

GREATERVICTORIA

2030
DISTRICT®

Annual Progress Report

2023



We respectfully acknowledge that we are based on the land of the lək̓ʷəŋən and W̱SÁNEĆ peoples, including Esquimalt and Songhees Nations, and Coast Salish peoples.

This report celebrates the progress of the property managers and buildings participating in the Greater Victoria 2030 District.

Together, we are working towards a shared commitment to significantly reduce energy use and greenhouse gas emissions in buildings while improving energy affordability and climate resilience. In achieving these goals, the 2030 District is evolving to be a hub of high-performing buildings, transforming the built environment and its role in mitigating and adapting to climate change.

Greater Victoria 2030 District members are supported to meet their energy and emissions goals through access to:

- Energy benchmark reports, performance monitoring and energy studies to identify opportunities and strategies to meet energy and emission reduction targets.
- Expert advisors, a University of Victoria research team and local government representatives.
- Customized educational webinars and workshops, and curated e-newsletter.
- A peer support network to share knowledge and identify collaboration opportunities.

By the numbers:

- *48 Buildings on 25 properties (4 new)*
- *Over 4 million Square Feet Committed (100,000 new in 2023)*
- *13 Leading Property Managers Participating*
- *9% decrease in annual energy use intensity (2019-2022)*
- *27% decrease in annual greenhouse gas emission intensity (2019-2022)*





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“BOMA BC acts a host of the Greater Victoria 2030 District because we see great value in this partnership approach. The support and guidance of the network are helping members adopt a range of measures to reduce their emissions and increase their energy efficiency more quickly. Members gain access to information, resources and tools from our expert advisors and partners, and they learn from each other about their experience implementing measures such as advanced building controls, smart building management systems, geothermal systems, and solar panels.”

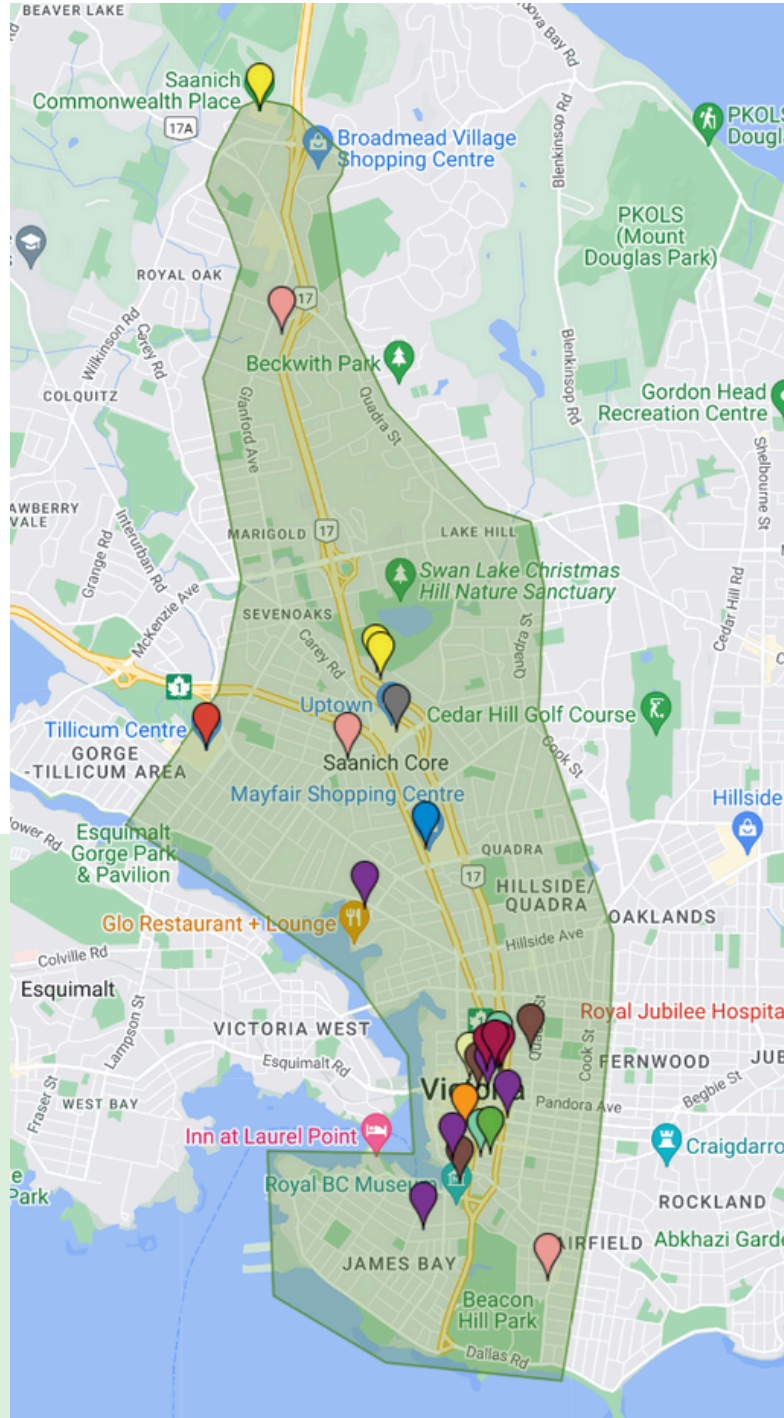
Damian Stathonikos, Executive Director, BOMA BC

Background

We are the second 2030 District in Canada and part of a network of 24 diverse communities across North America that are committed to accelerating progress toward climate goals for the built environment. With an initial target of 50% reduction in energy use by 2030, 2030 Districts are now creating plans to help the built environment reach zero emissions by 2040.

The Greater Victoria 2030 District was launched in 2021. It is hosted by BOMA BC and supported with funding and in-kind support from a range of partners. In 2023, we welcomed Vancity as our new title sponsor. We are also pleased to have the ongoing support of the City of Victoria and District of Saanich, and project funding from Real Estate Foundation of BC and MITACS. Generous in-kind support is provided by many partners and by the University of Victoria.

Current boundaries of the Greater Victoria 2030 District



"We work to support our members' efforts in meeting their energy and greenhouse gas emissions goals and our services provide a range of benefits, such as benchmarking and performance reporting, one-on-one support, and peer networking opportunities. Participating in the 2030 District means that property managers will be ahead of the curve—ready for upcoming regulations and making themselves climate and future fit."

Cora Hallsworth, Director
Greater Victoria 2030 District

Our Members



Jawl Properties



SHAPE
Uptown



Our Partners



Our Funders



City of Victoria and District of Saanich are also Property Managers in our 2030 District.

Progress Highlights

As of 2023, 13 leading property managers are participating in our 2030 District, including a diversity of building types, occupancies, ownerships, and vintages, totalling 25 properties with 48 buildings and over four million square feet of floor space, an increase of approximately 10% since 2019.

Energy and Emissions Benchmarking & Performance Targets

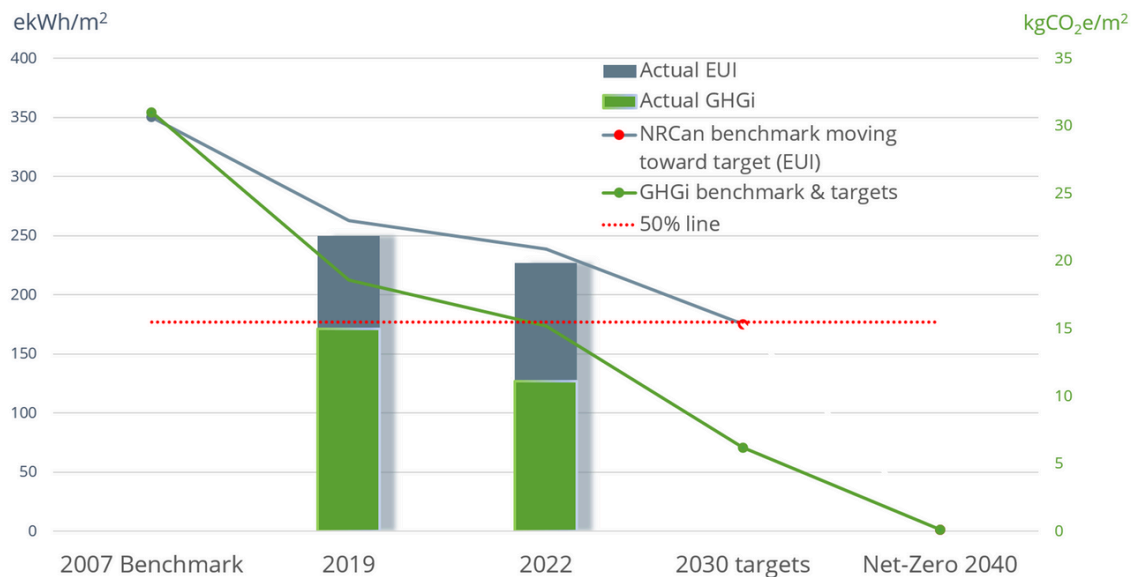
The Greater Victoria 2030 District works with property managers to set 2007 benchmarks and 2030 performance targets for participating buildings. Benchmarks are based on 2007 energy and GHG emissions intensity performance levels of average BC buildings of similar type and usage.

Our members commit to achieving performance levels that are:

- 50% lower than their benchmarks for Energy Use Intensity (EUI), and
- 50-80% lower for greenhouse gas emission intensity (GHGI).

In 2019, our first calendar year of portfolio-wide performance data, our member buildings were on track to meet the 2030 targets and had already achieved a GHGI that was half of the 2007 benchmark. Following the pandemic, in 2022, our portfolio performance improved relative to 2019.

Over three years (2019-2022) Greater Victoria 2030 District realized a 9.3% decrease in EUI and a 26.7% decrease in GHGI.



Notes: For this 2023 Progress Report, we rely on building performance data from calendar year 2022. This includes the 44 buildings from 12 property management organizations prior to Townline joining and nominating their four ‘Hudson’ buildings. There were barriers to receiving annual aggregate meter data from Fortis; as a result, we utilized 2019 gas utility consumption data for affected properties (a conservative choice, as that year saw the highest consumption in six years and had 97% the same number of Heating Degree Days, HDDs).

2022 Performance

Portfolio EUI was better than one-third below the portfolio benchmark in 2022 (227 vs 350 ekWh/m²). Meanwhile, portfolio GHGI was nearly two-thirds below the portfolio benchmark (11 vs 31 kgCO₂e/m²).

One-quarter of buildings are already exceeding the target to reduce EUI 50% below benchmark (eight years ahead of schedule) and three-quarters of the buildings have already cut their GHG emissions to below half of their 2007 benchmarks, including **eight buildings that have already achieved their GHGI target of 80% below benchmark.**

Individual Properties

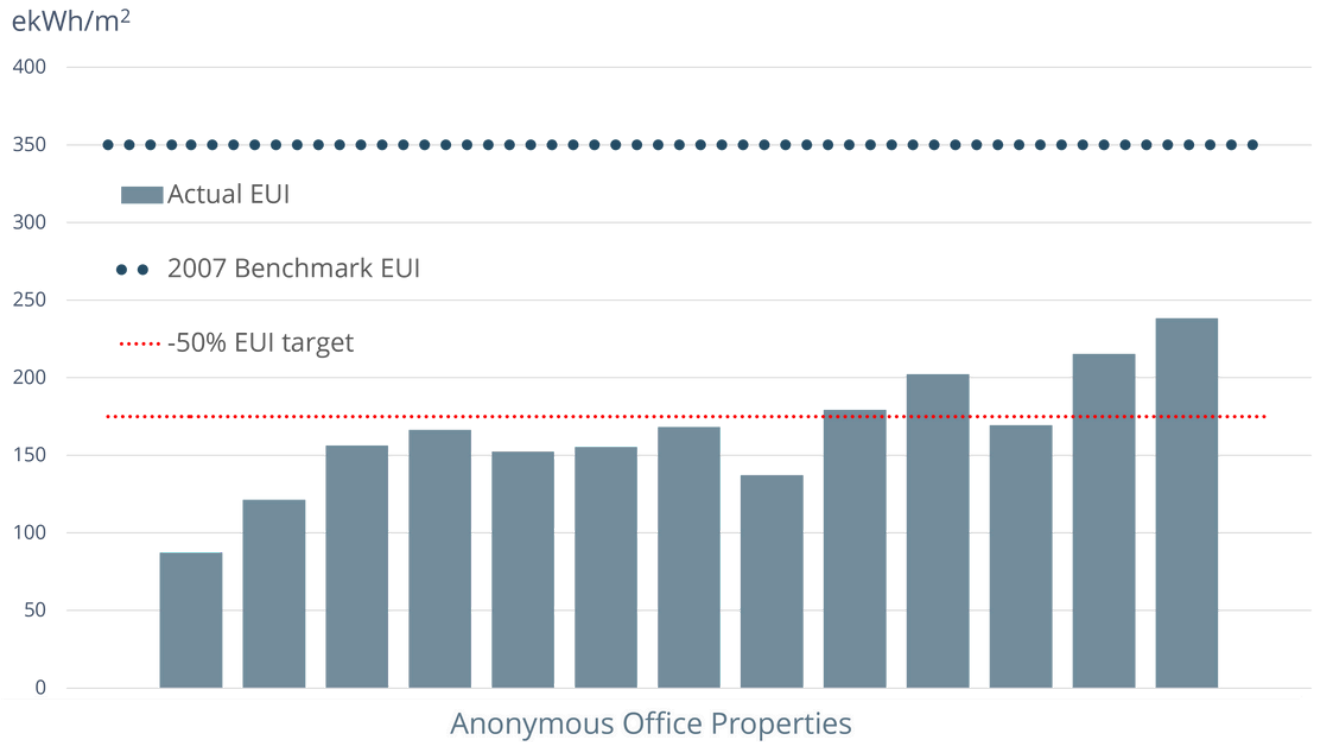
The following charts anonymously show the EUI and GHGI performances – for office buildings and other properties. Most office buildings have already achieved EUI and GHGI targets 50% below benchmark and nearly all properties are on track to achieve their 2030 targets. 13 of 21 properties are on track to achieve both targets. Only five properties are still working to get on-track towards their targets.

- **44 buildings**
 - 11 have already achieved the EUI target (50% lower than benchmark)
 - 8 have already achieved their GHGI target (of 80% lower than the benchmark)
 - 3 buildings have already achieved both targets
- **4 million square feet committed**
 - 4% of which has already achieved both portfolio targets
 - 12 Leading Property Managers participating
- **Energy performance toward the target**
 - On Track. 35% lower EUI achieved versus the benchmark
- **GHG performance toward the target**
 - On Track. 64% lower GHGI achieved versus the benchmark

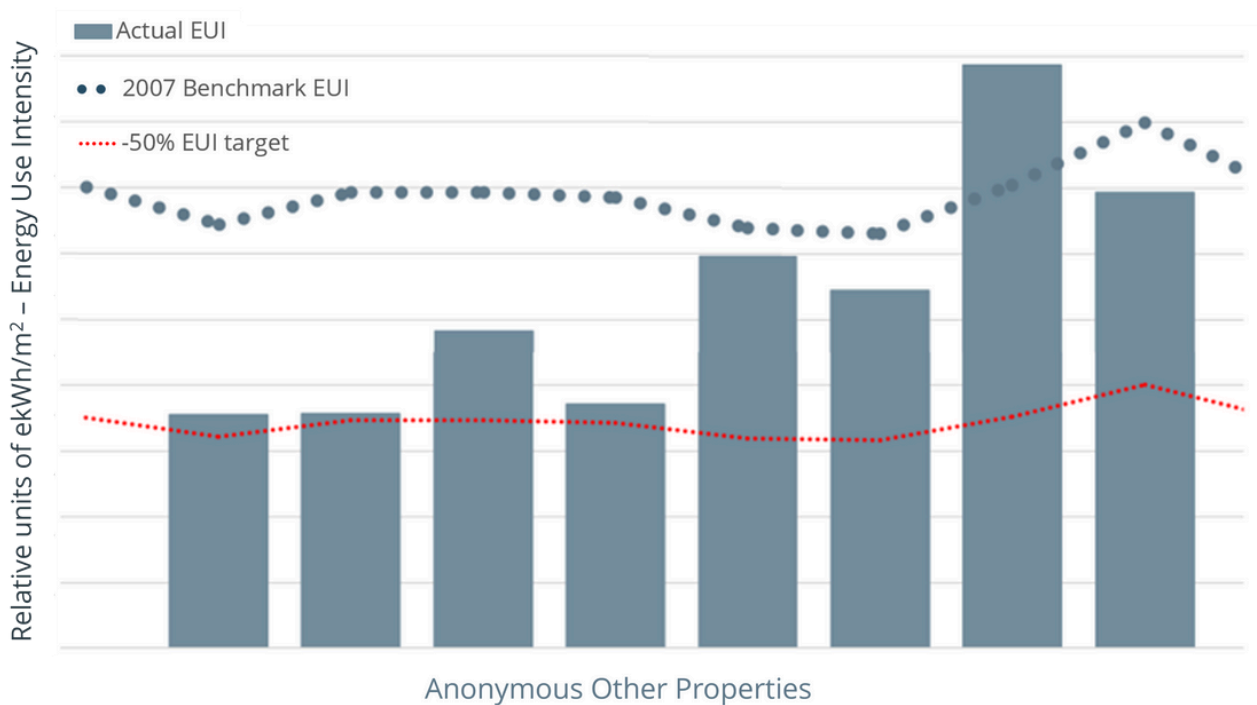
“Over the past five years, occupancy at the property has risen dramatically with [new tenants opening up, including restaurants],” says Scott Schira, Uptown’s Operations Manager.

“At the same time, through our commitment and attention to sustainability, we’ve managed to continually reduce our energy and carbon intensity, water consumption, and waste generation.”

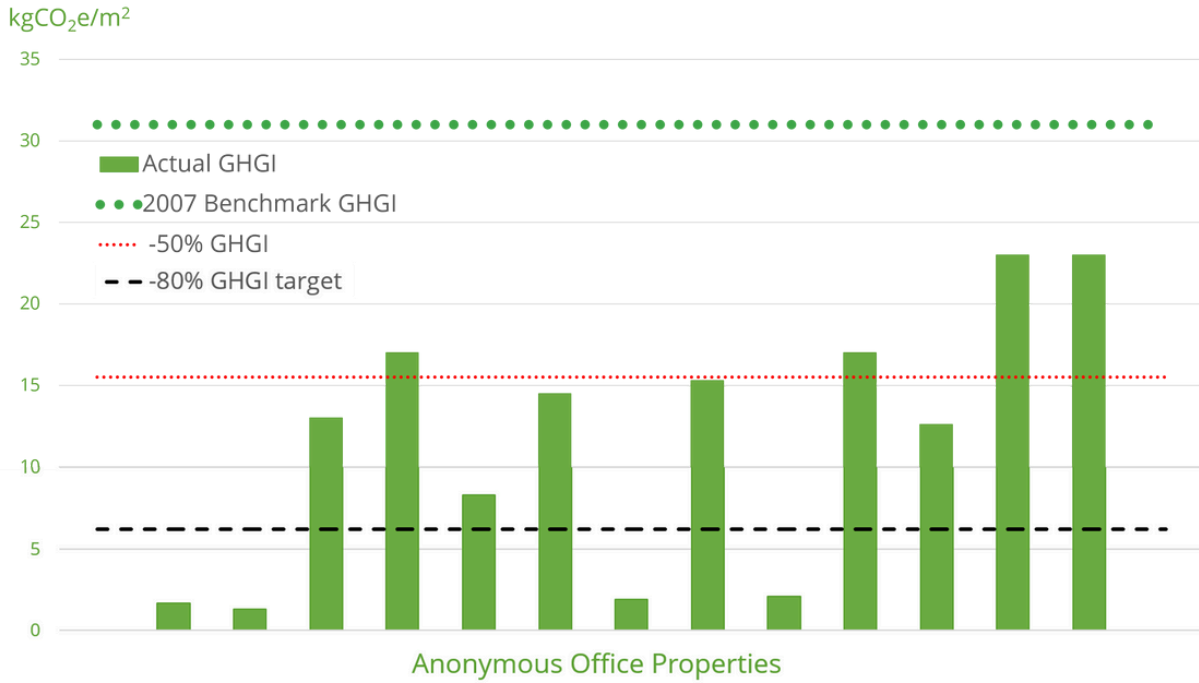
2022 Office Properties – Energy Use Intensity (EUI) Performance vs. 50% Target



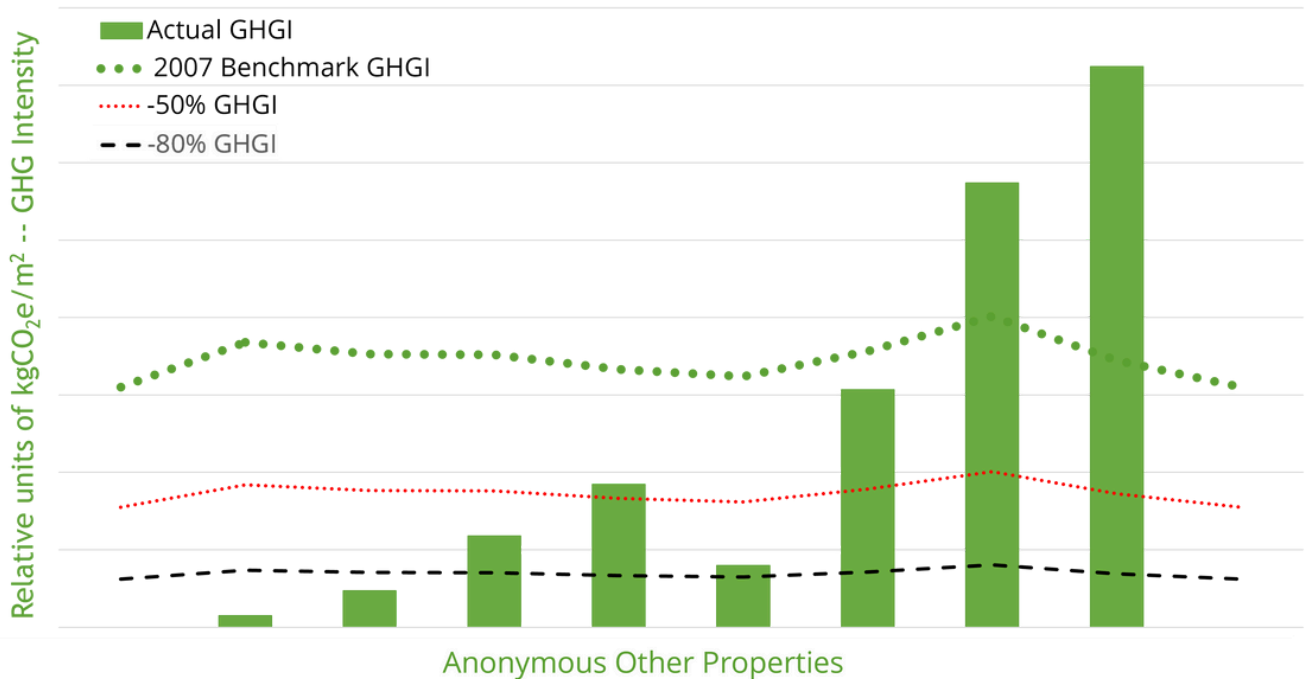
2022 Other Properties – Energy Use Intensity (EUI) Performance vs. 50% Target



2022 Office Properties – Greenhouse Gas Intensity (GHGI) Performance



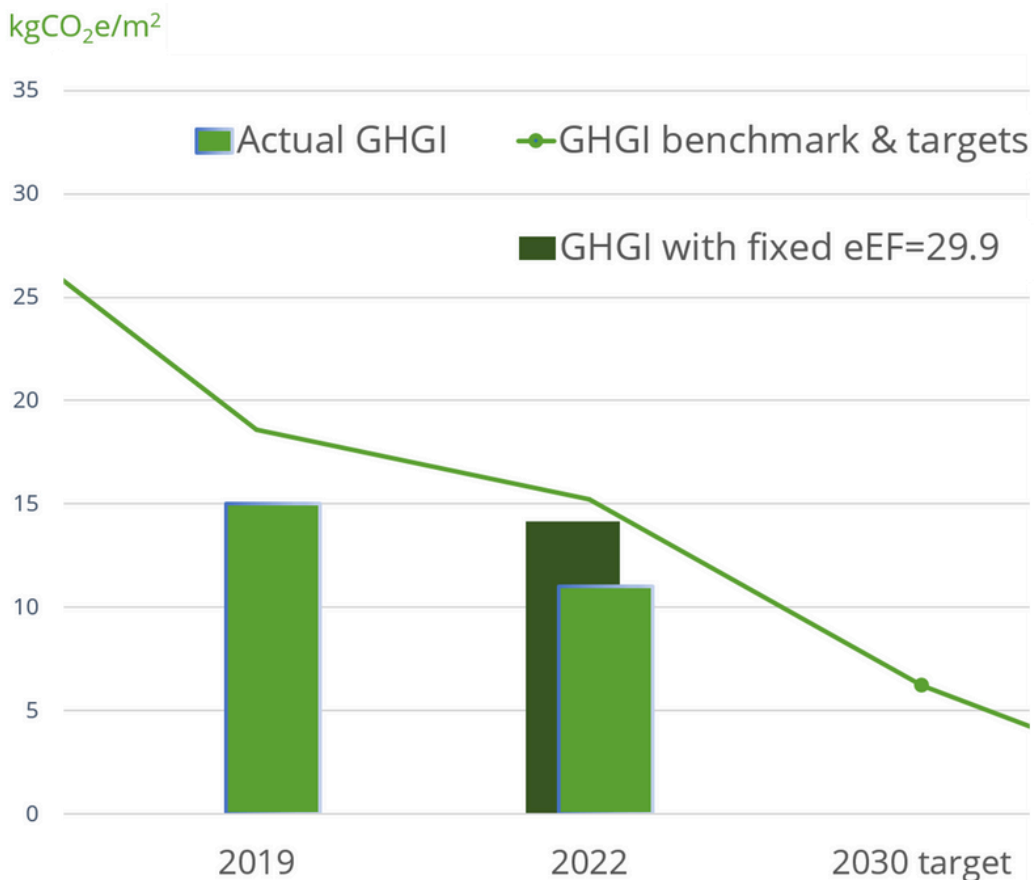
2022 Other Properties – Greenhouse Gas Intensity (GHGI) Performance



Performance Trends

Member buildings have implemented a variety of efficiency measures such as improving building controls, fuel switching (to RNG), electrification of equipment, and lighting upgrades. Recent performance trends in energy use may have been impacted by a slightly colder winter (gas demand, increased GHGI) and somewhat hotter summer (electricity demand, increased EUI) in 2022 versus 2019, as well as lingering office- and retail-space disruptions due to the pandemic. Greenhouse gas emissions have been reduced significantly through the increased use of renewable natural gas (RNG) to replace fossil gas consumption, and due to a decrease in the carbon intensity of the BC Hydro grid.

Electricity usually accounts for about three-quarters of energy consumption but creates less than half of the GHG emissions. Furthermore, renewable natural gas (RNG) usage provided an approximately 5% reduction in greenhouse gas intensity across our portfolio in 2022. This was over twice the impact that RNG had in 2019.



The carbon intensity (electricity emission factor - eEF) of the grid changes from year to year. The difference between 2019 and 2022 is responsible for a 22% reduction in GHGs. If the eEF had stayed the same, we would have only seen a 6% decrease, rather than 27%.

Key Activities

Member meetings and tours

The Greater Victoria 2030 District hosts quarterly member meetings and in 2023, two of these meetings included member site tours. In May, Jawl Properties provided a tour of their Capital Park building and highlighted the sustainability initiatives that have been undertaken (see Case Studies).

In November, Townline Properties provided a “behind the scenes” tour of the geothermal energy system that supplies the Hudson building with clean energy. They also provided an overview of their ESG (Environmental, Social, and Governance) Plan which focuses on affordable housing solutions, preserving heritage, and environmental initiatives such as low-carbon concrete, and future-proofing buildings through envelope and sustainable energy solutions.

Performance benchmarking support

The Greater Victoria 2030 District is launching a partnership with **Buildings Benchmark BC (BBBC)**, making it simpler for properties to participate in and benefit from both programs simultaneously.

A new **portfolio database** has been generated to track properties’ benchmarks, targets, annual utility consumption performance and related information. Tracking utilizes BC Best Practice GHG quantification accounting for emission factors and Energy Star Portfolio Manager weather normals.

We are proud members of BOMA BC and the Greater Victoria 2030 District and appreciate learning from and sharing with our peers in this group as we support one another in achieving our greenhouse gas reduction goals,” says Karen Jawl, “Jawl Properties has committed to and is on track to reduce its GHG emissions by 60% by 2030.”



Resiliency Opportunity Assessment & Response (ROAR) Tool

With funding from the Real Estate Foundation of BC and MITACS, the 2030 District team is partnering with the University of Victoria to develop a Resiliency Tool for members.

The ROAR Tool will enable commercial real estate owners to identify retrofit opportunities to improve building resiliency while meeting the energy and GHG emission reduction goals of the 2030 District. It will be piloted in the 2030 District and can be replicated for use across BC. An extensive set of climate data will be built into the Tool, including downscaled daily precipitation and temperature scenarios from the latest climate modelling, along with associated climate stresses and shocks. The Tool will evaluate and analyse the operational effects of these stresses and shocks, including both degradations over time from climate stresses and the impact of acute climate shocks. Pilot testing of the Tool with two member properties will begin this summer, with Tool completion planned for 2025.

Case Studies

The Greater Victoria 2030 District develops case studies profiling the results of member initiatives. The District's first case study focused on the sustainability leadership at Capital Park, a mixed-use development owned by Concert Properties and Jawl Properties (see text box).

[Case studies are available on the Greater Victoria 2030 District website.](#)



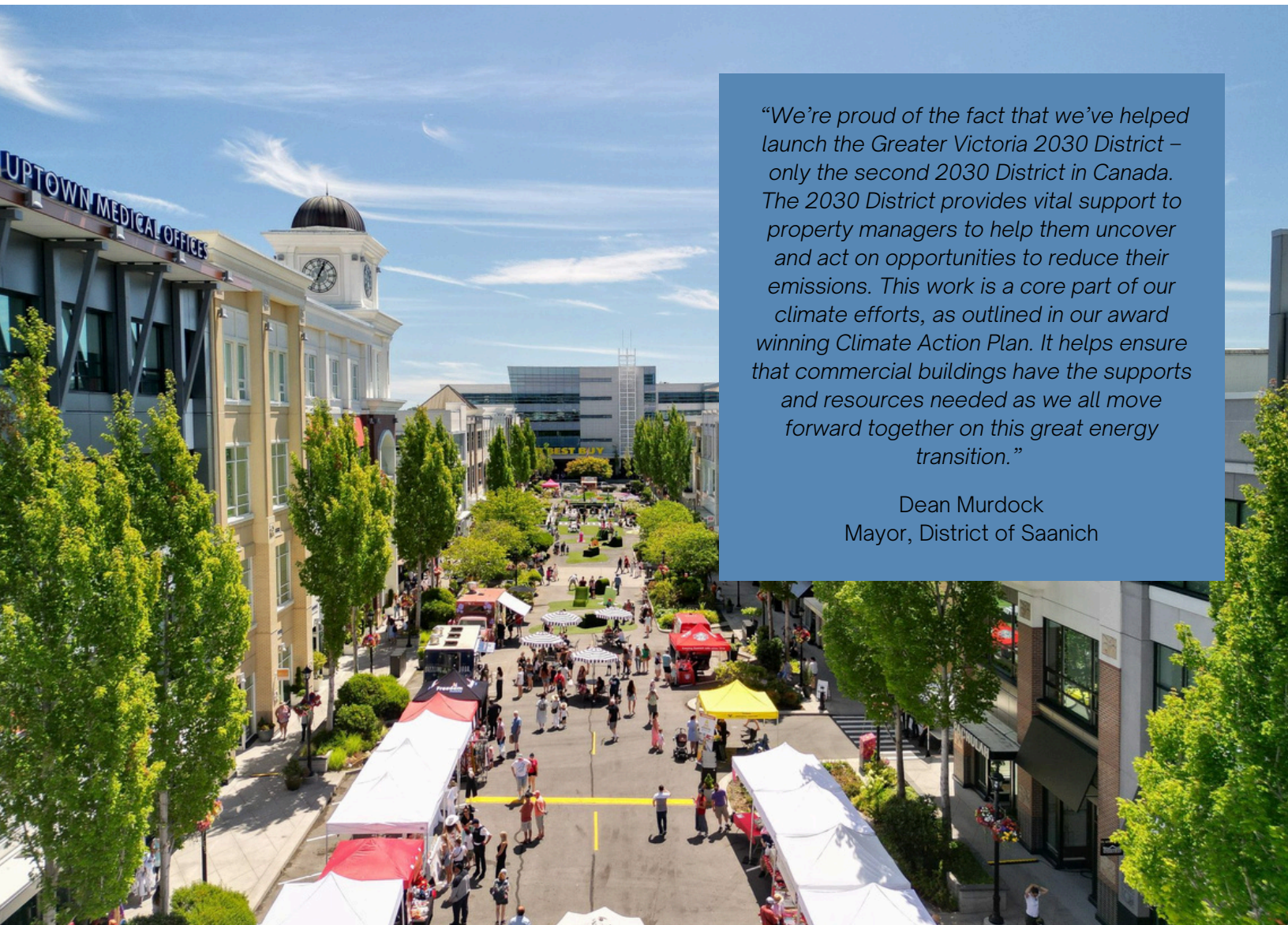
Sustainability Leadership at Capital Park

Owned by Concert Properties and Jawl Properties, Capital Park consists of two five-storey buildings at 525 and 545 Superior Street. Both Capital Park buildings are LEED Platinum Core and Shell Certified. Significant emission reduction initiatives have been undertaken including substantially reducing natural gas use through cost-effective electrification initiatives, including converting gas domestic water heaters to Sanden CO₂ heat pump water heaters; incorporating renewable energy systems, such as solar photovoltaic (PV) panels, and heat recapture; and purchasing renewable natural gas as an interim solution where natural gas is still used. Their solar PV system's performance has exceeded expectations. At the time of installation, it was one of the largest private systems on Vancouver Island. It is expected to produce 112,000 kWh annually, saving approximately \$10,000 in electricity cost. The payback period is expected to be about 15 years.

Saanich's Climate Action Tax Exemption (CATE) Program

The 2030 District helped initiate a new policy for the District of Saanich that will accelerate progress on emissions reductions. A first of its kind in BC, this program incentivizes electrification projects in commercial and multi-unit residential buildings in Saanich by providing a tax holiday for projects that replace a fossil fuel mechanical system with an electric mechanical system for the building's space heating and/or domestic hot water. For commercial buildings, the base incentive is calculated as 50% of eligible project costs (after accounting for other rebates) with a maximum exemption lasting three years. Residential buildings can get up to 100% of eligible project expenses and a 10-year exemption.

For more information visit: www.Saanich.ca/ClimateTaxExemption



“We’re proud of the fact that we’ve helped launch the Greater Victoria 2030 District – only the second 2030 District in Canada. The 2030 District provides vital support to property managers to help them uncover and act on opportunities to reduce their emissions. This work is a core part of our climate efforts, as outlined in our award winning Climate Action Plan. It helps ensure that commercial buildings have the supports and resources needed as we all move forward together on this great energy transition.”

Dean Murdock
Mayor, District of Saanich

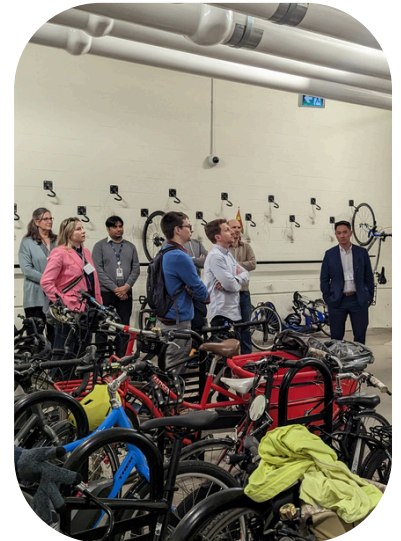
In the News

April 2023 – BlackPress

- [Network of major Greater Victoria buildings charting the path to zero emissions](#) - Local buildings have made substantial cuts in a short timeframe, are taking up innovative systems.

In June 2024, we were featured in the following publications:

- BIV and Times Colonist - [Collaboration key as network of Victoria buildings leads B.C. in sustainability push.](#)
- Clean Energy Review newsletter - [Tackling emissions together.](#)
- Capital Daily - [Victoria joins New York, Seattle, and others in push to make commercial buildings greener](#)



Thank You

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The team is grateful for the support from funders, partners and supporters and to the property owners and managers that are striving to reduce their buildings' impact on the environment and adapt to the changing climate.



For more detail see: <https://www.2030districts.org/greater-victoria>