

EDMONTON'S YEAR 5 BUILDING ENERGY BENCHMARKING REPORT.

Publication Date: June 2022

**CHANGE
BUILDINGS
FOR CLIMATE**

Edmonton

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This year, more than 700 buildings participated in Year 5 of Edmonton's Building Energy Benchmarking program, up from 400 just a year ago. This outstanding program growth is a demonstration of Edmonton's business community leadership in acknowledging that we need to act now in order to combat climate change.

Commercial and institutional buildings still account for more than 20 percent of Edmonton's emissions. As such, business support in Edmonton's energy transition is vital to accelerate the market transformation that our city requires to become carbon neutral in its energy use by 2050. The leadership shown by Edmonton's businesses and their climate actions to reduce their own Greenhouse Gas (GHG) footprint, sets an example for others to emulate and follow.

Last year's City Council approval of the updated Energy Transition Strategy and Action Plan set the stage for our city to be a leader in reducing our GHG emissions with ambitious targets to become net zero by 2050. But we can't do this alone. We need to empower Edmonton businesses to take action and benchmarking is the first step in making change happen. We often cite the phrase "you can't manage what you don't measure" as a way to illustrate the importance of benchmarking building energy performance as the first step in changing the

status quo. Buildings that have participated in all 5 years of the program have seen an average reduction in their energy use intensity of around 15 percent. We are not yet where we need to be with respect to our energy reduction goals, but we are moving in the right direction.

As we begin a new year of the Benchmarking program, we are making changes to be more inclusive of small businesses to allow more opportunities for everyone to take advantage of our energy transition programs. We are looking at ways to make participation easier and to include other metrics that contribute to understanding the energy ecosystem as a whole.

On behalf of the City of Edmonton, thank you for your participation in Edmonton's energy transition

Councillor Ashley Salvador
Ward Métis

Councillor Michael Janz
Ward papastew

Council Advisors, Energy Transition and Climate Resilience Committee



As the City of Edmonton's Building Energy Benchmarking Program enters year five, we are encouraged to see that all participating buildings continue to make positive results towards reducing their energy consumption and GHG emissions. Building Owners and Managers

Association (BOMA) Edmonton is proud to be a founding partner of this program and we continue to support its efforts in Edmonton's energy transition to a low-carbon, sustainable energy future.

Many of the buildings participating in this benchmarking program are members of BOMA Edmonton and are or can be BOMA BEST certified. BOMA BEST is Canada's largest environmental assessment and certification program for existing buildings. There are five levels of certification to recognize excellence in energy and environmental management and performance in commercial real estate. In Edmonton alone, there are over 200 buildings that have received some level of BOMA BEST certification. It's clear that we are making this energy transition a priority for commercial buildings across the city.

Although we are making great strides, commercial and institutional buildings are still responsible for a large percentage of Edmonton's emissions. This is why benchmarking is important—it helps companies find opportunities to continue improving and strengthening their efforts in creating a sustainable energy future, while also recognizing and celebrating those efforts. We are hopeful that more buildings will join this program and participate in Edmonton's energy transition. To those who continue to do the work, thank you.

Together, we can continue to reduce our energy footprint.

Sincerely,

A handwritten signature in blue ink that reads "L Baroldi".

Lisa Baroldi
President & CEO
BOMA Edmonton



PROGRAM OVERVIEW

BUILDING ENERGY BENCHMARKING IN EDMONTON YEAR 5

In 2017, the City of Edmonton launched this voluntary building energy benchmarking program to help lay the foundation for Edmonton's transition to a low-carbon, sustainable energy future by making building energy performance information accessible to interested stakeholders. Now, we are in the fifth year of the program, with 705 participating buildings and poised to take the program to the next level. It should be noted that the Year 5 buildings have been benchmarked on their annual (January 1 to December 31) energy use for the year 2020.

As a part of Edmonton's Revised Community Energy Transition Strategy, which was approved in April 2021, the program compiles and compares annual whole building energy consumption data across Edmonton's large building stock and uses this information to benchmark building energy performance, facilitate energy efficiency improvements and greenhouse gas (GHG) reductions.

WHAT IS BUILDING ENERGY BENCHMARKING?

The process of comparing a building's energy and emissions performance to similar buildings, and to itself, over time.

PROGRAM DEVELOPMENT & PROCESS

The City of Edmonton's Building Energy Benchmarking Program was developed to collect information on a building's energy use patterns relative to similar building types. The program generates valuable data on Edmonton's building energy performance and energy saving opportunities.

Over the past several years, commercial building energy consumption has emerged as an opportunity and target for potential energy savings and GHG emission reductions. The insights that building owners learn from benchmarking their buildings has brought building energy performance more clearly into focus and is critical to understanding where opportunities to reduce energy use will be most effective in their commercial building stock. The benchmarking program is designed to be a catalyst for change as we implement plans to reduce energy use.

BENEFITS

For Building owners/managers: Benchmarking allows participants to track their energy performance over time and to identify opportunities to save both energy and money. Through benchmarking, participants can see where their building is performing efficiently and where the implementation of energy efficiency measures can save them money. It can also allow them to meet market demands for clients that demand better energy efficiency.

For Governments: Benchmarking allows a municipality to understand its own energy use trends and develop policies, programs and regulations that can have the most impact with respect to GHG reductions. Tracking quantitative measures also allows for a more robust evaluation of the success of certain policies or programs.

For Industry: Benchmarking provides information on where investments can be strategically made to make buildings more efficient. This data can signal where opportunities for market transformation exist so investment can match demand.

MOVING FORWARD

In April of 2021, Edmonton's City Council approved [Edmonton's Community Energy Transition Strategy and Action Plan](#). The update of *Edmonton's Community Energy Transition* is an opportunity to re-imagine our city and the energy demand we will address. The energy transition represents a once in a life-time opportunity to create a new era of economic growth in the region. This will require transformational change at an unprecedented rate.

Energy transition pathways such as renewable and resilient energy transition; low carbon city and transportation; emission neutral buildings; and carbon capture and nature based solutions require a smart and agile implementation approach.

Edmonton aims to reduce its Greenhouse Gas (GHG) emissions to 50 percent below its 2005 levels by 2030, and to have net zero per person emissions by 2050. Thus, the need to reduce our community carbon footprint remains a key goal of the City. In order to achieve our goal of reducing energy use and limiting GHG emissions, more energy efficient commercial buildings will need to emerge. This will require participation across the spectrum of commercial buildings to reduce their energy use and that begins with benchmarking.



PARTICIPANT OVERVIEW

PARTICIPANT OVERVIEW

HIGHLIGHTS

2020 marks the year that the COVID-19 pandemic began and changed how we use our buildings. Some of us began working from home, clients visited us more online and we saw a decrease in the traffic in commercial spaces. With these changes, we saw variations in how energy was used in our buildings. The detailed analysis and understanding of this data will likely take several years as it will be difficult to attribute energy use changes to one specific thing. However, this does present an opportunity to understand how occupancy changes can alter how we use energy in our buildings.

Please keep this in mind as you look at the data for this year. Our analysis reflects the data that was submitted and we know that, over time, trends may begin to emerge that will help us understand the data we see today.

Year 5 of the Building Energy Benchmarking (BEB) Program was a success by various measures:

- **Number of Properties/Buildings:** Once again, the BEB program saw a significant increase in participation over previous years. The Year 5 dataset includes 419 properties (representing 704 individual buildings), an increase of 29% from Year 4 (328 properties representing 424 buildings).

- **Diversity of Properties:** Year 5 properties represented 41 different end-uses such as offices, multifamily residential, libraries, retail stores, and many more, which were then grouped into 15 unique property categories for comparison.
- **Sample Size of Categories:** As participation continues to grow, the peer comparison groups for each property category become more robust. The Office sample size increased from 64 properties in Year 4 to 68 properties in Year 5. Similarly, the Multifamily Residential category increased from 46 properties in Year 4 to 101 properties in Year 5.
- **Retention:** In the program, 75% of properties that participated in Year 1 continued to participate in Year 5, while 80% of Year 4 properties returned to participate in Year 5.

Participation Summary: Years 1 to 5 (2016 to 2020)

	Year 1 [2016]	Year 2 [2017]	Year 3 [2018]	Year 4 [2019]	Year 5 [2020]
Properties	83	159	249	328	419
Buildings	99	184	278	424	704
Primary Property Uses	20	30	37	40	41
Floor Area (sq m)	2,017,000	2,763,000	3,451,000	4,750,000	5,899,754
Organizations	21	30	36	56	73

PARTICIPANTS

- Year 5 included 419 properties (representing 704 individual buildings) and 15 unique comparison categories.
- The largest category was Multifamily Residential buildings (101 properties), representing 1.53 million square metres of gross floor area.
- The Office category was the second largest category with 68 properties, representing 1.35 million square metres.
- The Other category, made up of properties that could not be placed under other specific building types, was the third largest category with 66 properties.
- Year 5 properties represent a combined gross floor area of almost 6 million square metres.



Habitat Village (Boardwalk Rental Communities)

Participating Properties by Category

Categories	# of Properties	# of Buildings	Sum of Gross Floor Area (m ²)
Arena	12	12	42,160
College / University	26	28	684,973
Fire Station	17	17	26,384
Garage, Service Yard, Warehouse	44	50	468,368
Library	12	13	64,643
Light Industrial	11	17	84,169
Multiplex	13	14	217,150
MURB	101	349	1,520,777
Office	68	68	1,350,700
Police Station	7	7	48,438
Pool	9	9	10,943
Retail	12	13	215,174
Transport Station	9	9	40,123
Vocational / Adult Education	12	27	267,637
Other	66	71	858,115
Grand Total	419	704	5,899,754

PARTICIPANT OVERVIEW

ENERGY USE

ENERGY USE INTENSITY (EUI) AND EMISSIONS:

- For properties that participated in both Year 4 and Year 5, the average change in their EUI from the previous year was -3.73%. That means that the average building improved their year-over-year energy efficiency.
- The average weather normalized source EUI of all Year 5 properties was 1.51 GJ / m². Multifamily residential buildings, offices, and libraries have the lowest energy use per building.

MEDIAN ENERGY USE INTENSITY

Median EUI reflects the mid-point of the EUI performance, where exactly 50% of the properties perform better and the remaining 50% perform worse.

- Multifamily residential building, office and garage, service yard, warehouse categories had the lowest median source EUIs at 1.0, 1.4 and 1.5 GJ/m² respectively.
- The average greenhouse gas (GHG) emissions intensity of the Year 5 properties was 129 kg of CO₂e per m². The lower the emissions intensity, the better the environmental performance.
- Multifamily residential buildings, office and library properties had the lowest GHG emissions intensity among the Year 5 buildings at 73, 106 and 106 kg CO₂e/m².

YEAR-OVER-YEAR IMPROVEMENTS

Year-over-year performance compares the most recent year's EUI of a building with its EUI from the previous years.

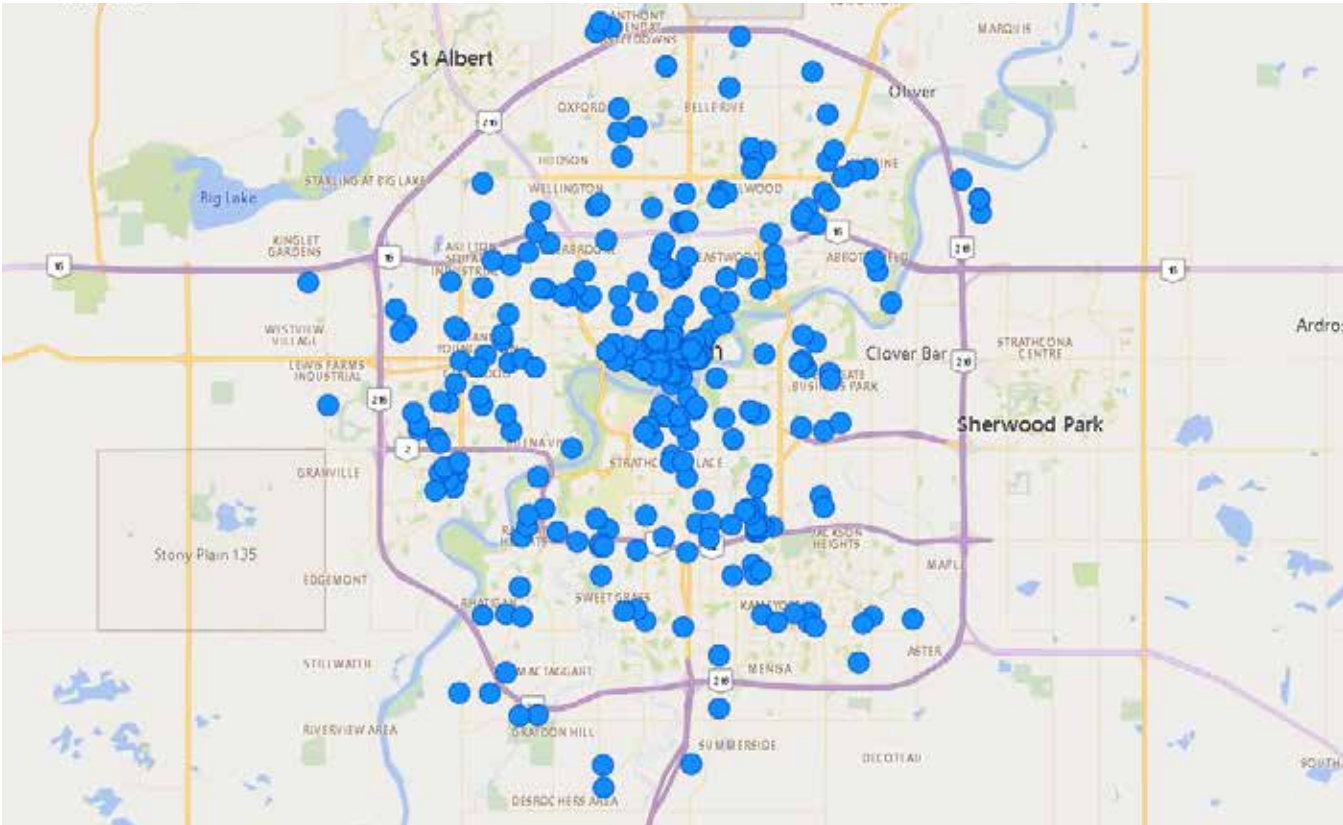
- As stated above, the average year-over-year change in weather-normalized source EUI for buildings that participated in Year 4 and Year 5 was -3.73%, and the median change was -4.35%.
- 90 properties reduced their EUI by 10% or more.
- There are several properties that have participated in the BEB program in all five years of its existence. For buildings for which source EUI information is available for all five years, the average Year 1 to Year 5 change in EUI is -15.0%.

EUI	Y3 to Y4 Change	Y4 to Y5 Change	Y1 to Y5 Change
Average	-2.3%	-3.73%	-15.0%
Median	-3.2%	-4.35%	-4.0% ¹

Reductions in energy use cannot be directly attributable to benchmarking specifically, and are instead a result of specific operational improvements or equipment upgrades. However, the year-over-year results presented here suggest that benchmarking is a key organizational best practice that can help identify opportunities for energy performance improvements, and motivate building owners and operators and implement efficiency projects.

¹ Average annualized Y1 to Y4 change

LOCATION OF PROPERTIES PARTICIPATING IN YEAR 5



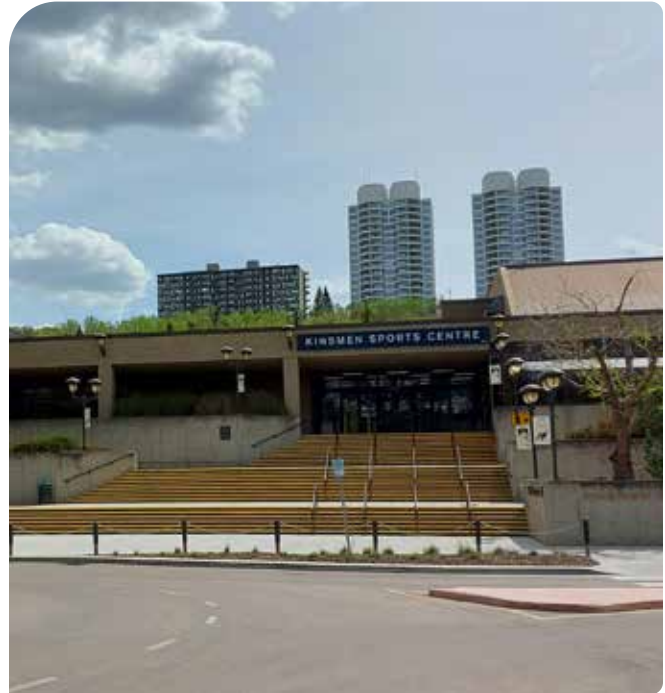
This map shows how organizations and buildings across the city are participating in the Building Energy Benchmarking Program.

PARTICIPANT OVERVIEW

CITY OF EDMONTON

The City of Edmonton continues to be a leader in benchmarking its own buildings and has submitted 135 buildings to this year's program. We expect to increase this number each year as more data becomes available.

Category	# of Buildings
Arena	12
Fire Station	17
Garage, Service Yard, Warehouse	22
Library	10
Multiplex	11
Office	4
Police Station	7
Pool	5
Transport Station	9
Vocational / Adult Education	1
Other	37
Total	135



Kinsmen Sports Centre



Meadows Fire Station



NORQUEST COLLEGE
SINGHMAR CENTRE
FOR LEARNING

ENERGY PERFORMANCE RESULTS

ENERGY PERFORMANCE RESULTS

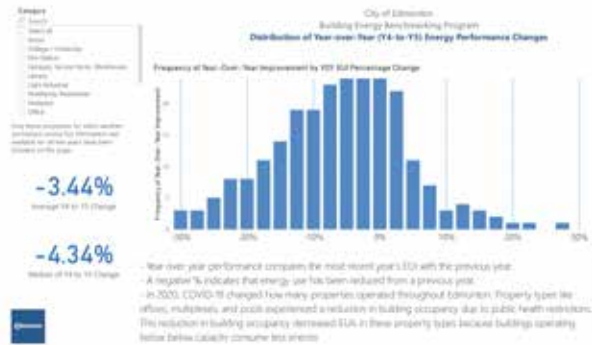
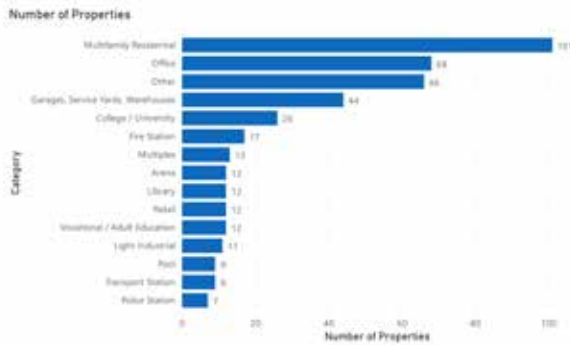
YEAR 5 ONLINE DASHBOARD

Two years ago we introduced an online dashboard as an interactive tool to share building benchmarking data for all the buildings in the program. It offered an easy way to look at the data, understand some trends, and to find category and building-specific detail. This year, we have continued with this format as a way to share our benchmarking data and have included additional analysis that is accessible to all participants and allows users to easily explore energy performance data and compare it to their own buildings.

We encourage you to [explore this tool](#) to see your building energy performance in comparison to other similar buildings. We have also sent out building-specific scorecards to all participating buildings to provide some insight and detail about each one with potential recommendations to improve energy performance.

For the most current year's dashboard, visit: edmonton.ca/energybenchmarkingdashboard

City of Edmonton Building Energy Benchmarking Program Year 5 Program Overview





BENCHMARKING SHOWCASE

WHAT ARE OTHER JURISDICTIONS DOING AROUND BUILDING ENERGY BENCHMARKING

Building energy benchmarking continues to be of growing interest across the country as a critical first step in understanding a building's energy performance. From British Columbia to New Brunswick, provinces, municipalities and utility companies are leading the way to get a picture of how their commercial building stock is using energy over time, how upgrades, occupancy, and building operations affect the total energy used each month and comparing that use across jurisdictions to find best practices and opportunities to lower energy use.

CITY OF CALGARY

The City of Calgary launched their Commercial Building Energy Benchmarking program to help building owners and operators measure and track the energy performance of their buildings. Similar to Edmonton's program, participants use ENERGY STAR Portfolio Manager as the tool to collect and share building details and energy consumption data.

They are currently collecting energy use data for 2019 and 2020 and report that data as part of their Energy Performance Map that can be found on their website. In addition, each building has access to a detailed Energy Performance Scorecard that provides a summary of their own building's energy performance.



BRITISH COLUMBIA

Building Benchmark BC released the first report of their voluntary benchmarking and disclosure program in 2021. The program also uses ENERGY STAR Portfolio Manager as the tool to collect and share building energy use information so that buildings can better understand their energy performance as compared to others in the region. This program is working with some utility companies in the province to streamline data sharing for participants so that some information can be shared from the utility provider directly with ENERGY STAR Portfolio Manager.

ONTARIO

Ontario's Energy and Water Reporting Benchmarking (EWRB) regulation was introduced in 2018 and requires large building owners (greater than 50,000 sf) to report their annual energy and water usage data using ENERGY STAR Portfolio Manager. With this information, the program helps building owners identify potential energy efficiency opportunities that could be undertaken to improve their energy efficiency. The program also helps to identify and access available incentives and financing for retrofit projects.

NEW BRUNSWICK

In 2021, New Brunswick received funding from Natural Resources Canada to implement a government-wide energy management and reporting system. This funding is in support of the province's Climate Change Action Plan and will enable them to benchmark, label and disclose energy use information for over 500 buildings owned by the province.

OTHERS

The City of Winnipeg (Building Energy Disclosure Project), province of Quebec and province of Nova Scotia also have or will implement their own building energy benchmarking programs.

ENERGY STAR PORTFOLIO MANAGER

Throughout North America, building energy benchmarking programs use ENERGY STAR Portfolio Manager (ESPM) as the industry standard tool to collect utility use information in order to benchmark a building's energy performance. This tool includes the ability to collect water use and waste data as additional metrics for building owners. This tool also has some capacity to link directly with utility providers using software called Web Services that allows a utility to send information directly to ESPM if consent from a building owner has been obtained. The City of Edmonton is exploring all options to make it even easier for building owners to access and share their building energy use data.



Bench made of recycled material

AWARDS



Goodwill Impact

Furniture
Outlet

Donation
Centre

The City of Edmonton would like to recognize and acknowledge all Year 5 participants. The annual recognition of participants through our awards is intended to demonstrate top performers in various categories and acknowledge improved and sustained building energy performance. The program aims to highlight leadership in not only energy performance, but in understanding that the first step to decreasing energy use, is to create awareness. The creation of a peer group with similar sustainability goals is a valuable networking tool for shared learning.

We will share the findings of the data analysis as well as performance and leadership awards in a virtual environment in the following categories

HIGHEST PERFORMING OFFICE CATEGORY

Winner: Commerce South Industrial Park 2 (BentallGreenOak/Energy Profiles)

HIGHEST PERFORMING MULTI-UNIT RESIDENTIAL BUILDING CATEGORY

Winner: Boardwalk Village I, Boardwalk Village III, Habitat Village (Boardwalk Rental Communities)

HIGHEST PERFORMING COLLEGE / UNIVERSITY CATEGORY

Winner: NorQuest College Main Campus (NorQuest College)

HIGHEST PERFORMING VOCATIONAL / ADULT EDUCATION CATEGORY

Winner: Muriel Stanley Venne Provincial Centre (Alberta Infrastructure)

HIGHEST PERFORMING RETAIL CATEGORY (NEW)

Winner: KMS Tools (KMS)

HIGHEST PERFORMING LIGHT INDUSTRIAL CATEGORY (NEW)

Winner: Layfield Edmonton (Layfield Group Ltd.)

HIGHEST PERFORMING GARAGES, SERVICE YARDS, WAREHOUSES CATEGORY (NEW)

Winner: Goodwill Impact Centre Edmonton (Goodwill Industries of Alberta)

BEST OVERALL ENERGY PERFORMANCE

Winner: KMS Tools (EUI: 0.40 GJ/m²)

LEADERSHIP IN TRANSPARENCY AWARD

Winner: Boardwalk Rental Communities (78 properties representing 316 buildings)

Runner-up: University of Alberta (40 properties representing 44 buildings)

The background image shows a long, brightly lit school hallway. On the left, there are several large, light-colored columns. The floor is covered in a layer of small, grey gravel. In the center, there are several wooden picnic tables with benches. On the right, there is a long wall with a series of windows. The ceiling is white with recessed circular lights. A large, semi-transparent blue shape is overlaid on the left side of the image, containing the text 'WHAT'S NEXT' in white, bold, sans-serif font.

WHAT'S NEXT

PLANS FOR YEAR 6 AND BEYOND

YEAR 6 RECRUITMENT

The City of Edmonton is prepared to continue our community's strong engagement and participation in the Benchmarking program for Year 6 and beyond. By signing up for the Building Energy Benchmarking Program, participants will join a group of industry leaders that are working to understand the energy and greenhouse gas impacts and performance of their buildings and incorporate this into decision making.

The online registration link for Year 6 was activated in January 2022 to enable applicants for Edmonton's [Building Energy Retrofit Accelerator](#) (BERA) program and new BEB participants to register for Edmonton's Benchmarking program. Below are a few date reminders:

Year 6 Official Launch	June 28, 2022
Year 6 Registrations Close	October 15, 2022
Year 6 Data Submission (in EnergyStar Portfolio Manager)	November 15, 2022
Year 6 Building Energy Benchmarking Audit Rebate Submission deadline	November 30, 2022

JOIN YOUR PEERS ALREADY PARTICIPATING

If you are interested in participating in Year 6 of the benchmarking program, please visit the Building Energy Benchmarking Program website (edmonton.ca/energybenchmarking). Here you will find program updates, details on benchmarking support services, timelines and the registration form. If you have any questions, please email energystar@edmonton.ca.

NEXT STEPS IN BUILDING ENERGY BENCHMARKING

The Building Energy Benchmarking program has completed Year 5 and participation continues to grow. The value of the program is clear, and we want to continue to grow and offer participants more opportunities to realize and measure energy efficiency within their buildings. The City of Edmonton is looking at the following program changes in Year 6 and beyond:

- **Reduced Building Size Requirement (> 1,000 sq feet):** To encourage higher participation from Edmonton's small businesses, the benchmarking program will allow buildings over 1,000 square feet to participate in Year 6 of the program.
- **Building Water Use Benchmarking Pilot:** The City of Edmonton will continue to pilot the benchmarking of commercial, institutional and multi-use residential buildings water use. This pilot will be offered to any participating building that is interested in benchmarking their water use. Interested building owners will have to submit their water use information from January 1 to December 31, 2021 through ENERGY STAR Portfolio Manager.
- **Waste Management Knowledge Sharing:** The City of Edmonton launched their Three-stream Waste Sorting Program in 2021 for residential waste in Edmonton. The program is an action to help divert 90 percent of residential and non-residential waste away from landfills in alignment with Edmonton City Council approved 25 Year Waste Strategy. Over the next year, the City of Edmonton expects to further enhance its ability to quantify and qualify its own waste diversion and reduction. The BEB program would work with participating property owners to recognize the businesses who have taken steps early to separate the waste generated by their facility. The program will use the learnings from these properties to develop benchmarking indicators that can be included in the future expansion of the BEB program.

WHAT'S NEXT

- **Better Participant Experience:** As the Building Energy Benchmarking (BEB) program grows in Year 6, the City of Edmonton will explore ways to improve participant journey through improvements to BEB program process. We are looking at ways to enable program upgrades such as automatic upload of utility data to ENERGY STAR Portfolio Manager, joint application portal for Edmonton's commercial energy transition programs, etc.
- **Regional Collaboration on Energy Benchmarking:** The City of Edmonton is in communication with other regional municipalities that are close to launching municipal benchmarking programs. The ability to jointly analyze, review and benchmark regional building energy use will help realize collaborative regional efforts that assist with the Edmonton region's energy transition.

OTHER COMPLEMENTARY INCENTIVE PROGRAMS

Below is a list of other rebate programs that BEB program participants can explore further to meet their buildings energy retrofit needs:

BUILDING ENERGY RETROFIT ACCELERATOR PROGRAM

Edmonton's Building Energy Retrofit Accelerator is a rebate program that provides financial incentives for energy efficiency upgrades to commercial and institutional buildings. Eligible retrofits can include building lighting fixtures and controls, HVAC equipment used for heating and cooling buildings, hot water equipment, building controls, building envelope and green building certifications. The program offers a minimum rebate of \$1,000 to a maximum of \$150,000 per company per program year. Find more information on the program eligibility and rebates at edmonton.ca/buildingretrofitrebate.

CLEAN ENERGY IMPROVEMENT PROGRAM

Commercial property owners in the City of Edmonton can finance up to 100% of their energy efficiency or renewable energy projects. This financing offers competitive interest rates and repayment terms of up to 20 years (depending on the type of upgrade). The program makes repayment of the low-cost financing

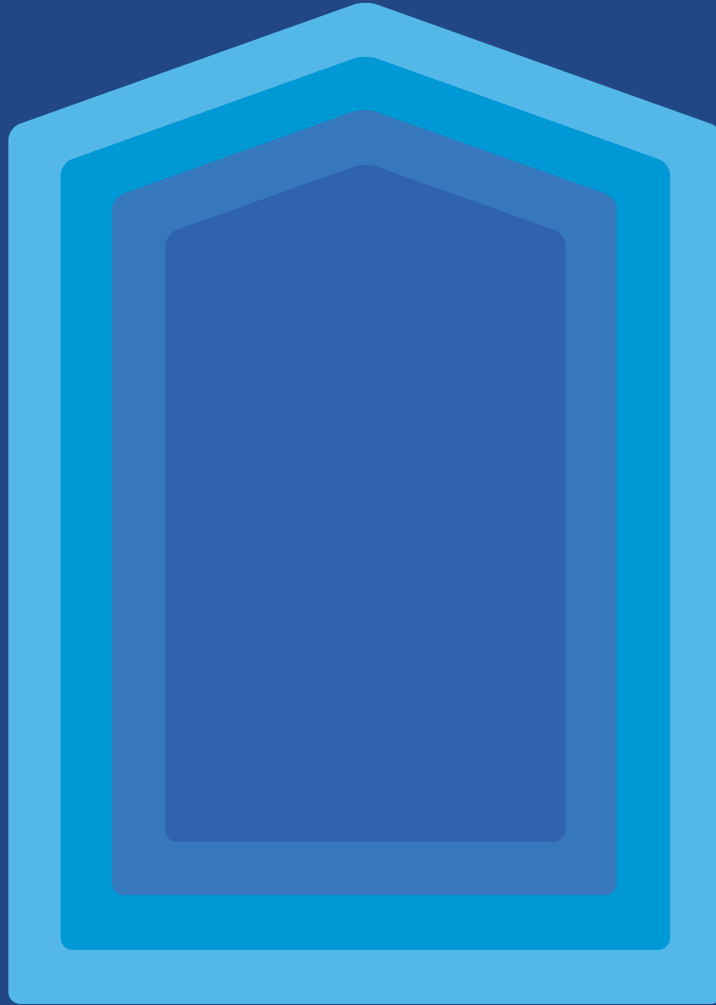
convenient through your building's regular property tax bill. Visit the website for more information (myceip.ca/EdmontonCommercial).

ENERGY SAVINGS FOR BUSINESS PROGRAM

Offered through Emission Reduction Alberta, the one-time program helps eligible Alberta businesses reduce emissions, decrease operating costs, grow their operations and become more competitive, while creating skilled jobs and boosting economic recovery. A wide range of cost-effective high efficiency products and onsite energy generation technologies are eligible for incentives through this program. The program offers a rebate of up to \$250,000 for an eligible project. Find more information on the program eligibility and rebates. at eralberta.ca/energy-savings-for-business.

GREEN AND INCLUSIVE COMMUNITY BUILDINGS PROGRAM

The Green and Inclusive Community Buildings (GICB) program is designed to build more community buildings and improve existing ones – in particular in areas of the City with populations experiencing higher needs – while also making the buildings more energy efficient, lower carbon, more resilient, and higher performing. This five-year \$1.5 billion program will support green and accessible retrofits, repairs or upgrades of existing public community buildings and the construction of new publicly-accessible community buildings that serve high-needs, underserved communities across Canada. Applicants with small and medium retrofit projects to existing community buildings ranging in total eligible cost from \$100,000 to \$3 million will be accepted on a continuous basis and funded on a rolling intake basis. Find more information on the program eligibility and rebates. at infrastructure.gc.ca/gicb-bcvi/index-eng.html#1.



Building Energy Benchmarking Program is a City of Edmonton initiative to support building owners and operators to reduce energy consumption.

For more information about this program, please visit: edmonton.ca/energybenchmarking

For more information, contact 311 or email energystar@edmonton.ca

**CHANGE
BUILDINGS
FOR CLIMATE**

