

With your continued support, CAGBC will be well positioned to meet these challenges and seize the opportunities ahead. 🚀

A handwritten signature in black ink, appearing to read 'L. Mueller', with a long horizontal flourish extending to the right.

**Thomas Mueller**  
President & CEO  
Canada Green Building Council

# Highlights

In 2025, CAGBC focused on delivering against our 2023-2025 strategic plan.

Our Market Engagement, Green Building Programs, Advocacy, and Project Development and Research teams aligned across key priorities:

- Advancing sustainability leadership
- Supporting market needs
- Growing opportunities for members.



200 Lees - University of Ottawa  
Ottawa, Ontario  
LEED BD+C: New Construction v4 | Platinum  
Photo Credit: Tom Arban Photography Inc

# Green Building Programs & Innovation

Paul Kane High School  
St. Albert, Alberta  
LEED BD+C: Schools v4 | Silver  
Photo Credit: The Workun Garrick Partnership

## Driving innovation through standards and certifications

2025 was a significant year for CAGBC's Green Building Programs and Innovation team. Our world-class standards continued to push the market forward, aligning with market needs. The headliner for 2025 was the launch of LEED® v5 globally. This highly anticipated update to the Leadership in Energy and Environmental Design® rating system expanded its focus on decarbonization, resilience, and energy efficiency, setting a new bar for industry.

CAGBC focused on educating the market on how the new version of LEED has changed, and what to expect through a successful series of live and webinar events. Coordinated with the Market Engagement team, the LEED v5 series tackled these key changes and strategies for success.

CAGBC's Zero Carbon Building Program™ continued to expand, with the introduction of a new Part 9 Pilot for multi-unit residential buildings. Unveiled at our Building Lasting Change® conference, the pilot was designed to expand the program's reach beyond Part 3 buildings under the National Building Code of Canada (NBC), to include MURBs with five or more stacked units.

"Every new version of LEED raises the bar, balancing the limits of what is possible with industry readiness. LEED v5 is ambitious with a stronger focus on decarbonization, resilience and health."

Thomas Mueller,  
President & CEO, CAGBC

# Other 2025 highlights:

## IREE

Surpassing 100 certified Investor Ready Energy Efficiency (IREE) projects, driven primarily by the Canada Infrastructure Bank's Building Retrofits Initiative. By year's end, certification sat at 120.

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## Zero Carbon Building

Celebrating continued growth of the Zero Carbon Building – Design Standard™ with over 100 certifications by the beginning of the year – and over 150 by year's end.

Published addendum for both ZCB-Design and Zero Carbon Building – Performance Standards and an enhanced Zero Carbon Building Standard Life Cycle Cost Calculator.

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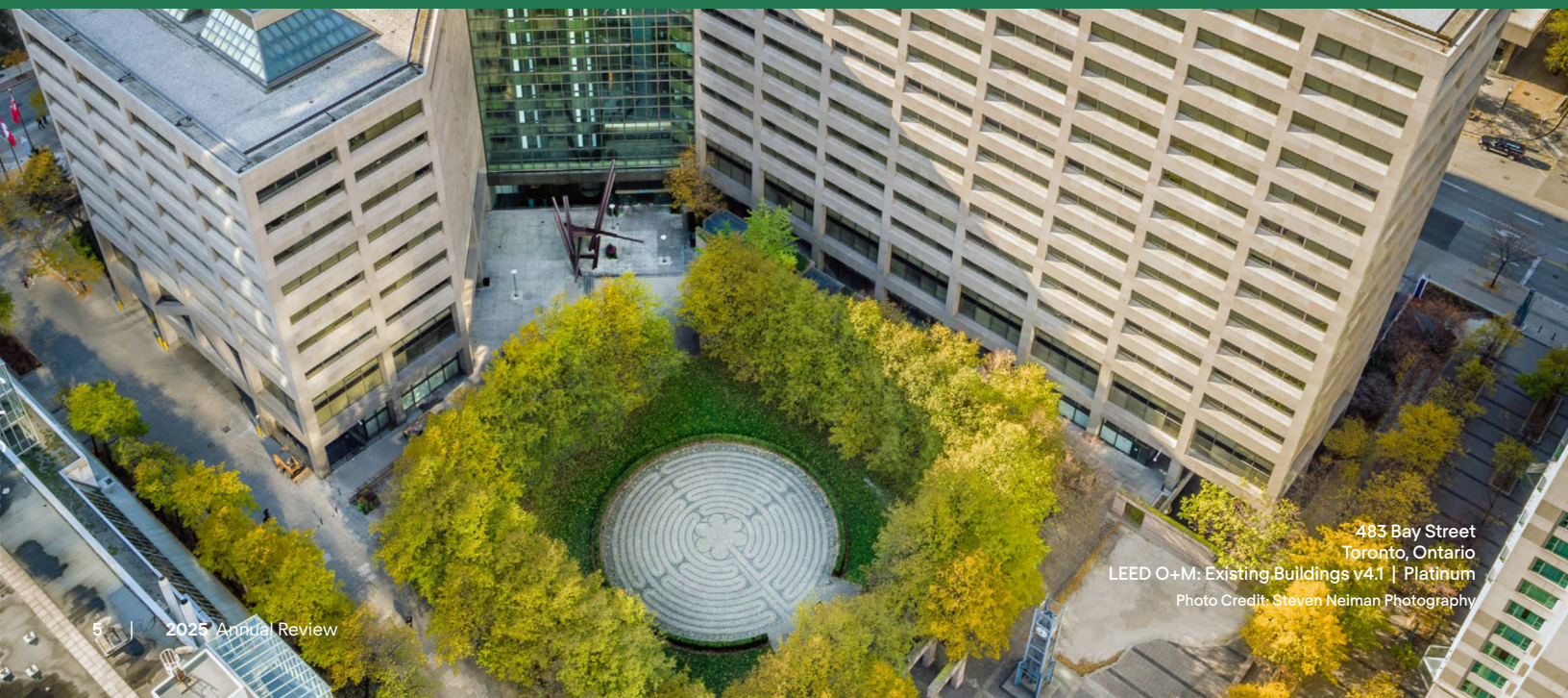
## LEED

Canada remains the third-largest global market for LEED certification outside of the US.

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## Embodied Carbon

Released the Reducing Embodied Carbon in Canada's Buildings whitepaper.



483 Bay Street  
Toronto, Ontario  
LEED O+M: Existing Buildings v4.1 | Platinum  
Photo Credit: Steven Neiman Photography

# Driving innovation through standards and certifications

CAGBC continued to lead with world-class standards that push the market forward.



**462** ZCB-Design Registrations



**156**  
ZCB-Design  
Certifications

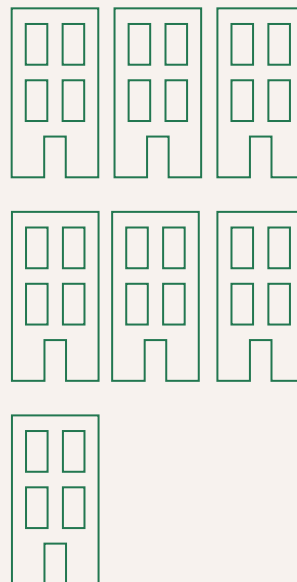


**94** ZCB-Performance  
Certifications



**25%**

ZCB-Design  
projects also  
pursuing  
LEED BD+C



**7x5**

Seven  
buildings  
with five  
years of ZCB  
operations

# Market Engagement & Growth

## Building a community of sustainability leaders

In 2025, CAGBC focused on connecting sustainability to value creation. Through market engagement, we strengthened understanding of how green building supports investment performance, resilience, and long-term asset value.

Our Accelerator program was a key expansion area in 2025, offering members a chance to engage in the issues and priorities facing the sector. Our Sustainable Finance Accelerator brought the finance community and building owners together, while the new Building Efficiency Technology Accelerator shone a light on emerging ways to achieve carbon and performance goals.

Over 2025, CAGBC expanded its reach by holding the second Embodied Carbon Summit, participating in strategic industry events, and by bringing members to Vienna and Copenhagen to learn how these cities are prioritizing sustainable and affordable housing through practice, technology, financing and policy innovation.



Écoparc Châteauguay 30  
Châteauguay, Quebec  
ZCB-Design v3 | Certified  
Photo Credit: Groupe Montoni

## CAGBC continued to invest in external events to broaden our reach, including:

- The Globe Forum
- Build Green Atlantic
- Appraiser's Institute of Canada Conference
- Vancouver Real Estate Forum
- Real Property Institute of Canada Conference
- Toronto Real Estate Forum
- Attended the National Building Decarbonization Forum.

# Building Skills and Capacity

A future-ready workforce is essential to transforming Canada's built environment.



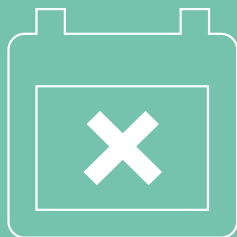
100

ZCB-Essentials  
Micro-Credential  
holders



10,500

Learning hours  
added in 2025



4,000

Participants in CAGBC  
events and webinars  
in 2025



200

Group learning  
participants

# Project Development & Research



## Insights that drive action

CAGBC's Project Development & Research team is a critical part of our mission – they are the engine that drives the insights and data that inform our advocacy and programs.

In 2025, we continued our focus on housing and affordability, releasing an update to our *Two Million Green Homes report*, examining how CAGBC will respond to the housing crisis and support the building sector.

A critical priority was advancing deep carbon retrofits – and the skills needed to accelerate retrofits at scale. With over 70 percent of the buildings expected to be in use in 2050 already built, retrofits that prioritize carbon reduction, performance and resiliency must accelerate – and quickly. Two 2025 projects showcased CAGBC's ambition and approach to this pressing issue: **Transition Planning Now** and **Retrofits Now**.

### Scaling decarbonization and retrofits

Transition Planning Now is a project aimed at supporting existing building owners in adoption of the highest performance tiers of the National Energy Code for Buildings (NECB) to drive emission reductions from the built environment.

Funded by Natural Resources Canada through the Codes Accelerator Fund, the program is geared to ensuring Canada's building sector develops the skills needed to effectively build asset and portfolio transition plans.

Through the year, CAGBC and its partners worked to develop resources and a training plan for launch in early 2026.

Retrofits Now provides building owners with practical evidence of retrofits done right. CAGBC partnered with Purpose Building to share market insights and scaling strategies driven by real-world retrofits funded through Natural Resources Canada's Deep Retrofit Accelerator Initiative. In 2025, we launched the microsite, published a Market Sounding Report for this multi-year program.

Together, these initiatives are building the knowledge, tools, and confidence needed to scale retrofits nationwide.

### CAGBC also advanced research and knowledge through:

- A refreshed look at the economic impact of green building on workforce and GDP.
- Initiating a review of the business case for green building certification.

# Evidence that fuels progress

Delivering insights and data that inform our advocacy and programs.



8

Engagement sessions held



603

Participants in engagement sessions



5 Published reports



\$7.76M

Total funding secured

# Advocacy

CAGBC continues to be a leading voice for green building policy and investment in Canada. In 2025, our advocacy initiatives focused on:

- Driving the need for quality as well as quantity in Canada's response to the housing crisis.
- Championing the need to move quickly on the promised green building taxonomy to guide capital toward sustainable assets.
- Engaging with the appraisal community to ensure climate-risk is considered in asset valuations.

At the same time, we – like others in the sustainability realm – dealt with a drawback on climate commitments, driven by political uncertainty at home and abroad. While public support for sustainability shifted from the spotlight, the work continued – but was couched in language of practicality, risk mitigation and value preservation. To connect to this more pragmatic view, CAGBC captured a holistic view of our policy approach in the interactive [Unlocking the Value of Green Building](#) policy guide.

We worked with the federal government under the newly elected Prime Minister Mark Carney to showcase how the Canadian green building sector could be a significant contributor to the nation's global competitiveness strategy. A key element of this strategy was the annual Green Building Day on the Hill event, where industry and government leaders came together for urgent solutions on housing, sustainability, and economic growth.



Discover Montessori School  
Nanaimo, British Columbia  
ZCB-Design v3 | Certified

Photo Credit: Tony Colangelo Photography

## Advocacy and Industry Leadership

Key moments in 2025 that ensure that green building remains central to Canada’s economic and climate strategies:

- Green Building Day on the Hill, bringing together policymakers and industry leaders, including senior federal representatives focusing on housing affordability and the transformative role of data in accelerating green building performance, benchmarking, and business outcomes.
- Advancing policy alignment on affordable sustainable housing and sustainable finance through the development of a green investment taxonomy.
- Strengthening relationships with industry partners, including deeper collaboration with REALPAC to advocate for data access and engage industry on the green building business case, transition planning and green valuation.

“Aligning policy, capital, investment, and innovative construction practice and technology can ensure that every new home or building, and every retrofit contributes to Canada’s climate commitments and global competitiveness. Green Building delivers prosperity, resilience, and opportunity for all Canadians.”

Thomas Mueller,  
President & CEO, CAGBC



Gregor Robertson, Minister of Housing and Infrastructure



Finance Panel discussion with Brent Gilmour – CAGBC, Maya Saryyeva (Institute for Sustainable Finance), Gildas Poissonnier (Desjardins), Darryl Neate (REALPAC)



MP Scott Aitchison and Jodi Becker, CAGBC Board of Directors Chair

# Our Collective Impact

## Green Building Certification Totals in Canada

Combined certifications for LEED, ZCB, and IREE across Canada.

**156**

ZCB-Design buildings

**94**

ZCB-Performance buildings

**78,024,000**

LEED certified space (m<sup>2</sup>)

**6,652**

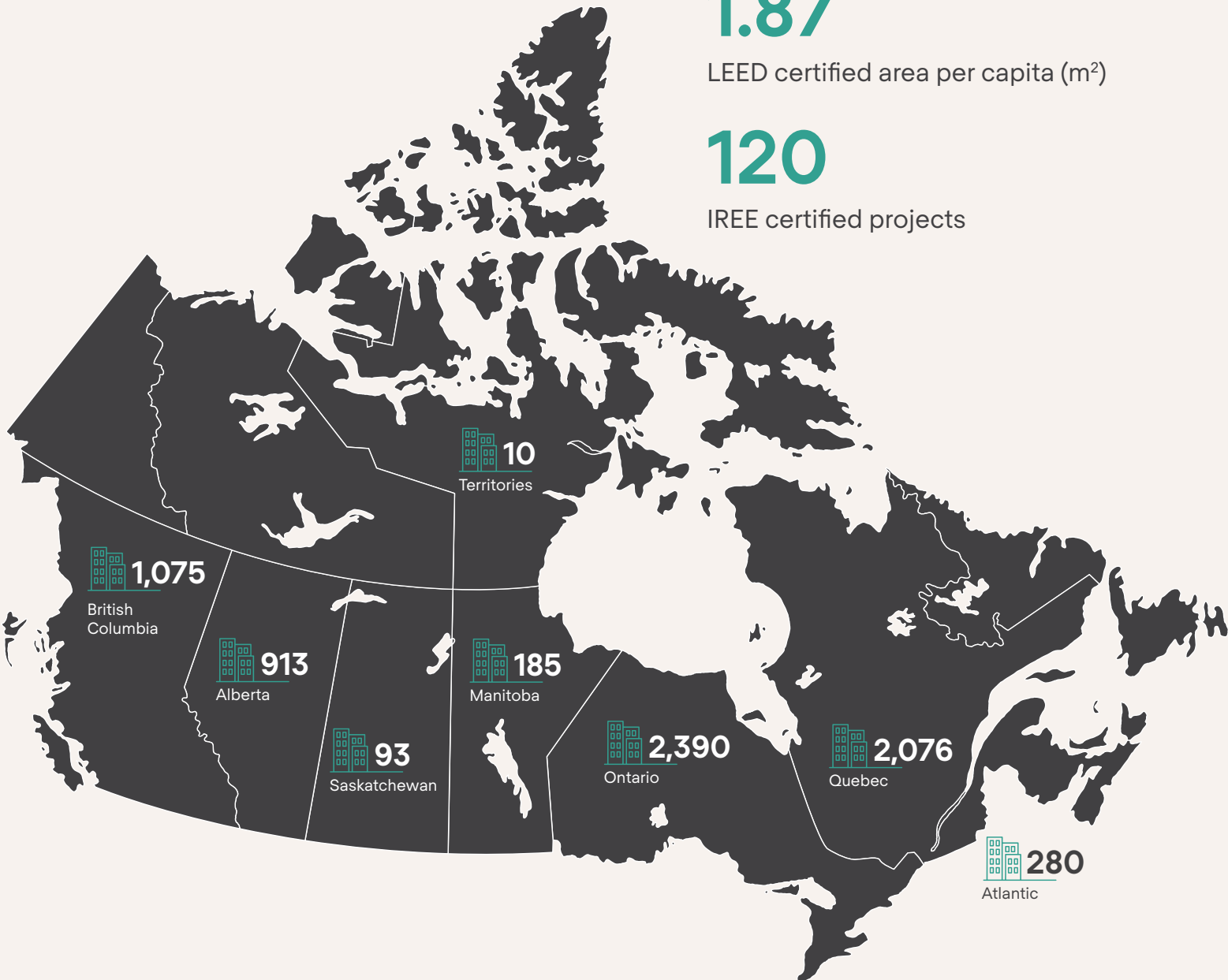
LEED certified projects

**1.87**

LEED certified area per capita (m<sup>2</sup>)

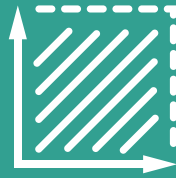
**120**

IREE certified projects



# Zero Carbon Impact

9 Provinces with ZCB-certified projects



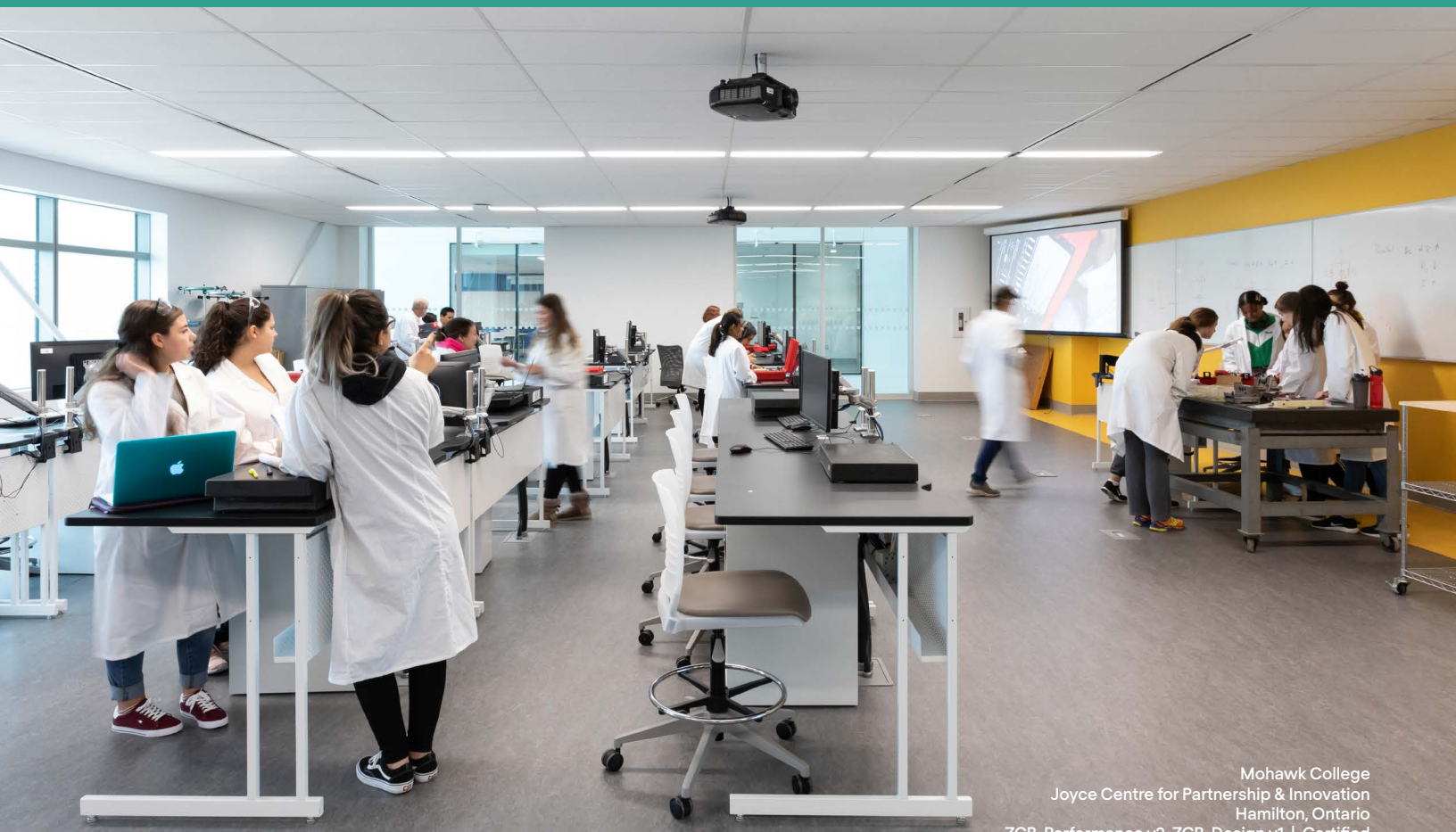
1,607,295 m<sup>2</sup>

ZCB-Performance certified space in 2025



75%

of buildings certified under ZCB-Design are fully electric



Mohawk College  
Joyce Centre for Partnership & Innovation  
Hamilton, Ontario  
ZCB-Performance v2, ZCB-Design v1 | Certified  
Photo Credit: Emma Peters

# Climate Champions

These are the Zero Carbon Building – Performance projects certified in 2025. By pursuing and maintaining zero-carbon operations, these projects eliminated net carbon emissions. They offer a positive example for the building sector as the 2050 target for decarbonization approaches.

## ALBERTA

Cardston Branch  
2024-2025  
RBC  
Cardston

Consort Branch  
2024-2025  
RBC  
Consort

Parkside A  
2023-2024  
Remington Corp  
Calgary

Quarry Crossing  
Building A  
2023-2024  
Remington Corp  
Calgary

Quarry Crossing  
Building B  
2023-2024  
Remington Corp  
Calgary

Quarry Park West  
Remington Corp  
2023-2024  
Calgary

## BRITISH COLUMBIA

1177 West Hastings St.  
2023-2024  
Golden Properties Ltd.  
Vancouver

1669 E Broadway  
2024-2025  
Wesgroup Properties  
Vancouver

840 Howe  
2024-2025  
GWL Realty Advisors  
Vancouver

4250 Canada Way  
2024-2025  
GWL Realty Advisors  
Burnaby

8411 200th Street  
2024-2025  
Wesgroup Properties  
Langley

Waterfront Centre  
2024-2025  
Cadillac Fairview  
Vancouver

Guinness Tower  
2023-2024  
Oxford Properties  
Vancouver

Granville Square  
2024-2025  
Cadillac Fairview  
Vancouver

Marine Building  
2023-2024  
Oxford Properties  
Vancouver

Marine Gateway – Office  
2024  
Triovest  
Vancouver

MNP Tower  
2023-2024  
Oxford Properties  
Vancouver

Oceanic Plaza  
2023-2024  
Oxford Properties  
Vancouver

PwC Place  
2024-2025  
Cadillac Fairview  
Vancouver

Telus Garden Office  
2024  
Morguard  
Vancouver

The Stack  
2023-2024  
Oxford Properties  
Vancouver

609 Granville  
2024-2025  
Cadillac Fairview  
Vancouver

700 West Georgia  
2024-2025  
Cadillac Fairview  
Vancouver

700 West Pender  
2024-2025  
Cadillac Fairview  
Vancouver

701 West Georgia  
2024-2025  
Cadillac Fairview  
Vancouver

725 Granville  
2024-2025  
Cadillac Fairview  
Vancouver

750 West Pender  
2024-2025  
Cadillac Fairview  
Vancouver

777 Dunsmuir  
2024-2025  
Cadillac Fairview  
Vancouver

885 West Georgia  
2024-2025  
Cadillac Fairview  
Vancouver

Arthur Erickson Place  
2023-2024  
Colliers International  
Vancouver

Renfrew Business Centre  
2023-2024  
Epic Investment Services  
Inc.  
Vancouver

Royal Centre  
2023-2024  
Warrington PCI  
Vancouver

## MANITOBA

Neepawa Branch  
2024-2025  
RBC  
Neepawa

## NEW BRUNSWICK

Shediac Multipurpose  
Centre  
2023-2024  
The Town of Shediac  
Shediac

Shediac Pension Centre  
2023-2024  
The Town of Shediac  
Shediac

## NEWFOUNDLAND AND LABRADOR

St. Lewis C&P Office and  
Warehouse  
2023-2024  
Dept of Fisheries and  
Oceans  
St. Lewis

## NOVA SCOTIA

315 Wilkinson  
2024  
East Port Properties Limited  
Dartmouth

355 Wilkinson  
2024  
East Port Properties Limited  
Dartmouth

55 Dahlia Street  
(confidential?)  
2023  
Halifax Harbour Properties  
Dartmouth

5653 Victoria Road  
2024  
Halifax Harbour Properties  
Halifax

495 Wilkinson  
2024  
East Port Properties Limited  
Dartmouth

## ONTARIO

Joyce Centre for  
Partnership & Innovation  
2023-2024  
Mohawk College  
Hamilton

Queens Quay Terminal  
2023-2024  
Northam Realty Advisors  
Toronto

1235 Bay St  
2023-2024  
Kingsett Capital  
Toronto

240 Markland Drive  
2023-2024  
Carttera Management Inc.  
Etobicoke

250 Albert Street  
2024  
Canderel Management Inc.  
Ottawa

395 Southgate Drive  
2024  
Alectra Utilities  
Guelph

531 Wellington St. N.  
2023-2025  
AET Group  
Kitchener

95 Wellington  
2024-2025  
Cadillac Fairview  
Toronto

Derrycrest Office  
2024  
Kenaidan Contracting Ltd  
Mississauga

Humbertown Centre  
Branch  
2024-2025  
RBC  
Scarborough

Morningside and Milner  
Branch  
2024-2025  
RBC  
Scarborough

The Fairmont Royal York  
Hotel  
2023-2024  
Kingsett Capital  
Toronto

Yamaha Motor Canada  
Head Office  
2024-2025  
Yamaha Motor Canada  
Toronto

## QUEBEC

Édifice Jacques-Parizeau  
2023-2024  
Société-ImmobilièreI  
Camont-Inc  
Montreal

1100 Atwater  
2024  
Kevric Management Inc.  
Westmount

25 Avenue des Pins Ouest  
2023-2024  
Akelius  
Montreal

OrthoCanada Siège Social  
2024  
OrthoCanada  
Gatineau

Le Phénix Montreal  
2023-2024  
Lemay  
Montreal

455 boul. René-Levesque  
Ouest  
2024-2025  
GWL Realty Advisors Inc.  
Montreal

Jazz Newman  
2024-2025  
Cogir Immobilier  
Montreal

Lemay - Québec  
2023-2024  
Lemay  
Québec

# Partnerships & Collaborations

Collaboration is required to help Canada unlock the value of green buildings. Investments and advancements in green buildings grow business value, create jobs, conserve energy and natural resources, saves money, and improve people's quality of life. When we partner with like-minded organizations, the lift to accelerate green buildings becomes easier for all.



 Environment and Climate Change Canada    Environnement et Changement climatique Canada

 Housing, Infrastructure and Communities Canada    Logement, Infrastructures et Collectivités Canada

 Employment and Social Development Canada    Emploi et Développement social Canada

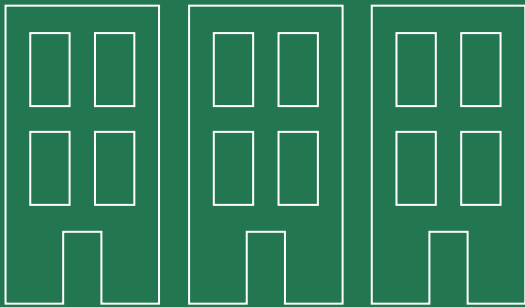
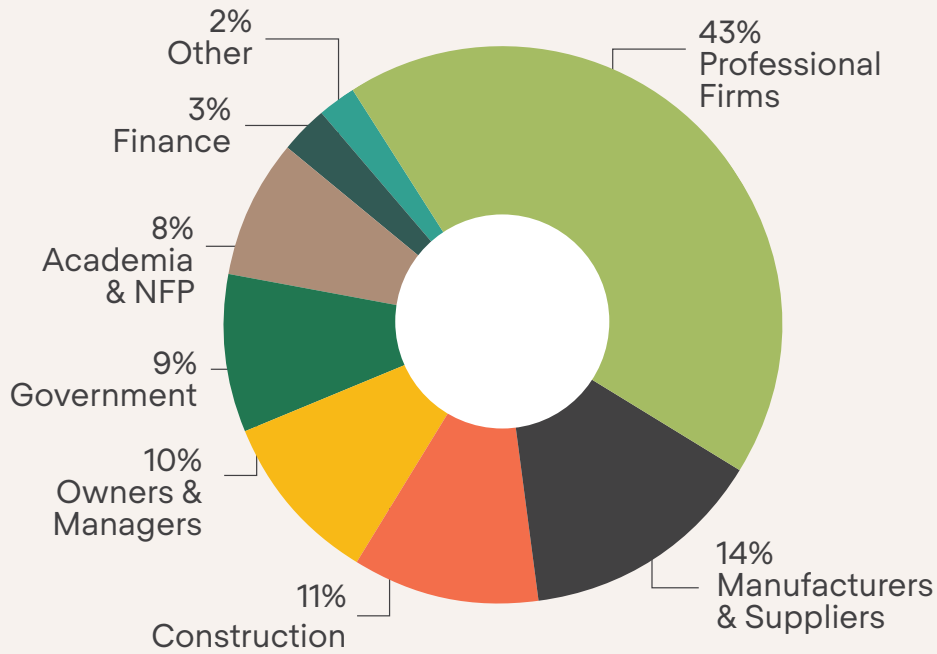
 Public Services and Procurement Canada    Services publics et Approvisionnement Canada

 Natural Resources Canada    Ressources naturelles Canada

 Treasury Board of Canada Secretariat    Secrétariat du Conseil du Trésor du Canada

# Our Members

CAGBC is comprised of a vast network of green building professionals from the building, real estate, finance, and government sectors. Our members' participation is critical to CAGBC's success, with many volunteering their time and expertise as faculty, technical experts, and committee members.



**668**  
Companies



**11,140**  
People



A highlight of 2025 had to be our Building Lasting Change conference. Held in Vancouver, B.C., the conference featured new collaborations and expanded programs focused on resiliency, efficiency and affordability.

At BLC, we showed how sustainability is no longer a “nice to do,” but a business imperative that helps mitigate risk, drive innovation, and attract financing and tenants. Attendees of the three-day event left equipped with key insights and tangible solutions they could apply to their projects and portfolios.

“Building Lasting Change makes it clear that sustainability and business go hand in hand. We’re not just addressing climate related risks and solutions—we’re strengthening Canada’s economy, creating business value for owners and developers, and future-proofing asset value.”

Thomas Mueller,  
President & CEO, CAGBC



## Among the BLC 2025 highlights:

- Showcased the results of the first year of the Responsible Building Pact from the Climate Smart Building Alliance (CSBA).
- Announced a partnership between CAGBC and REALPAC to advance green valuation.
- Revealed a new collaboration with Labour Education Centre to launch the Green Building Operator Program.
- Announced new funding from Future Skills Centre to empower Canada's Green Building Workforce.

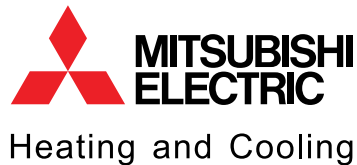
We thank BLC's returning presenting sponsor, Mitsubishi Electric Heating & Cooling and all BLC sponsors for another highly successful conference.



# Thank you

Our sincere thanks to everyone who contributed to CAGBC's efforts in 2025, including our Sponsors, Staff, Members, Board of Directors, Zero Carbon and LEED Steering and Advisory Committees, Technical Advisory Groups, Accelerators, and other Volunteers.

## 2025 Catalyst Members and National Sponsors



## Become a member

To become a member, visit [cagbc.org/membership](https://cagbc.org/membership).



100 Murray Street, Suite 400  
Ottawa, Ontario K1N 0A1  
[www.cagbc.org](http://www.cagbc.org)