

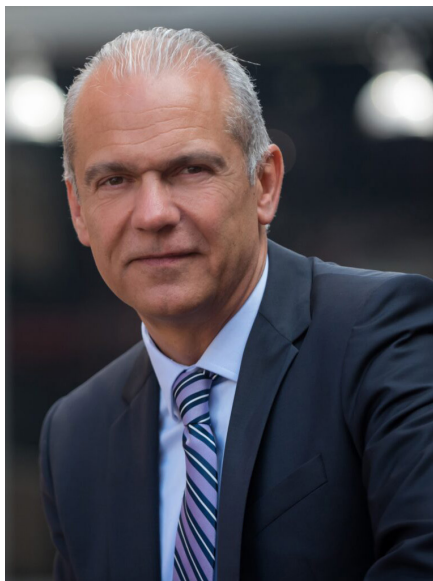
Pavillon E - Maison des étudiants
Montreal, Quebec
LEED Canada for Core and Shell
Development 2009 **Gold**

20 24

ANNUAL REVIEW



Our successes in 2024 demonstrate the multifaceted and interconnected way CAGBC supports industry.



I am pleased to present the 2024 Canada Green Building Council Annual Review to our members and stakeholders. Since its founding in 2002, CAGBC has been instrumental in advancing green building in Canada. From the first LEED® certification that same year to the 6,286th in 2024, CAGBC has offered Canada's building sector a better way forward — one that prioritizes decarbonization, the environment, and human health and well-being.

The ideals that started CAGBC continue to drive us, as we recognize that practical solutions are needed to accelerate green building—and that these solutions must make business sense if the market is to adopt them at scale. Therefore, CAGBC focuses on helping business build their green offerings, from professional services firms that specialize in LEED and Zero Carbon Building Standard project design and manufacturers that supply low-impact technologies and products, to real estate leaders that leverage CAGBC to help them meet their corporate sustainability goals through building certifications.

Engaging and working with the entire supply chain to achieve market uptake and impact is an effective approach. Our successes in 2024 demonstrate the multifaceted and interconnected way CAGBC supports industry. These successes were achieved through new learning pathways, access to technical insights and market-driven research, government advocacy, and market intelligence and expertise that shape Canada's leading certification standards.

It's been my pleasure to work with the Board of Directors and industry stakeholders and lead the CAGBC team over the last 20 years as President and CEO. It is a great privilege to guide this organization and support our collective efforts to shift the market toward sustainability and decarbonization. While business increasingly recognizes the value of green buildings as a strategic investment, our work isn't done, and I look forward to actively shaping the next wave of innovation together. 📈

A handwritten signature in black ink, appearing to read 'L. Mueller' with a stylized flourish at the end.

Thomas Mueller
President & CEO
Canada Green Building Council

Highlights



Bloodvein First Nation School
Bloodvein First Nation, Manitoba
LEED BD+C: Schools v4 Silver

Photo Credit: Number TEN Architectural Group

CAGBC's Market Engagement, Green Building Programs, Advocacy and Project Development and Research teams focused on delivering against our strategic plan which has three key priorities: **Advancing carbon leadership, supporting market needs, and growing opportunities for members.**

The following section shows the resulting initiatives and demonstrates CAGBC's achievements.



École Secondaire de Lasalle
Lasalle, Quebec
LEED BD+C: Schools v4. Gold
Photo Credit: Lemay, Leclerc, Prisme
in consortium (David Boyer)

Green Building Programs

In 2024, the Green Building team continued to demonstrate carbon leadership while helping support green building adoption across Canada.

The team launched an updated [Zero Carbon Building – Design Standard™](#) to accelerate the reduction of carbon emissions as shown by the [record registrations and certifications in 2024](#). Many projects also recognized the value of dual certification, with a quarter of ZCB-Design projects also pursuing LEED® BD+C.

CAGBC continued to contribute to advancing energy efficiency and decarbonization in the building sector by participating in public comment for the National Energy Code of Canada for Buildings updates. Our members and stakeholders played a significant role in commenting and balloting the next version of LEED v5 through CAGBC's Accelerators and Committees, [offering 500 comments on the public drafts](#).



400+
ZCB-Design Registrations



100
ZCB-Design
Certifications




70
ZCB-Performance
Certifications



5x5 Five buildings with five
years of ZCB operations

25%
ZCB-Design
projects also
pursuing
LEED BD+C



Tesoro - The Creek Building 5
Vancouver, British Columbia
LEED BD+C: Multifamily Midrise v4
Platinum



Market Engagement

CAGBC made significant investments to support market needs.

Training and upskilling for Canada's low-carbon future was an important focus. For example, we closed out the highly successful and federally funded *Low Carbon Training Program* in March, exceeding targets as we helped establish a common understanding of zero-carbon concepts. Building on this training, we also launched the [Zero Carbon Building Micro-Credential](#), CAGBC's first home-grown professional credential. With the ZCB-Essentials badge, professionals can demonstrate

their knowledge of core zero-carbon concepts, as well as an understanding of how to apply them using the ZCB Standards. Beyond learning, we reinvigorated our efforts in the Quebec market, holding the first Accelerating to Zero Summit in Montreal. Under the Accelerating to Zero brand, we also launched a series of webinars and a podcast featuring members. CAGBC also hosted the [first National Embodied Carbon Summit](#), drawing from our members' expertise to advance solutions to reduce embodied carbon. Further, we participated in many industry events to broadly share our solutions and innovations.



4,577

Participants in the Low Carbon Training program



10

Live events



20+

Earned the ZCB-Credential in the first 2 months



8,973

Hours of training completed



Industry Events

CAiP ESG Sustainable Investing Forum

Canadian Mechanical & Plumbing Exposition (CMPX)

Canada's Net Zero Forum

Climate Solutions Summit

Greenbuild

National Building Decarbonization Forum

Real Property Institute of Canada (RPIC)

Sommet sur la Colline (Écotech Québec)

Sustainable Finance Forum

Toronto Real Estate Forum

Urban Futures Planning

Vancouver Real Estate Forum

Bayers Lake Community
Outpatient Centre
Halifax, Nova Scotia
LEED BD+C: Healthcare v4
Gold

BETTER BUILDINGS ARE POSSIBLE. ↗

Aura sur le Square
Montréal, Québec
LEED BD+C: Multifamily Midrise v4
Gold



Project Development and Research

CAGBC is known for providing market-driven insights through its many research papers and reports.

This year was no exception, as we published the [*Building Our Future: A Low-Carbon Training Strategy for the Trades*](#) in partnership with the Government of Canada and the Province of British Columbia.

We also partnered with REALPAC and the PLACE Centre at the Smart Prosperity Institute on [a report highlighting the barriers to decarbonizing Canada's commercial buildings](#) and outlining actionable recommendations to accelerate progress. The first-of-its-kind report provides critical insights and guidance on decarbonizing commercial real estate in Canada. We also continued to focus on building retrofits, with funding secured to support retrofits and transition planning. Through the [Purpose Building's deep carbon retrofits program](#), which launched at BLC, CAGBC will share retrofit case studies and best practices. CAGBC also secured funding for [resources and training designed for building owners in partnership with REALPAC](#).

However, as Canada focuses on housing affordability, one of the most anticipated reports from CAGBC was the [white paper supporting sustainable multi-unit rental housing](#). This report helped to identify the industry actions and next steps that CAGBC will take to ensure Canada's new supply consists of high-quality, energy-efficient, healthy, and resilient housing with low cost of ownership – not the “fast and cheap” approach proposed by the homebuilding industry.



Market sounding sessions



Reports published



400+

Participants in market sounding sessions



\$2.4M

Funding secured for transition planning



Tesoro - The Creek Building 5
Vancouver, British Columbia
LEED BD+C: Multifamily Midrise v4
Platinum



Government Advocacy

Accelerating green building requires the support of both public and private sectors.

CAGBC provides access for the private sector to connect with policymakers and share insights with governments into how green building can support government policy investments. In 2024, the Government of Canada unveiled the [Canada Green Building Strategy](#), for which CAGBC provided input. We saw the [Greening Government Strategy](#), which requires zero-carbon operations for most federally owned and leased properties, extended to include Crown corporations. The Canada Infrastructure Bank's Building Retrofits Initiative also expanded, leveraging CAGBC's [Investor Ready Energy Efficiency certification](#) as part of the criteria to secure financing for projects under the program. CAGBC's Zero Carbon Building – Design Standard was also required to receive funding for new buildings under the Green and Inclusive Community Buildings program.

Other highlights from the year included having the Honourable Anita Anand participate in the opening plenary at Building Lasting Change conference, CAGBC attending the Buildings and Climate Global Forum in Paris, and CAGBC's annual advocacy event, [Green Building Day on the Hill](#), which included sessions on green building policy, sustainable housing, and international decarbonization policies.



100+
CAGBC Members
and policymakers
at Green Building
Day on the Hill



49
Meetings
with policy
makers

Poste de la Sûreté du Québec
MRC de Beauce-Sartigan
Saint-Georges de Beauce, Québec
LEED BD+C; New Construction v4
Certified

BUILDING OUR WAY FORWARD. ↗

Our Collective Impact

Green Building Certification totals in Canada

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

70

ZCB-Performance buildings

100

ZCB-Design buildings

6,286

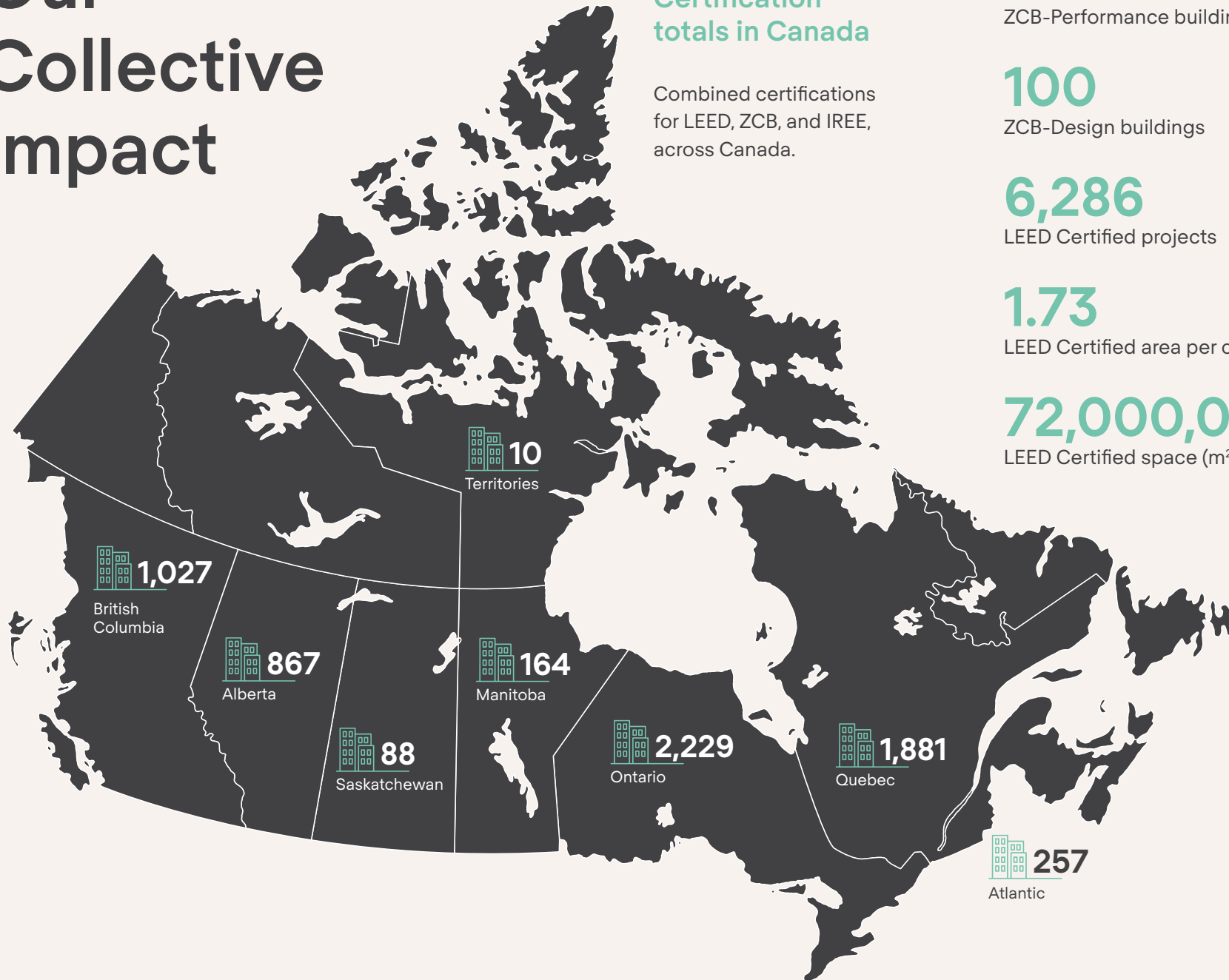
LEED Certified projects

1.73


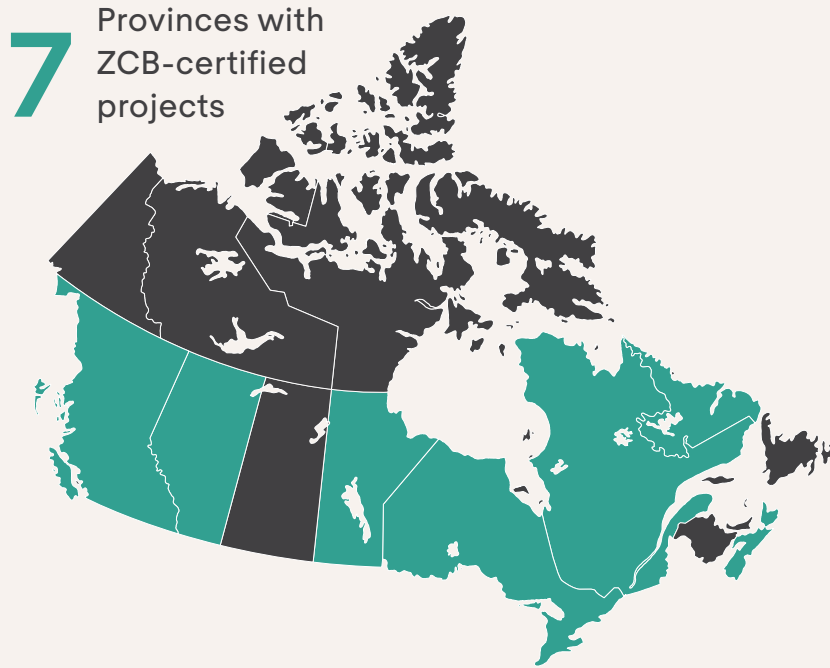
LEED Certified area per capita (m²)

72,000,000

LEED Certified space (m²)



ZCB Impact



1,534,621 m²
ZCB-Performance certified space in 2024



75%
of buildings
certified under
ZCB-Design are
fully electric



**15,581
MWh**

of anticipated annual
onsite green power
generation, which is
enough to power 556
homes in Canada –
25% increase from 2023



21 Unique building types certified, from community centres
and schools to museums, offices and residential buildings

Climate Champions

These are the Zero Carbon Building – Performance projects certified in 2024. 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.

BRITISH COLUMBIA

1090 Homer Street
2023-2024
GWL Realty Advisors Inc.
Vancouver

1177 West Hastings St.
2022-2023
Golden Properties Ltd.
Vancouver

Waterfront Centre
2023-2024
Cadillac Fairview
Vancouver

Granville Square
2023-2024
Cadillac Fairview
Vancouver

PwC Place
2023-2024
Cadillac Fairview
Vancouver

3350 Douglas
2023-2024
Jawl Properties
Saanich

ALMA on Abbott
2022-2023
Forum Asset Management
Vancouver

Telus Garden Office
2023
Morguard
Vancouver

609 Granville
2023-2024
Cadillac Fairview
Vancouver

700 West Georgia
2023-2024
Cadillac Fairview
Vancouver

700 West Pender
2023-2024
Cadillac Fairview
Vancouver

701 West Georgia
2023-2024
Cadillac Fairview
Vancouver

725 Granville
2023-2024
Cadillac Fairview
Vancouver

750 West Pender
2023-2024
Cadillac Fairview
Vancouver

777 Dunsmuir
2023-2024
Cadillac Fairview
Vancouver

885 West Georgia
2023-2024
Cadillac Fairview
Vancouver

980 Howe
2023-2024
The Manufacturers Life
Insurance Company
Vancouver

NEWFOUNDLAND AND LABRADOR

St. Lewis C&P Office and Warehouse
2021-2022
Dept of Fisheries and Oceans
St. Lewis

NOVA SCOTIA

315 Wilkinson
2023
East Port Properties Limited
Dartmouth

355 Wilkinson
2023
East Port Properties Limited
Dartmouth

495 Wilkinson
2023
East Port Properties Limited
Dartmouth

ONTARIO

100 Yonge Street
2022-2023
KingSett Capital
Toronto

Quad 1 - C1
2022-2023
Forum Asset Management
Toronto

Mohawk College Joyce Centre for Partnership & Innovation
2022-2023
Hamilton

1738 Wilson
2023
Forum Asset Management
Toronto

1744 Wilson
2023
Forum Asset Management
Toronto

Queens Quay Terminal
2022-2023
Northam Realty Advisors
Toronto

250 Albert Street
2023
Canderel Management Inc.
Ottawa

Amped Sports Lab
2023
Modern Niagara Group
Gloucester

395 Southgate Drive
2023
Alectra Utilities
Guelph

Scotia Plaza - 40 King St. West
2023
KingSett Capital
Toronto

Yamaha Motor Canada Head Office
2023-2024
Yamaha Motor Canada
Toronto

483 Bay Street
2023-2024
Northam Realty Advisors
Toronto

ALMA Ottawa
2022-2023
Forum Asset Management
Ottawa

Quad 1 - C2
2023
Forum Asset Management
Toronto

95 Wellington
2023-2024
Cadillac Fairview
Toronto

QUEBEC

Édifice Jacques-Parizeau
2022-2023
Société-Immobilière-Camont-Inc
Montreal

1100 Atwater
2023
Kevric Management Inc.
Westmount

OrthoCanada Siège Social
2023
OrthoCanada
Gatineau

Le Faro Montreal
2022-2023
BentallGreenOak
Montréal

Le Phénix
Montreal
2022-2023
Lemay
Montreal

2011 Joly
2022-2023
Forum Asset Management
Montreal

Édifice Marly
2022-2023
Canderel Management Inc.
Québec

455 boul. René-Levesque Ouest
2023-2024
GWL Realty Advisors Inc.
Montreal

Complexe Canal Lachine
2022-2023
Gestion immobilière
Quo Vadis
Montreal

Jazz Brossard
2023
Cogir Immobilier
Brossard

Complexe Dompark
2022-2023
Gestion immobilière
Quo Vadis
Montreal

Lemay - Québec
2022-2023
Lemay
Québec

Maison Manuvie
2023-2024
Jones Lang LaSalle Real Estate Services
Montreal

Partnerships

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



Natural Resources
Canada

Ressources naturelles
Canada



Employment and
Social Development Canada

Emploi et
Développement social Canada



Public Services and
Procurement Canada

Services publics et
Approvisionnement Canada

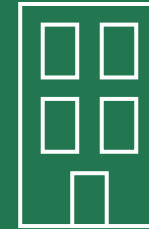
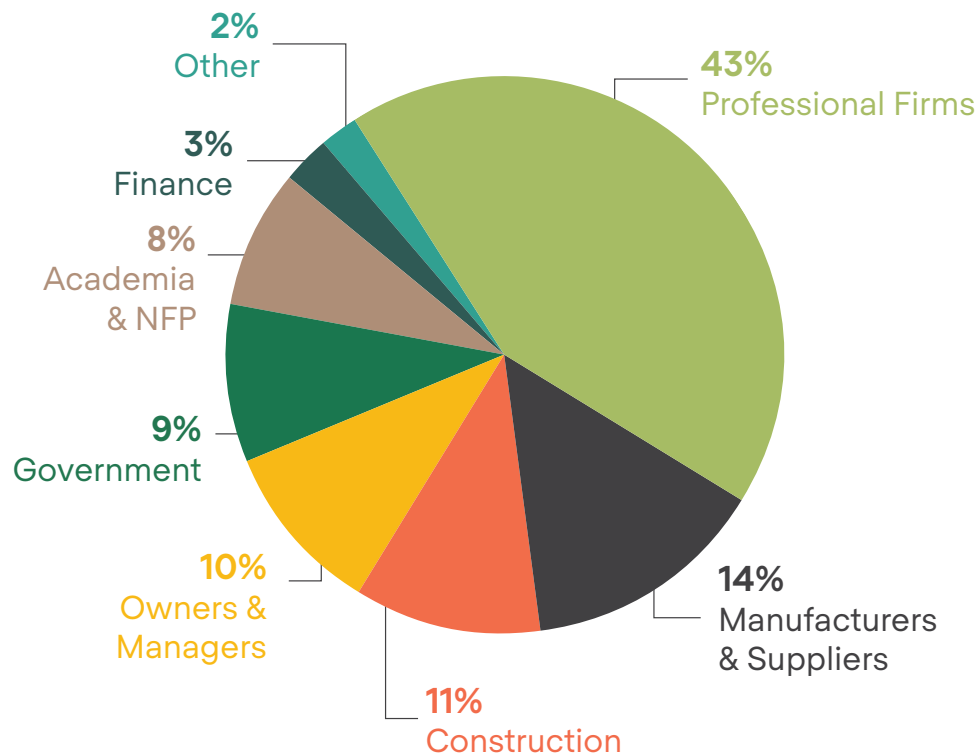


Treasury Board of Canada
Secretariat

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.



827
Companies



14,142
People

CAGBC Faculty

CAGBC members contributed by delivering training courses through CAGBC's Learning Hub and events.



6 Faculty
members



11,519
Hours of learning
delivered in 2024

Our Members

National Issue Accelerators

Accelerator groups bring together members who support CAGBC's vision and want to tackle specific issues and unlock opportunities.

47 LEED v5 Accelerators
MEMBERS

Technical Advisory Groups

Technical Advisory Groups provide CAGBC with in-depth technical support for the development and implementation of green building programs.

15 Energy and Engineering TAG
MEMBERS

19 Embodied Carbon TAG
MEMBERS

Standing Committees

Standing Committees are open to Specialist Members and support a program or provide ongoing technical advice.

17 Zero Carbon Steering Committee
MEMBERS

14 LEED Advisory Committee
MEMBERS

Project Advisory Boards

13 Codes Acceleration Fund Advisory Group
MEMBERS

22 Expert Advisory Panel on Burying Carbon in Buildings
MEMBERS

Humaniti
Montréal, Quebec
LEED Canada for New Construction
and Major Renovations 2009
Silver
Photo Credit: Lemay (Adrien Williams)



Building Lasting Change 2024

CAGBC's annual conference, Building Lasting Change, brought over 400 green building leaders to Toronto to learn from exemplary projects, explore innovations, solve challenges, and hear the latest news from Canada and worldwide. The two-day event was attended by representatives from across the building spectrum, including investment, financing, development, design, construction, and operations.

In addition to the engaging keynote speakers and in-depth business and technical sessions, many industry leaders leveraged BLC to showcase their latest news and announcements – demonstrating why BLC is known as Canada's premier green building conference. Among those sharing news was the Honourable Anita Anand, then President of the Treasury Board of Canada. During the opening keynote, she shared updates that Crown corporations would need to align their operations with the Greening Government Strategy, strengthening commitments to decarbonize real property by 2035. Canada Infrastructure Bank shared news of its new \$50 million partnership with Efficiency Capital, and REALPAC released a sustainability report.

CAGBC also launched the Zero Carbon Building – Design Standard v4 at the conference, signed on to the Climate Smart Building Alliance's Responsible Building Pact with 20 other signatories, and announced new research, including two federally funding projects focused on transition planning.

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



Thank you

A sincere thank you to everyone who contributed to CAGBC's success in 2024, including our Sponsors, Staff, Members, [Board of Directors](#), [Zero Carbon](#) and [LEED](#) Steering and Advisory Committees, [Technical Advisory Groups](#), Accelerators, and other Volunteers.

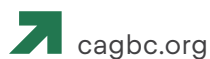
2024 Catalyst Members and National Sponsors



Become a member

To become a member, visit cagbc.org/membership.

1.866.941.1184
info@cagbc.org



Ronald McDonald House
Charities Ottawa Net Zero House
Expansion Project
Ottawa, Ontario
ZCB-Design v3 Certified