



Canada
Green
Building
Council

Conseil du
Bâtiment
Duriable du
Canada

December 19, 2025

The Honourable Martin Long
Minister of Infrastructure
Edmonton, AB T5K 2J5

Sent by email

Dear Minister Long,

The Canada Green Building Council (CAGBC) is a national, industry-led non-profit organization with over 800 member companies representing the entire green building sector—from manufacturers and architects to developers, building owners, and investors. Its mission is to promote practical, cost-effective building standards that support the economy, protect taxpayer dollars, and ensure durable, high-quality and future-proofed buildings. For over 20 years, CAGBC has administered the Leadership in Energy and Environmental Design® or LEED® rating system in Canada.

As one of the first green building rating systems, LEED has been instrumental in growing Canada's green building sector, driving innovation and delivering better buildings for Canadians. **CAGBC estimates that in 2024, the green building sector contributed \$9 billion to Alberta's GDP and supported over 57,000 jobs in the province.**

Alberta Infrastructure's decision to remove LEED certification from infrastructure projects to reduce red tape is a setback after almost two decades of leadership in delivering high-performance assets. Eliminating LEED risks increased long-term costs and undercuts Alberta's track record of delivering durable, efficient infrastructure. This decision also conflicts with the Alberta Infrastructure Technical Design Requirements (TDR), which call for strategies to ensure facilities perform well over their lifespan, as LEED certification supports performance outcomes by guiding and providing quality assurance for building design and construction.

Although LEED certification prioritizes energy efficiency and other environmental outcomes, it also serves as a financial accountability tool that ensures taxpayer-funded buildings adhere to best practice design and construction. When aligned with TDR-required life cycle cost assessments, LEED promotes industry best business practices and outcomes, including capital cost efficiency, lower operating costs, and risk mitigation to avoid building retrofits.

Quoting directly from the TDR documentation: "*Approximately 90 percent of a building's life cycle cost can be attributed to operation and maintenance; strategically invested capital premiums may be offset many times over a building's lifespan.*"

LEED certification supports Alberta's commitment to fiscal transparency and responsibility, long-term value, and accountable infrastructure. **We strongly urge the Alberta government to reinstate LEED requirements for public buildings.**



How LEED Protects Taxpayer Interests

1. Proven Cost Savings and Risk Management

The strongest argument for maintaining LEED certification is financial. Internal research from [Alberta's Technical Services and Procurement Branch](#) (2025) found:

- **LEED-certified schools had lower capital costs in 4 of 7 comparisons.**
- **LEED-certified schools had lower 40-year energy costs in 5 of 7 comparisons.**

The report also found that:

"Third-party verification via LEED certification adds value by ensuring high-performance results."

In essence, LEED functions as a reliable quality assurance tool that guarantees taxpayer money funds durable, efficient, and high-quality assets. It is a structured process for planning, executing, and verifying which supports public infrastructure performance as intended.

2. Safeguards Alberta's Expertise and Market Stability

Alberta has been a national leader in sustainable public infrastructure with 232 LEED-certified schools. Among the outstanding LEED-certified buildings in Alberta are world-leading healthcare institution such as the Arthur J.E. Child Comprehensive Cancer Centre, justice facilities such as Red Deer Justice Centre and long-term care facilities, like the Gene Zwozdesky Centre.

Removing LEED requirements risks:

- **Losing internal expertise:** Alberta Infrastructure's design, construction, and procurement teams are among the most proficient in Canada at delivering LEED projects. Removing the requirement disincentivizes the use of this expertise and hampers effective project delivery.
- **Increasing market uncertainty:** The change sends a signal to industry and investors that high-performance standards and related technologies, products, and expertise are no longer priorities for the province. This can result in these companies reducing investments or relocating.

Reversing course now would weaken capacity across the entire design and construction sector in Alberta, affecting thousands of good-paying jobs for Albertans.

3. Avoids the 'Pay Twice' Problem

High-performing, LEED-certified buildings consistently show lower operational costs and help public agencies manage rising heating, cooling, and electricity expenses more effectively. Without LEED, Alberta risks constructing publicly funded facilities that use more energy than required and may need early upgrades as energy efficiency, climate resilience, and insurance underwriting standards evolve. Maintaining LEED certification as a standard for public buildings minimizes taxpayer exposure to energy costs and ensures government-owned assets are prepared for the future.



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Our Proposal

We strongly urge Alberta Infrastructure to reinstate LEED certification requirements for all public buildings as it will:

- Protect public investment and reduce lifetime operating costs
- Maintain the province's internal expertise and grow industry capacity and jobs;
- Ensure the resiliency, durability, and accountability of publicly funded buildings, and
- Maintain Alberta's national leadership in sustainable infrastructure

CAGBC would welcome the opportunity to meet with you and your officials to discuss this evidence further and to work collaboratively on continuing Alberta's proud legacy of high-quality, high-performing public infrastructure.

Thank you for your consideration of this important matter.

Sincerely,

Thomas Mueller
President and CEO
Canada Green Building Council

CC:
Mark Kleefeld, Deputy Minister
Ghassan El-Chazil, Assistant Deputy Minister of Capital Projects