



# LEED® Canada Complete Initiative

## OVERVIEW

August 2007

In response to market demand, the CaGBC is updating the LEED® Canada Green Building Rating System to address existing as well as new buildings, include all building types, and streamline the process to lower costs and shorten the time required for certification. The next generation of LEED Canada will be web-based, and incorporate actual performance-based energy and water efficiency credits.

### Building on the success of LEED Canada

*As one of the country's largest economic sectors representing 12% of GDP and maintaining more than \$5 trillion in assets, the building industry can play a leadership role in moving Canada towards sustainability.*

The LEED Green Building Rating System continues to build momentum across Canada with an estimated green building market penetration of 6.6 million m<sup>2</sup>. More than 2800 Canadian practitioners from all sectors of the industry are now LEED accredited professionals. The CaGBC membership is growing rapidly, along with the number of chapters across Canada.

LEED is a market-based rating system that facilitates and certifies higher energy and environmental performance of buildings and communities. The rating system is adapted to the Canadian market through an inclusive process that engages stakeholders and experts representing the various sectors of the Canadian industry. A rapidly-growing number of governments and private sector organizations are adopting LEED certification in their policies, programming and operations, aimed at achieving and demonstrating sustainability.

*CaGBC's 2015 goal would realize a 50 Mt reduction in GHG emissions. This alone would fulfill 25% of Canada's Kyoto commitment.*

### Measurable and large-scale environmental benefits

In Canada, residential, commercial and institutional buildings represent more than a third of total greenhouse gas emissions<sup>1</sup>—and the single largest opportunity to make progress towards our Kyoto commitment.

By 2015, the CaGBC aims to recognize 100,000 buildings and 1 million homes (new and existing) using 50% less energy and water than the 2005 baseline for their building type, while achieving exemplary environmental standards in the other LEED categories. In June 2007, the CaGBC Board launched the LEED Canada Complete Initiative ("LEED Complete") to reach this goal. LEED Complete is about integrating LEED tools for new and existing buildings, harmonizing prerequisites and credits, and supporting best practices at all stages of a building's life cycle from initial planning to disassembly. Key aspects include:

**Custom credit sets** – flexibility to select project-specific prerequisites and credit sets based upon building type and life cycle parameters. These will consider actual energy and water use performance, and emphasize carbon emission reductions.

**Web-based delivery** – the new online process will reduce cost to project teams and streamline certification, while providing a value-added building performance management system for owners and managers to support continuous performance improvement.

<sup>1</sup> Roundtable on the Environment & Economy's "Energy-Related GHG Emissions in Canada 2050 Report"

*The updated rating system will ensure new and existing buildings are designed, operated and maintained at optimum efficiency and realizing maximum environmental benefit and asset value.*

*Distributed, online and market-based LEED delivery will allow rapid scaling up of certified buildings, while verifying actual performance and emissions reduction.*

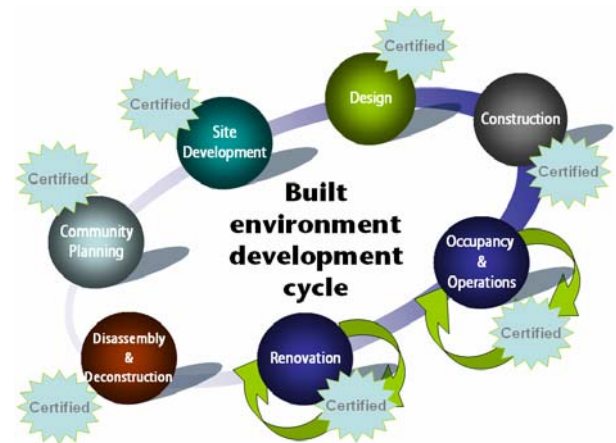
*LEED Complete is an opportunity for Canadian practitioners and industry leaders to join the CaGBC in the development and delivery of effective solutions that accelerate the greening of buildings across the country and achieve significant and measurable benefits particularly in greenhouse gas emission reductions.*

**Performance-based certification** – design and performance standards established through actual energy and water billing data, to provide performance feedback to building owners, operators and designers.

**Technical rigour** – best current scientific, risk and life-cycle assessment knowledge developed in collaboration with leading standards organizations.

**Certification at all key life cycle milestones** – performance-based certification at distinct stages of a building's life cycle to foster a long-term relationship with LEED, and develop an energy and environmental history for the building. LEED will shift from a "one-time intervention" tool into an ongoing management system for buildings and land development.

**Scalability** – distributed, online delivery through LEED licensed certifiers and assessors, engaging LEED accredited building owners, managers, program and service providers, will support the rapid expansion of certified buildings and communities while maintaining the technical rigour of LEED. Project teams will be able to register multiple buildings and community developments.



*Project certification milestones for the next generation of LEED® Canada*

## Transition to LEED Complete

The first phase of LEED Complete development is underway. During this development period, owners will continue to register and certify their buildings using existing processes. Transition to LEED Complete will be readily accommodated as soon as the updated system is ready for each building type.

## Pilot project engaging leaders

National pilot projects are being conducted to establish energy and water performance standards, beta test certification processes and tools, determine educational requirements, and develop accreditation criteria for building owners and managers, programs, certifiers and assessors.

The first pilots involve K-12 schools, government and commercial office buildings, university campuses, and residential projects. The pilots include benchmarking of energy and water use, estimation of conservation potential, and engineering assessments of the most efficient buildings. Workshops with participants will assess the energy and environmental performance of their buildings and the development of action plans to move building portfolios towards LEED certification.

## *"Shifting into the Mainstream"* – national summit, June 11-12, 2008, Toronto

The national summit will present the overall concept and details of LEED Complete, the findings of the pilot projects, and the plans for next development steps. The most efficient buildings will be profiled and the summit will showcase the best Canadian solutions for achieving and sustaining high performance buildings. For updates, visit [www.shiftingintothemainstream.ca](http://www.shiftingintothemainstream.ca).