

## 2025-4 Implement Commercial Building Energy Labelling

Moved by: Sustainable Building Manitoba

*This is a new resolution.*

**The Government of Manitoba** should develop and implement a mandatory energy labelling and benchmarking program for large commercial and institutional buildings. This program must include:

- A standardized energy performance label for buildings, using tools such as ENERGY STAR Portfolio Manager or similar systems
- Public reporting of annual energy use, emissions, and building characteristics for buildings over a defined size threshold (e.g., 20,000 ft<sup>2</sup>), with appropriate exemptions for sensitive facilities
- A phased implementation beginning with voluntary participation and support, moving toward mandatory annual reporting and labelling
- Integration with Efficiency Manitoba incentives to support energy benchmarking, audits, and performance improvements

**Because:** Energy labelling and benchmarking have been shown to reduce energy use by 2-8% annually in participating buildings. When owners and managers track performance and compare it to peers, it drives investment in efficiency upgrades, reduces emissions, and lowers operating costs.

**Because:** Commercial tenants are increasingly seeking energy-efficient, climate-resilient spaces. Labelling enables landlords to demonstrate value, attract quality tenants, and reduce vacancy rates. It also empowers tenants to make informed leasing decisions and advocate for better performance.

**Because:** Large buildings contribute significantly to Manitoba's greenhouse gas emissions and electricity demand. Energy benchmarking provides the data needed to plan emissions reductions,

prevent grid strain, and identify opportunities for demand-side management. The cheapest and cleanest energy is the energy we don't use.

**Because:** Financial institutions, insurers, and investors are beginning to incorporate energy and climate risk into valuations and lending decisions. Transparent energy labelling protects asset value, enables informed investment, and supports compliance with evolving ESG (environmental, social, governance) standards.

**Because:** Benchmarking enables building owners to identify poor-performing buildings and prioritize retrofits. When paired with Efficiency Manitoba incentives or low-cost audit programs, labelling becomes a tool for continuous improvement—not just compliance.

**Because:** The program will support Manitoba's transition to a net-zero economy by 2050. It will create demand for energy managers, auditors, building operators, and retrofit contractors—well-paying, local jobs that cannot be outsourced. It will also drive economic development by helping Manitoba businesses cut energy costs, improve asset performance, and attract investment. By reducing waste and increasing efficiency, this policy helps Manitoba fully leverage its low-carbon hydroelectricity system to power a more sustainable and competitive future.

**Because:** The City of Winnipeg's Building Energy Disclosure Project (BEDP) has demonstrated the effectiveness of voluntary energy benchmarking in enhancing transparency and promoting efficiency. In its first year, BEDP included over 160 buildings and offered performance scorecards and education. Expanding this initiative provincially provides a tested foundation and a path to deeper impact.

**Because:** Jurisdictions such as Toronto, Vancouver, and Edmonton have successfully implemented mandatory commercial energy benchmarking bylaws. Manitoba can build on these models to create a made-in-Manitoba approach that reflects local needs while achieving proven results.

**Because:** This resolution supports the goals of the Manitoba Road Map by:

- *Tackling Climate Change*: enabling tracking and reduction of commercial building emissions and supporting Manitoba's net-zero targets
- *Local & Fair Economies*: supporting a low-carbon workforce and reducing operational costs for Manitoba businesses
- *Directing Our Own Future*: improving transparency and empowering energy-smart decision-making across Manitoba's economy

#### **How this Resolution will be Advanced:**

Sustainable Building Manitoba and CCEDNET will work with Efficiency Manitoba, the City of Winnipeg, real estate and property management stakeholders, municipalities, and technical experts to co-develop a commercial benchmarking and labelling framework. Equity, data privacy, and practicality will be core to the program design, and alignment with existing efforts like Winnipeg's BEDP will ensure consistency and momentum.