Vancouver Community College

Strategic Energy Management Plan

2025/2026

Land acknowledgement

Vancouver Community College respectfully acknowledges that we teach and learn on the traditional and unceded territories of the xʷməθkʷəy̓ əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) peoples.

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Executive Summary

The Strategic Energy Management Plan (SEMP) supports Vancouver Community College's (VCC) commitment to energy efficiency and conservation by providing a framework for reducing energy consumption and its associated environmental impact. The SEMP outlines a specific energy reduction target along with a detailed action plan to achieve it.

The Strategic Energy Management Plan (SEMP) aligns with VCC's Strategic Innovation Plan (SIP) and its five key priorities, which reflect VCC's aspirations as a prominent post-secondary institution in British Columbia. This alignment establishes clear and attainable objectives. Among these priorities is the commitment to environmental sustainability, involving the expansion of current initiatives and the introduction of new ones for climate justice and emergency management. This commitment is an integral part of the Campus of the Future priorities.

To learn more about the SIP, please visit: **https://www.vcc.ca/president/strategic-innovation-plan/**

Energy and Emissions Targets

VCC has a long history of reducing energy consumption and greenhouse gas emissions. By the 2024/2025 fiscal year VCC had reduced total energy consumption by 48% (Figure 1) for the second year in a row and carbon emissions by 63% relative to 2007/2008 fiscal year levels (Figure 2). This means that VCC has already achieved the 2040 carbon emissions reduction targets set by the Province of British Columbia and is well on the way to meeting the Province's 2050 target as well. In addition, VCC has established an internal target of Net Zero Emissions by 2050 which will require focused decarbonization and energy conservation initiatives for their existing buildings as well as the new buildings being added to the VCC portfolio in coming years. In the short term VCC has a 2025/2026 fiscal year energy conservation target of approximately 300,000 kWh.

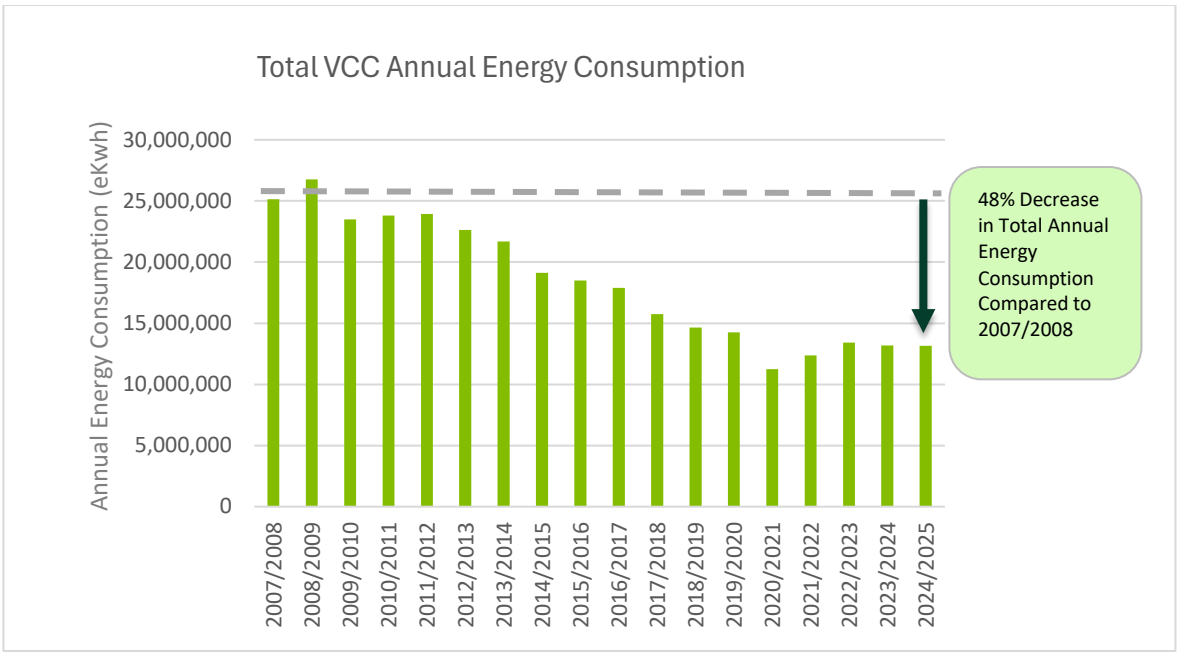


Figure 1. Historic Total Annual Energy Consumption Trend

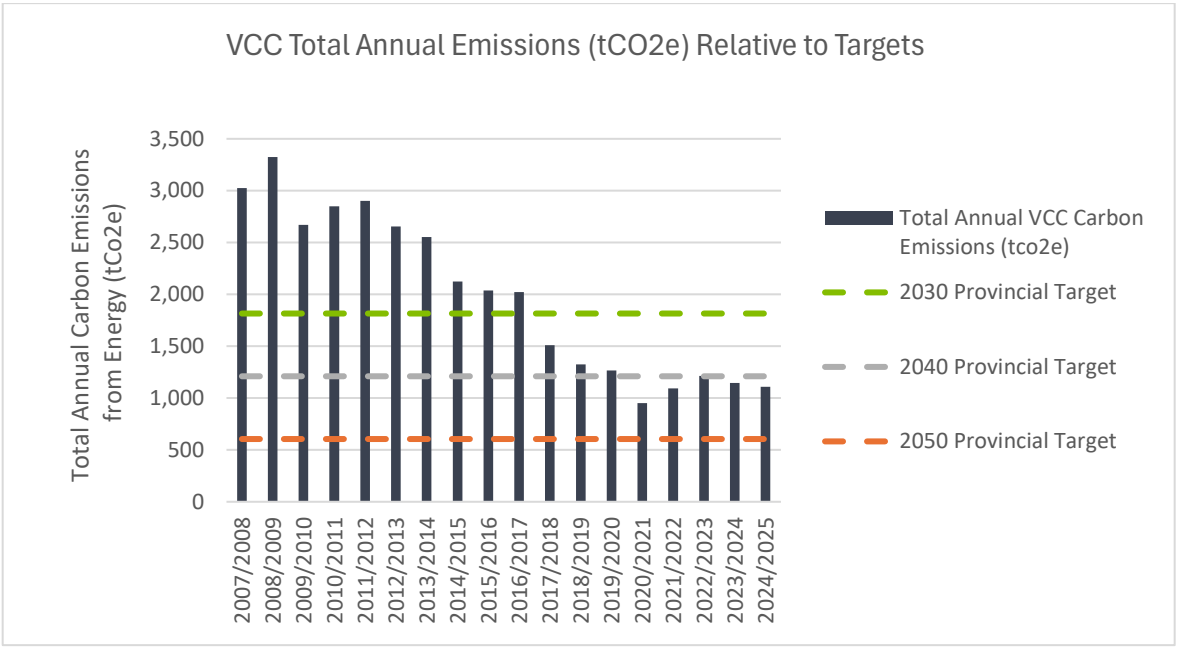


Figure 2. Historic Total Annual Emissions Trend Relative to 2030, 2040 & 2050 Targets

Energy and Emissions Intensity

VCC is embarking on a campus and housing expansion in the coming years. One of the first projects is the Centre for Clean Energy and Innovation, which is being constructed by VCC and will be LEED Gold certified. While the added square footage of new facilities will increase overall campus area and total energy consumption, this growth does not have to result in higher emissions. To address this, VCC has established energy and carbon intensity targets to ensure continued monitoring and reduction of emissions as the campus expands.

VCC set a target to reduce energy intensity in existing buildings by 50 percent by the 2024/2025 fiscal year, relative to 2007/2008 levels. By the close of 2024/2025, VCC achieved a 48 percent reduction, reflecting sustained improvements in energy efficiency and providing a foundation for continued efforts in 2025/2026 as the institution works toward a 50 percent benchmark and a longer-term 60 percent reduction by 2029/2030. The slower rate of improvement at this stage reflects that most feasible energy efficiency measures not requiring deep retrofits have already been implemented.

As a result, future reductions will depend on targeted decarbonization initiatives, with the electrification of selected campus kitchens identified as a key priority. VCC will reduce campus GHG intensity by 60 percent by 2030 compared to a 2007 baseline.

Budget Approval for Current Year

To support energy conservation and decarbonization efforts in the 2024/2025 fiscal year, VCC approved approximately **$800,000** in capital funding for energy, sustainability, and operational efficiency projects across both campuses. Primary investments included LED lighting upgrades, heat pump replacements, and Direct Digital Control (DDC) system upgrades, along with additional projects that support operational efficiency and sustainability objectives. Detailed descriptions of approved projects and outcomes are provided in the sections below.

The Benefits of Energy Management

An effective energy management program can produce multiple benefits for VCC and its campus communities such as energy and maintenance and cost savings, greenhouse gas emissions reduction, increased occupant comfort and improved indoor air quality and equipment reliability.

Our Commitment

The SEMP supports VCC's commitment to energy efficiency and conservation by providing **a framework for reducing energy consumption** and its associated environmental impact. It includes a specific energy reduction target, and an action plan of how the target will be achieved.

By implementing the actions detailed in this SEMP, VCC demonstrates leadership through innovation and accountability for the resources it uses as an organization. Additionally, VCC reduces its exposure to rising energy costs, promotes financial sustainability and environmentally responsible development.

Energy Commitment

VCC is committed to efficient energy management. Since 2013, our Facilities Management department has been identifying energy-saving opportunities and monitoring consumption across our campuses. These efforts cut costs, reduce emissions, and enhance comfort and safety, showcasing our dedication to sustainability.

Sustainability Commitment

VCC's Environmental Sustainability Strategy will provide a roadmap that will help position VCC as a leader in environmental stewardship in the advanced education sector. We are accountable for our environmental impacts and, with this strategy, are taking steps over the next 3 years to continue to embed environmental sustainability values and practices across the organization. Complementing the strategy, VCC also established the Environmental Sustainability Strategy Implementation Workbook, a tool to help us plan and implement efforts to achieve the goals outlined in the Strategy 2023-2028. Other than the provision of a clear framework, the workbook encourages and facilitates communication among stakeholders, enables progress tracking and promotes accountability, through the identification of key actions, responsible parties, timelines, and resources needed to achieve the goals. The implementation roadmap will be modified as existing goals are reached and new goals set by the Environmental Sustainability Advisory Group (ESAG).

Why Energy Management Is Important to Us

Energy management is an essential element of VCC's environmental commitment, driven by our response to the Intergovernmental Panel on Climate Change's directive to limit global temperature increases. Since 2013, our Facilities Management department has actively pursued energy-saving initiatives, not only for cost efficiency but also as a demonstration of our sustainability dedication outlined in our Environmental Policy. This policy emphasizes our high standards of environmental stewardship, integrating these standards into all its planning and decision-making activities.

Recent natural disasters in British Columbia underscore the urgency of understanding climate change hazards and their potential impact on VCC. Our 2023/2025 Climate Risk Assessment is essential in identifying concrete actions to strengthen climate change resilience and reduce risks to our operations, built environment, and the well-being of our community members. While reducing carbon emissions supports global climate goals, understanding future climate risks and planning for campus resilience are equally critical. Following its completion, we have begun integrating its findings into the VCC Risk Registry to ensure climate-related risks are consistently identified, monitored, and managed.

Furthermore, energy management also allows VCC to:

- Reduce operating costs through energy conservation and efficiency.
- Minimize the environmental impact of our organization.
- Reduce greenhouse gas emissions – of global importance.
- Reduce exposure to energy cost escalations.
- Reduce reliance on the province's energy infrastructure.
- Demonstrate effective management of resources.
- Promote our successes to the public and other colleges and universities.
- Educate future leaders on the importance of managing resources.

Stakeholder Engagement Plan

To keep key stakeholders and the campus community informed of the energy management efforts at VCC, the following communication methods are currently used:

Table 1. Stakeholder Engagement Plan

Stakeholder group	Engagement Frequency	Engagement Activity
Facility operators and management	Monthly	Energy projects are discussed and energy performance from utility monitoring reports are reviewed at monthly facility meetings
Environmental Sustainability Advisory Group (ESAG)	Monthly	A review of current energy and sustainability projects is provided by the energy team and the group discusses future potential projects covering various topics, including Environmental Education, Carbon Reduction, Energy Conservation, Climate Resilience, Waste Management, and Sustainable Food Systems, along with Green Purchasing Practices
BC Hydro	Quarterly	Energy management report and meeting. This quarterly check-in is required as part of the BC Hydro energy management program and ensures tracking against required energy reduction targets to stay in the Energy Management Program.
VCC Staff and Students	Weekly	The sustainability team prepares success stories on topics such as sustainability, environmental initiatives, energy conservation and cost avoidance achievements to share with staff and students through various communication mediums, including Student News and the Employee News Digest.

VCC's **Energy and Sustainability Communications Strategy** provides a centralized and consistent approach to inform students, staff, faculty, and leadership about energy management and sustainability initiatives across both campuses, prioritizing awareness first, followed by behavior change, then participation.

Communications will be consolidated into one primary channel the VCC Digest to reduce confusion and message fatigue, supported by select platforms such as, Student News, VCC News, digital screens, posters, and in-person engagement.

Content will focus on VCC specific programs and measurable progress, including energy management updates, Eco Grants outcomes, waste reduction initiatives, and opportunities to take action through workshops and events.

Climate Change Accountability Commitment

Under the Carbon Neutral Government Regulation of BC's Greenhouse Gas Reduction Targets Act, VCC reports on emissions to BC Climate Action Secretariat, and purchases credits to offset these emissions. As part of this, a Climate Change Accountability Report is prepared by VCC each year outlining efforts undertaken and planned to reduce carbon emissions. Through the purchase of offsets **VCC is carbon neutral by definition.**

VCC's 2025 Climate Change Accountability Report is available at the following link:

https://www.vcc.ca/about/college-information/reports-and-publications/

The targets and actions outlined in the SEMP combined with VCC's completion of a climate resilience assessment in 2024 showcase VCC's past and ongoing commitment to climate change accountability.

Figure 3. 2023/2028 Environment and Sustainability Strategy Pillars

Understanding Our Situation

Vancouver Community College (VCC) opened its doors in 1965, and currently focuses on delivering more than 140 certificates, diplomas, and bachelor's degree in a variety of disciplines including arts, hospitality, health, transportation, English language, and education. There are two main campuses: the Downtown campus and the Broadway campus. Both campuses are included in this SEMP.

Sustainability Strategy and its Link to the SEMP

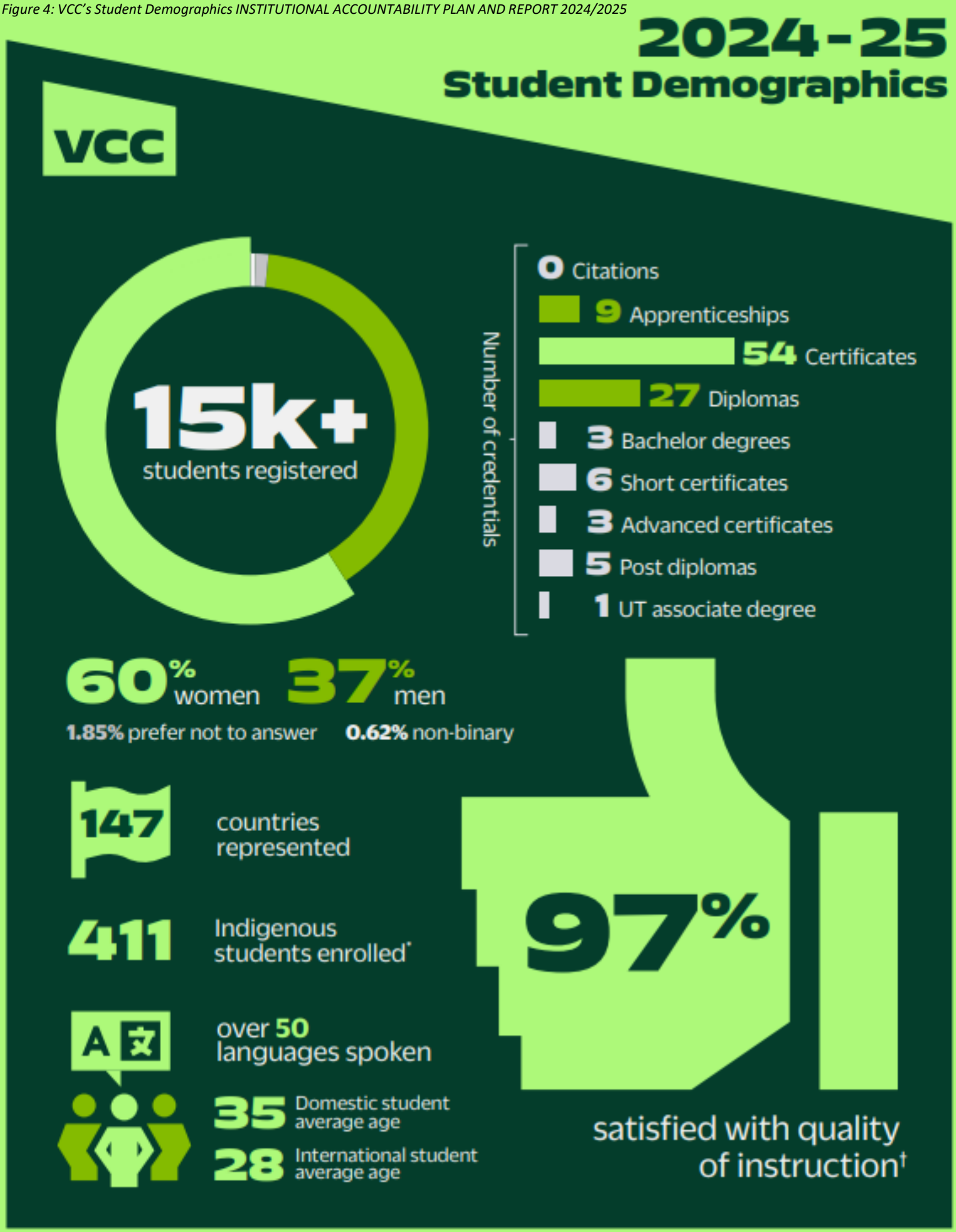
VCC's Environmental Sustainability Strategy 2023-2028 provides the framework for embedding sustainable practices across the institution, reinforcing the principles of accountability, environmental stewardship, and collective action. The Strategic Energy Management Plan (SEMP) complements this strategy by focusing specifically on energy conservation and emission reductions, directly contributing to VCC's long-term sustainability goals.

The pillars of the Environmental Sustainability Strategy—Governance & Leadership, Carbon Reduction, Energy Conservation, Waste Management, and Climate Resilience—are foundational to both the strategy and the SEMP (Figure 3). These pillars drive specific actions, guidelines and policies to reduce the environmental impact of campus operations, while also promoting sustainable decision-making at every level of the organization. The SEMP builds upon these pillars by setting clear energy targets and implementing innovative projects that enhance VCC's sustainability performance, ensuring alignment between short-term energy goals and long-term institutional sustainability

Table 2: Organization Profile

Organization Profile				
PEOPLE	Sector	Education (post-secondary)		
	Number of Full Time Students (2024/25 – approximate):	9,135	Number of Sites:	Two sites: Downtown campus 34,030 m^2 Broadway campus 37,719 m^2
		For further info in demographics see Figure 4		
OPERATIONS	Energy Management Issues / Obstacles	Availability of funding for energy efficiency projects; Limited sub-metering, particularly natural gas at Downtown campus and Electrical at Broadway campus. Energy awareness and behavioural change amongst faculty, staff, and students. Transient student population.		
	Core Business Metrics	1. Building floor area (m^2) 2. Full-time equivalent (FTE) students 3. Classroom hours		
	Business Year	April 1st to March 31st		
	Budget Cycle	April 1st to March 31st		
	Operations/Maintenance Budget *(includes salaries, supplies, janitorial)*	2024/25: $5,541,893		
	Utilities Budget* *(Elec, Gas, Steam, Water)*	2024/25: $1,101,898		
	Energy Efficiency Projects (Capital)	2024/25: $800,000		

Figure 4: VCC's Student Demographics INSTITUTIONAL ACCOUNTABILITY PLAN AND REPORT 2024/2025



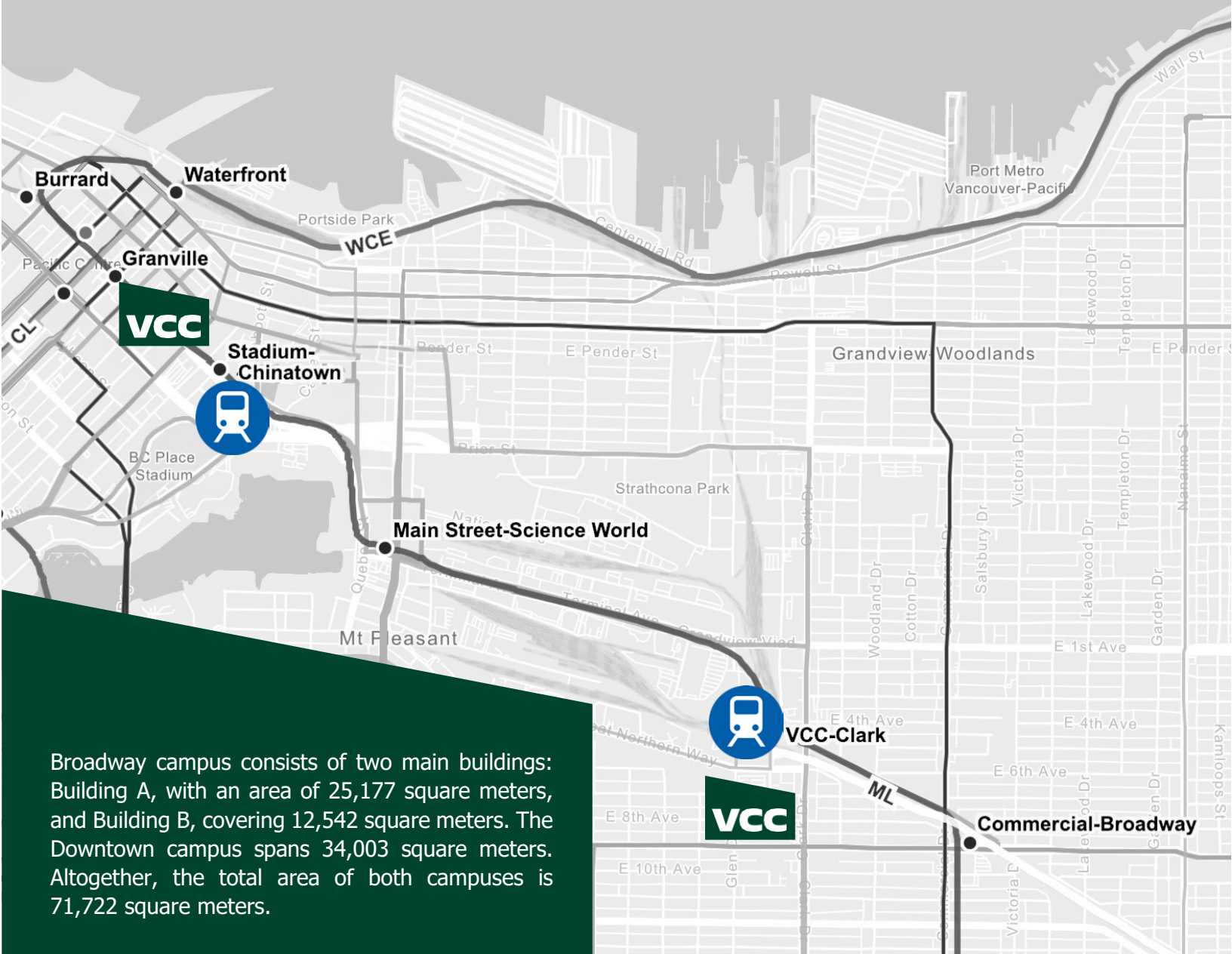
* Student Transitions Project (STP) Fall 2024 submission

† 2024 BC Student Outcomes Survey of former Diploma, Associate Degree and Certificate Students; data prepared by BC Stats

Facility Profile

VCC is proud to operate two Metro Vancouver campuses, serving more than 15,000 students in 2024/2025, each offering specialized programs with distinct energy profiles. **Downtown campus** is located at 250 West Pender Street. **Broadway campus** is located at 1155 East Broadway.

- Adult Special Education
- Baking
- Business
- CAD and BIM (Drafting)
- Counselling Skills
- Culinary Arts
- Dental
- Early Childhood Care and Education
- Esthetics Fashion
- Graphic Design
- Hairstyling
- Hospitality
- Management
- Information Technology
- Jewelry Art and Design
- Academic Upgrading
- Automotive Collision and Refinishing
- Automotive Service
- Deaf and Hard of
- Hearing English as a Second Language
- Health Care
- Heavy Mechanical Trades
- Instructor Training
- Music
- Nursing
- Electronics Repair Technology
- Sign Language
- University Transfer
- Visually Impaired



Broadway campus consists of two main buildings: Building A, with an area of 25,177 square meters, and Building B, covering 12,542 square meters. The Downtown campus spans 34,003 square meters. Altogether, the total area of both campuses is 71,722 square meters.

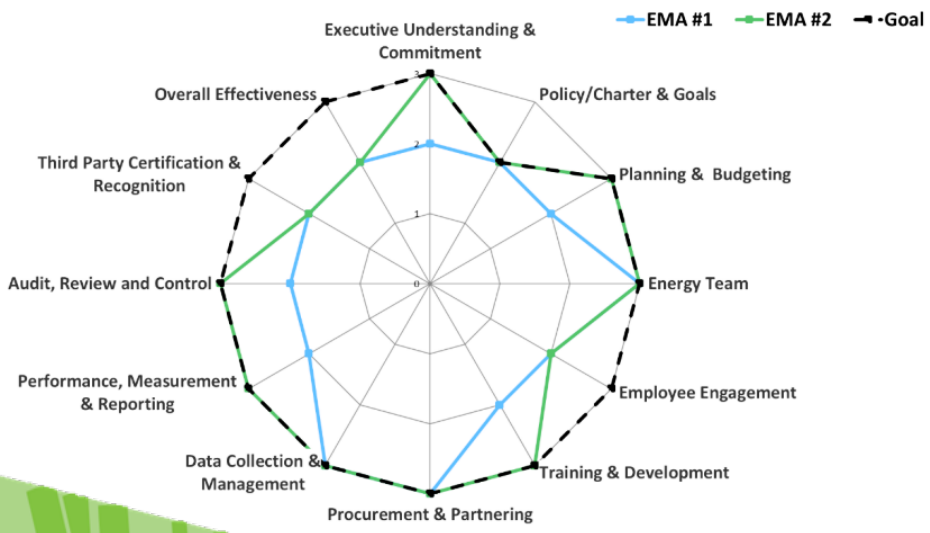
Funding

During the Fiscal year 2024/25, VCC allocated approximately $400,000 to fund various energy conservation projects at both the Downtown and Broadway Campuses. These projects encompassed several initiatives, including upgrading of Direct Digital Control (DDC) system upgrades, heat pump replacement, LED retrofits, and the upgrade of walk-in coolers and freezers from water-based to air-based systems

For the fiscal year 2025/26, a budget exceeding $150,000 has been allocated for several energy conservation initiatives, including continuing optimization of Direct Digital Control (DDC) system and heat pump replacement. The kitchen electrification project is a multi-year initiative and will be reflected in the next SEMP, as it is still in the early stages of the design phase.

In the upcoming years, VCC will take a proactive approach by presenting a thorough project list that prioritizes energy efficiency, climate change mitigation, and responsible resource management during the budget planning process. We will allocate funds for these projects on a case-by-case basis, considering factors like projected payback, sustainability, and alignment with VCC's Green Purchasing Policy to contribute to addressing climate change.

Figure 5: VCC's Energy Management Assessment 2025



Energy Management Assessment (EMA)

Every two years, VCC participates in the BC Hydro–sponsored Energy Management Assessment (EMA). The purpose of this assessment is to evaluate the organization's energy management practices, benchmark progress over time, and identify opportunities for continuous improvement.

VCC completed EMA #1 in 2022, which established a baseline for energy management maturity across the organization. EMA #2 was conducted in 2025, providing an updated assessment and enabling measurement of progress against both the 2022 baseline and established best-practice goals. Insights from both EMAs are used to inform action planning, prioritize initiatives, and strengthen VCC's overall energy management program.

Priority Areas Identified Through EMA

1. Planning & Budgeting
2. Performance Measurement & Reporting
3. Third Party Certification & Recognition
4. Overall Effectiveness
5. Policy/ Charter & Goals
6. Energy Team
7. Employee Engagement
8. Training & Development
9. Procurement & Partnering
10. Data Collection & Management
11. Audit, Review & Control

Since the completion of EMA #2 in 2025, VCC has made tangible progress in addressing priority areas and has incorporated EMA findings into operational planning and capital decision-making. The next EMA is scheduled for January 2027, which will be used to reassess progress and identify new opportunities for improvement. See Appendix C: Energy Management Assessment (EMA) Results

Progress on EMA priorities

VCC remains on track to address EMA-identified priorities and will formally reassess progress through the next Energy Management Assessment planned for January 2027. A comparison between EMA #1 (2022) and EMA #2 (2025) demonstrates meaningful progress in several key areas.

Executive Involvement

VCC has engaged senior leadership to promote sustainability initiatives, such as the Moss Ball Workshop and Go by Bike Week, aligning with VCC's Environmental Sustainability Strategy.

Planning & Budgeting

ESAG established a framework to prioritize projects aimed at reducing energy consumption and GHG emissions. VCC is incorporating GHG cost forecasting into business cases with support from CleanBC and BC Hydro programs.

Performance Measurement & Reporting

Success stories and KPIs are shared across the campus to enhance engagement, with plans to display these in key areas to promote energy conservation.

Employee Engagement

Since 2018, VCC has conducted three annual energy awareness campaigns, including the Shutdown and Energy Wise Network campaigns, with the 2025/2026 campaign currently in execution.

Training & Development

VCC staff are encouraged to attend BC Hydro sessions and energy-related conferences to stay informed on best practices in sustainability and energy management.

Key Performance Indicators

Energy

To help track energy performance improvements over time VCC uses two key performance indicators (KPIs). The first is a metric of energy performance compared to the building area in square meters. This is known as the building's energy use intensity (EUI) and is a metric that allows VCC to track progress on energy and emissions reduction even as they add or subtract floor area from year to year.

The second metric compares energy performance with the number of full-time equivalent students to account for changes in student population growth over time which may also impact energy consumption due to higher building utilization rates (e.g., more classes over a longer day to meet growing student instructional needs).

These are comparative metrics VCC can use to try and ensure that any new buildings added to their portfolio have a net positive impact on VCC's overall energy use intensity scores. Figure 3 shows the progressive improvements VCC has made both in terms of annual energy intensity by student and by floor area from 2007 to 2024 compared to VCC's EUI targets.

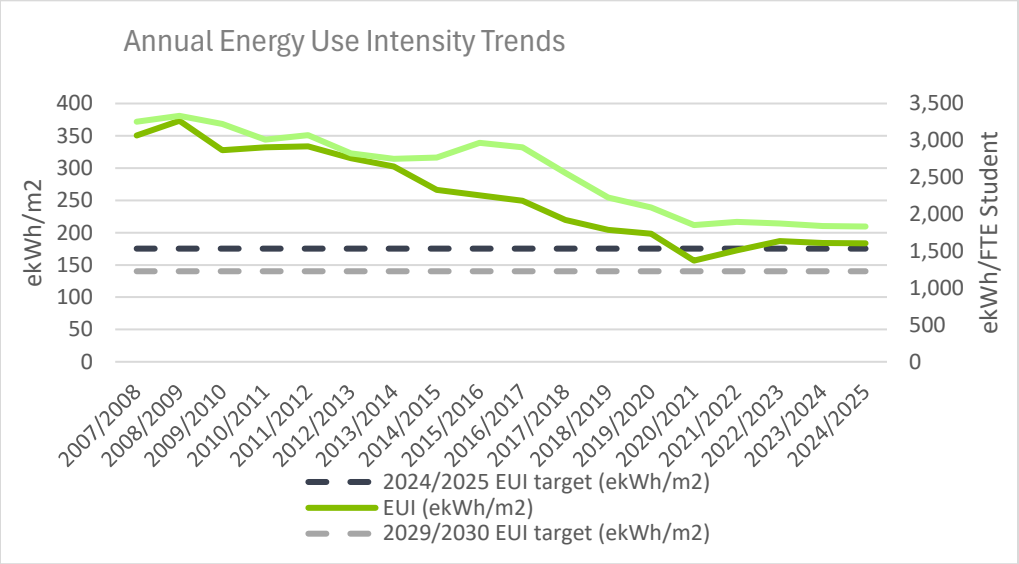


Figure 3. VCC's historic annual building energy intensity compared to future targets

Emissions

VCC also tracks their GHG emissions intensity (GHGi) in tonnes of carbon per meter squared and as of the 2024/2025 fiscal year had already met their 2030 target of a 60% reduction below 2007 levels (4).

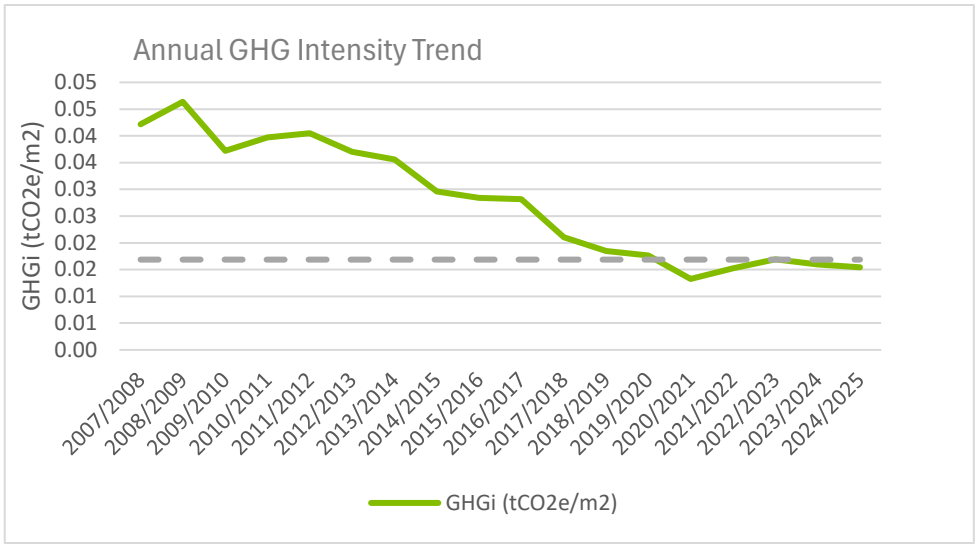


Figure 4. VCC's Annual Greenhouse Gas Intensity Trend

Electricity accounted for 58% of total energy consumption and 73% of total energy costs. Natural gas accounted for 37% of total energy consumption and 19% of total energy costs. Purchased steam accounted for 5% of total energy consumption, and 8% of total energy costs. 8 shows the downward trend of historical annual energy consumption and the relatively steady energy costs for both campuses from 2007/2008 – 2024/2025.

Table 3: Facility Energy Consumption and Cost Profiles

Campus	Building	Energy Consumption (eMWh)				Total Energy Cost ($)	Energy Intensity (eMWh/ m^2)	Total Energy Cost Intensity ($/eMWh)
		Natural Gas	Electricity	Steam	Total			
Broadway	Building A&B	3,850	3,412	N/A	7,262	$454,900	28,442	$12.19
Downtown	Downtown	1,011	4,278	592	5,881	$500,500	13,225	$14.72
All VCC		**4,861**	**7,691**	**598**	**13,143**	**$960,400**	**23,010**	**$13.34**

A comparison of the total annual utility energy consumption and the total annual utility cost breakdowns for the 2024/2025 fiscal year are shown in Table 4 above and Figure 5, Figure 6 &Figure 7 below.

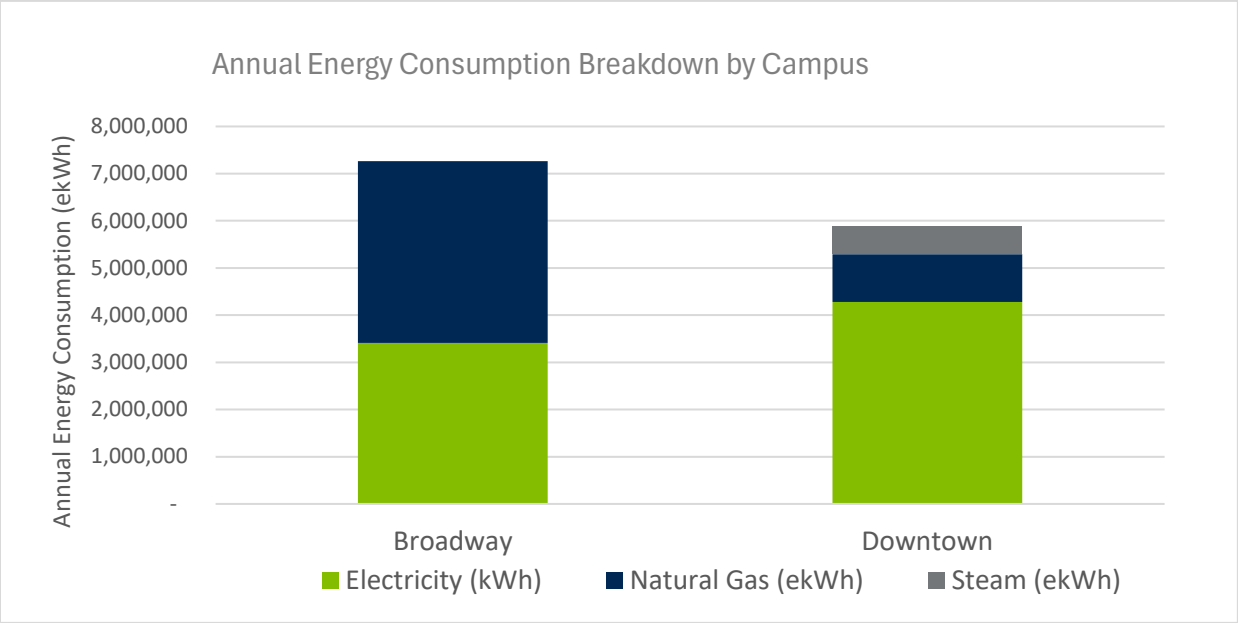


Figure 5. Energy consumption breakdown by campus and energy type for fiscal year 2024/2025

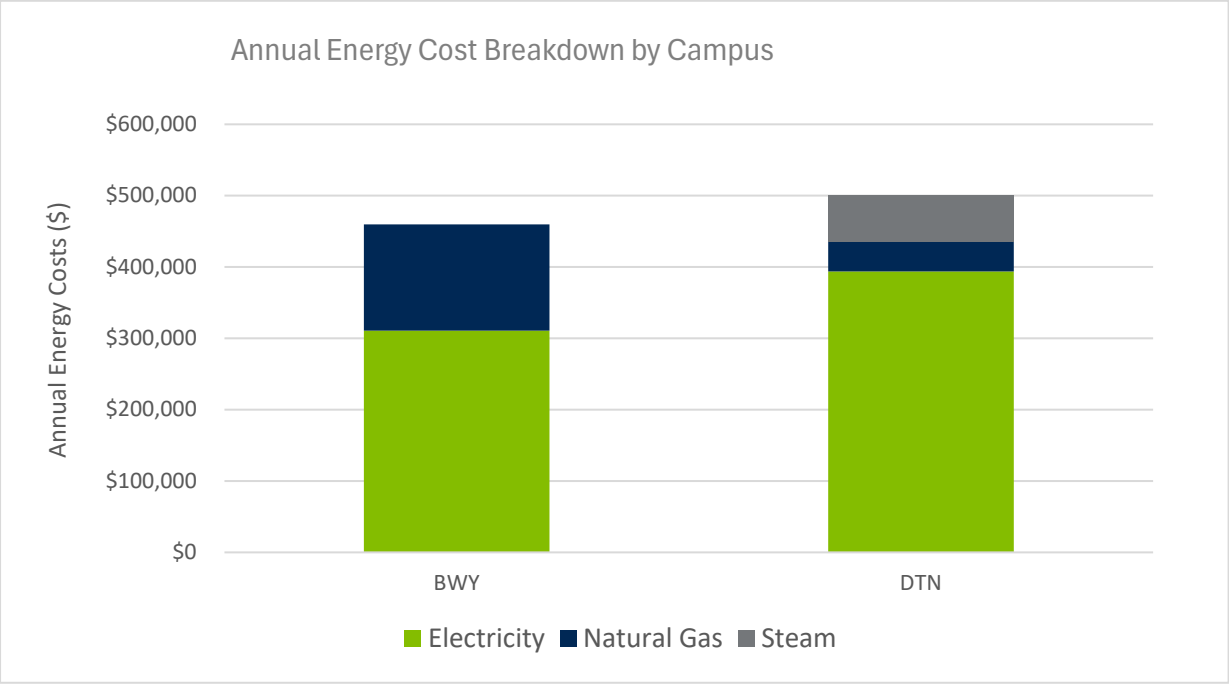


Figure 6. Energy cost breakdown by campus and energy type for fiscal year 2024/2025

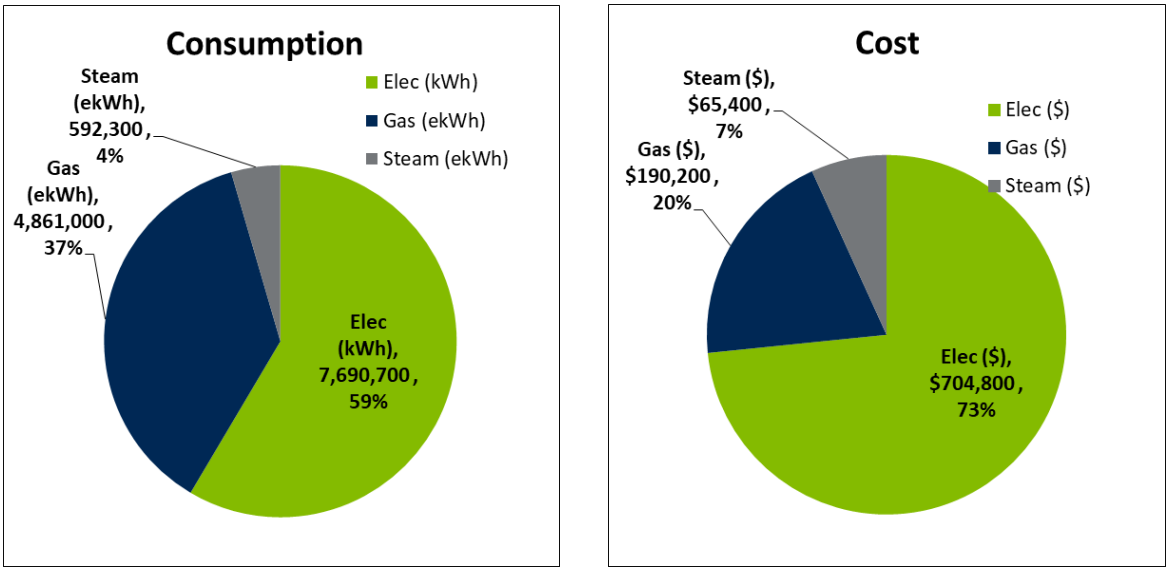


Figure 7: FY 2024/25 Total Annual Energy Consumption and Cost Comparison by Energy Source

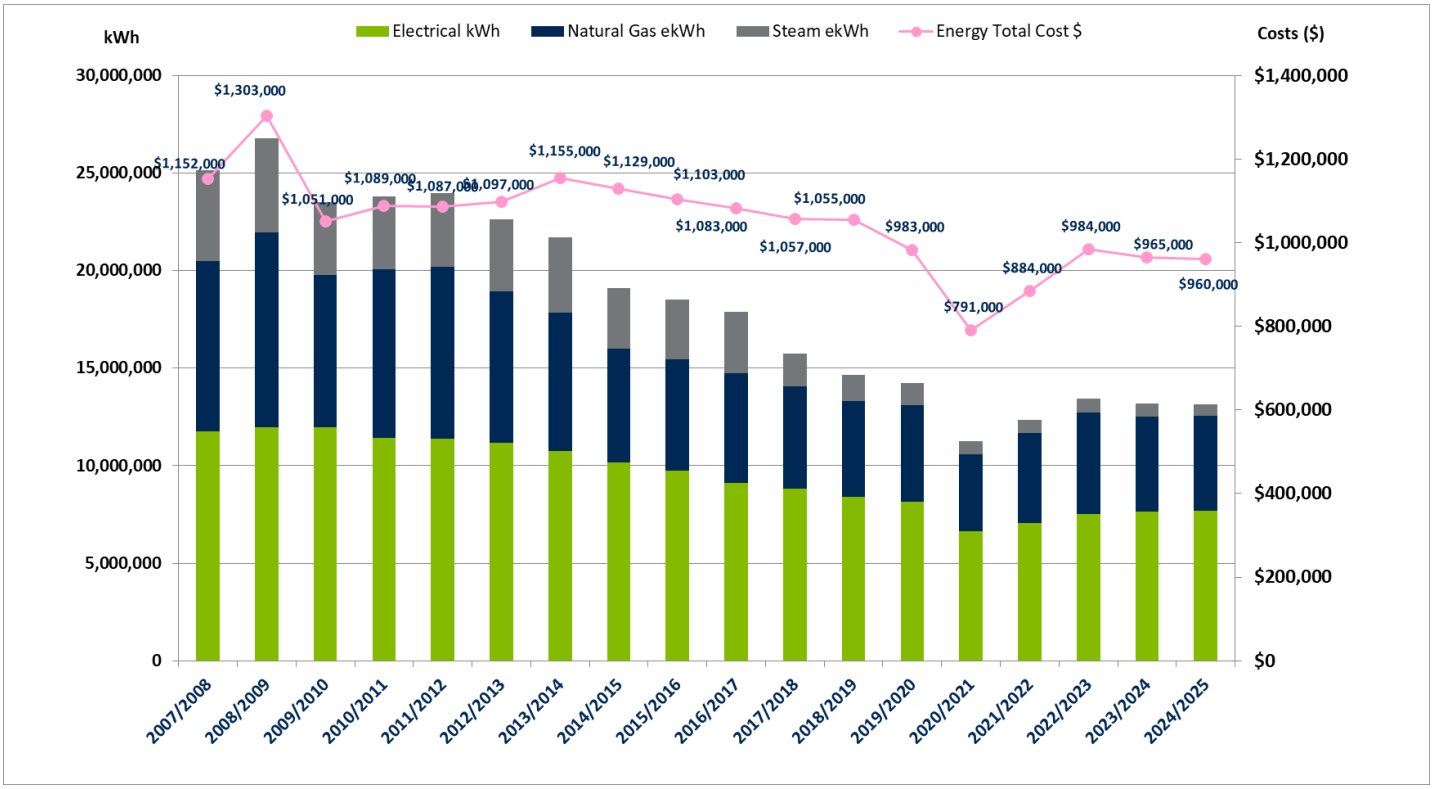


Figure 8: Historical Energy Consumption and Cost – both campuses

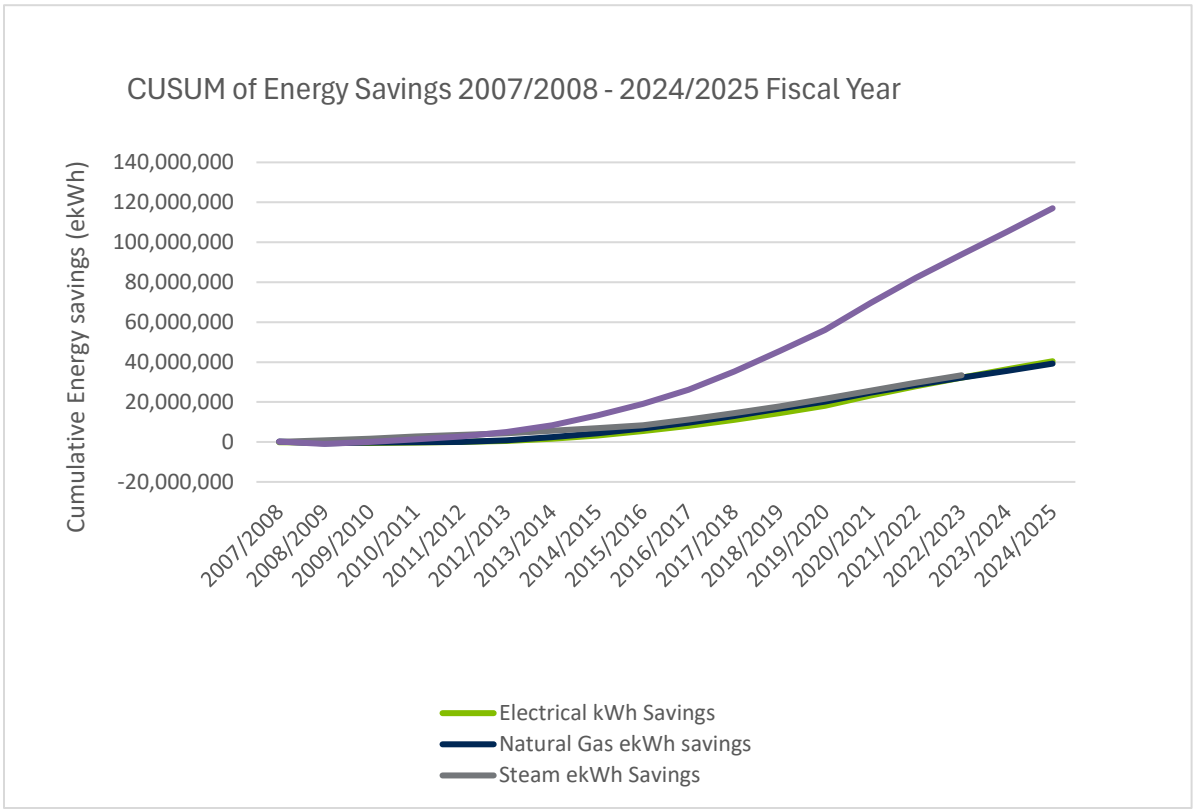


*Figure 9: Cumulative Sum of **Energy Savings** for VCC until December 2025*

This section of the SEMP tracks the energy savings in comparison to a 2007 baseline and provides the means necessary to track success towards the energy reduction target as set in Section 1.1.

As shown in Figure 9, by the end of Fiscal Year 2024/25 the cumulative energy savings since the base period is positive, representing **a decrease in consumption in comparison to the base period**.

The total energy saved between Fiscal Year 2007/2008, and Fiscal Year 2024/2025 is over 100,000,000 ekWh.

A breakdown of Energy Savings per year for VCC is shown in Table 5 below.

*Table 4: Summary of Cumulative Sum Energy Savings by Year – **VCC***

Fiscal Year	Electrical Savings -kWh	Natural Gas Savings - GJ	Steam Savings - GJ	Energy Total Savings - ekWh
2007/2008	-65,223	661	200	
2008/2009	-368,187	-2,397	155	-990,998
2009/2010	-536,051	-925	2,751	-28,888
2010/2011	-264,584	-652	6,040	1,231,982
2011/2012	39,257	-74	9,603	2,686,292
2012/2013	573,495	2,910	12,862	4,954,490
2013/2014	1,565,529	8,643	15,739	8,338,348
2014/2015	3,289,424	15,870	20,014	13,257,339
2015/2016	5,412,788	24,387	24,858	19,091,934
2016/2017	8,105,370	34,876	29,954	26,113,574
2017/2018	11,031,576	46,960	40,362	35,287,599
2018/2019	14,412,891	60,097	51,989	45,547,980
2019/2020	18,068,519	72,589	64,276	56,086,635
2020/2021	23,184,670	88,636	78,150	69,513,994
2021/2022	27,929,660	102,967	92,229	82,150,624
2022/2023	32,167,190	115,868	106,526	93,943,454
2023/2024	36,371,877	128,031	120,234	105,334,491
2024/2025	40,421,537	141,212	134,569	125,515,264

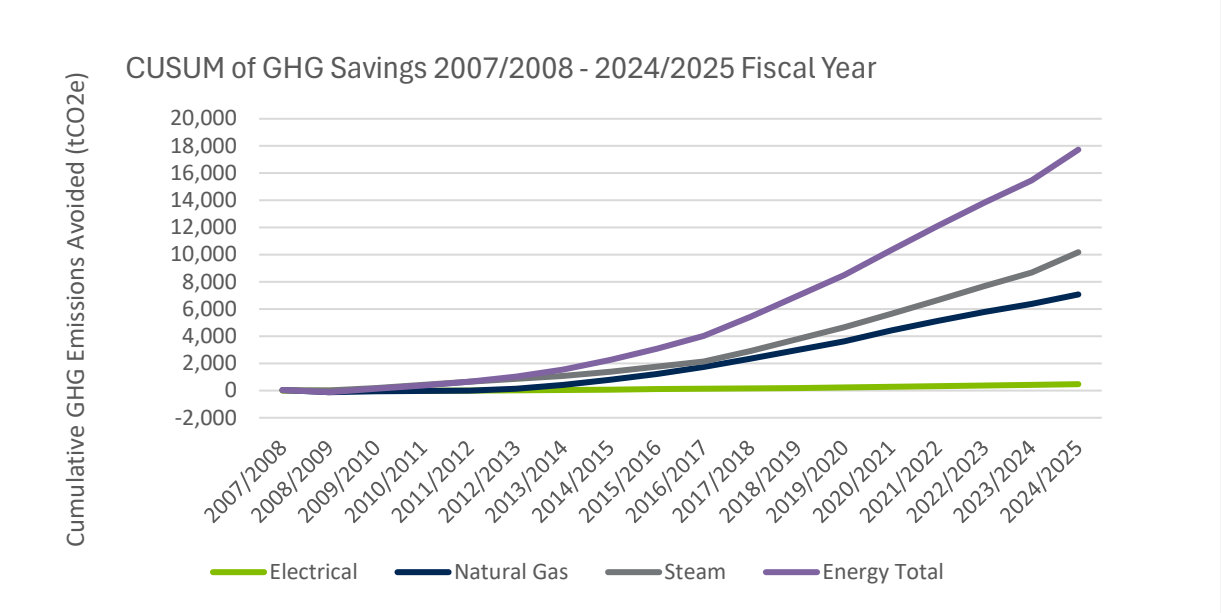


*Figure 10: Cumulative sum of GHG **emission avoidance** – since 2007/08 base period[1]*

The cumulative GHG emission avoidance by the end of Fiscal Year 2024/25 is approximately 17,500 tonnes of tCO_2e.

Table 5: Cumulative Summary of Emission Avoidance by Year (Tonnes of equivalent CO_2) – VCC

Fiscal Year	Electricity	Natural Gas	Steam	Energy Total
2007/2008	-2	33	14	45
2008/2009	-9	-119	10	-118
2009/2010	-13	-46	186	128
2010/2011	-5	-32	409	372
2011/2012	5	-4	651	652
2012/2013	20	144	872	1,037
2013/2014	44	427	1,069	1,545
2014/2015	78	782	1,387	2,256
2015/2016	109	1,209	1,752	3,077
2016/2017	142	1,735	2,135	4,017
2017/2018	170	2,344	2,919	5,431
2018/2019	196	3,005	3,783	6,976
2019/2020	225	3,634	4,660	8,505
2020/2021	272	4,440	5,643	10,335
2021/2022	320	5,161	6,663	12,117
2022/2023	369	5,809	7,690	13,837
2023/2024	415	6,420	8,676	15,476
2024/2025	472	7,074	10,181	17,727

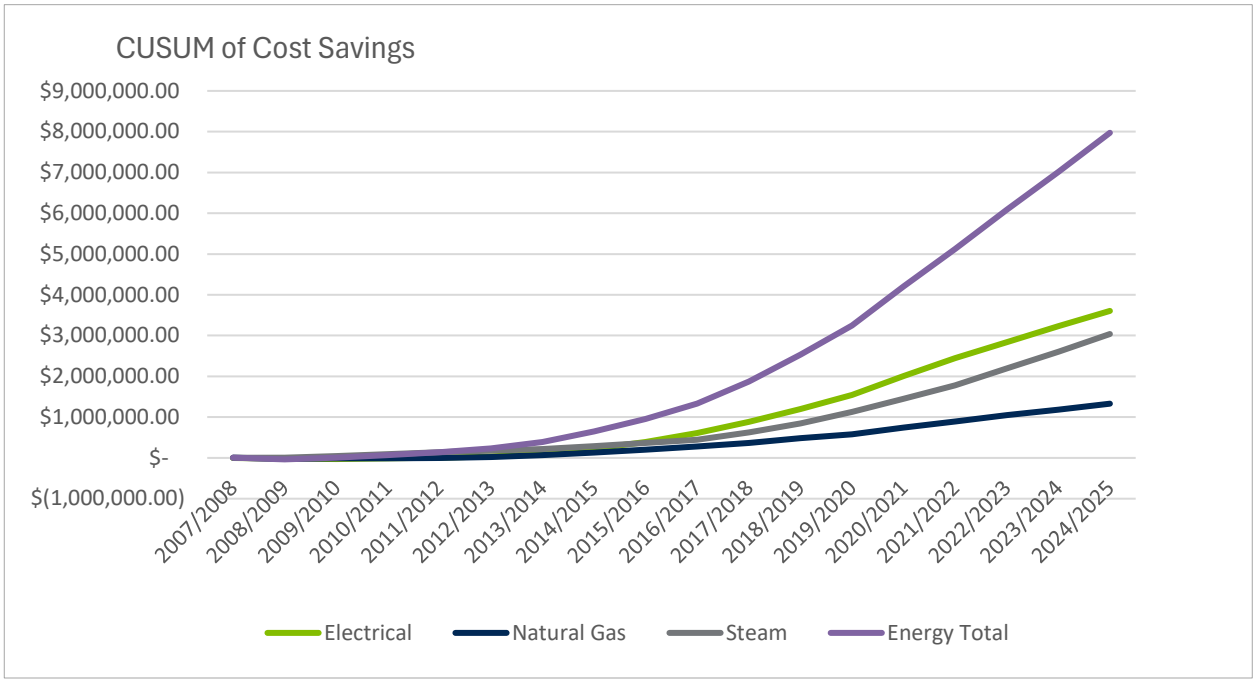


*Figure 11: Cumulative sum of **cost avoidance** – since 2010/11 base period*

Avoided Energy Cost

Cost Avoidance is avoided spending, not necessarily decreased spending. If an energy project is implemented that yields consumption savings, but energy rates increase at the same time, then looking at the actual cost savings/decrease in the bills will not show the full cost that was avoided. In other words, if that same project had not been implemented and energy rates increased, then more would have been spent than beforehand. So, by looking at avoided cost rather than just actual cost savings, the full financial impact of the energy management initiatives is captured.

Similarly, as for energy, the same CUSUM chart for energy cost avoidance can be generated, as shown in Figure 11. As shown below, the cumulative energy cost avoidance by end of Fiscal Year 2024/25 is nearly $8,000,000.

Table 6: Summary of Cost Avoidance by Year – VCC

Fiscal Year	Electrical	Natural Gas	Steam	Energy Total
2007/2008	-3,293	6,690	3,484	6,934
2008/2009	-17,782	-23,129	4,993	-35,918
2009/2010	-27,928	-11,429	42,060	2,703
2010/2011	-13,706	-8,566	89,414	67,142
2011/2012	4,962	-3,595	138,610	139,977
2012/2013	34,773	19,186	178,225	232,184
2013/2014	97,973	70,719	218,726	387,418
2014/2015	224,144	133,498	290,760	648,402
2015/2016	393,670	199,398	364,528	957,597
2016/2017	613,699	278,738	443,080	1,335,516
2017/2018	883,907	366,043	627,310	1,877,260
2018/2019	1,201,757	486,092	848,752	2,536,600
2019/2020	1,542,507	577,627	1,130,360	3,250,494
2020/2021	2,005,466	745,690	1,450,333	4,201,489
2021/2022	2,448,868	895,550	1,781,614	5,126,032
2022/2023	2,841,165	1,047,887	2,194,991	6,084,042
2023/2024	3,232,816	1,179,780	2,601,253	7,013,849
2024/2025	3,604,952	1,329,929	3,038,355	7,973,237

Our Actions

Project Selection and Prioritization

The decarbonization, climate resilience, and continuous optimization studies are currently being undertaken by VCC. These studies will yield an extensive and detailed inventory of strategic opportunities aimed at reducing energy consumption and greenhouse gas emissions, while simultaneously enhancing the institution's capacity to adapt to future climate-related challenges. VCC will evaluate and prioritize projects for implementation each year based on the following criteria:

- Potential emissions reduction, contributing to institutional decarbonization goals
- Scope of projected energy savings, improving operational energy efficiency
- Budget and total capital and operational costs associated with project implementation
- Remaining lifespan of current infrastructure and systems to ensure timely interventions
- Cost-benefit analysis, including metrics such as energy saved per dollar (kWh/$) or greenhouse gas reduction per dollar (GHG/$)
- Alignment with the Sustainability Tracking, Assessment & Rating System (STARS), ensuring projects advance sustainability certification efforts
- Opportunities for leveraging external funding sources, such as government incentives, grants, or partnerships
- Consideration of technical constraints and challenges related to energy conservation and project

This means that VCC's energy program and our buildings needs to be responsive and resilient to changing circumstances. The iterative nature of the SEMP and VCC's Risk Registry are some of the tools that the energy team uses to regularly review and respond to changes over time.

Projects Completed 2024/2025

- **Energy Conservation and Awareness**:

In 2024/2025, air purifiers became the focus of the second operational standard through a targeted behaviour change campaign aimed at reducing phantom electricity consumption and improving building temperature stability. The initiative included reviewing areas with air purifier and fan use, promoting energy-efficient devices with automatic shutdown features, and educating the community on VCC standards and procedures related to equipment use and energy savings.

Mechanical plug-in timers were purchased and distributed to support energy conservation. Estimated annual savings from this measure are approximately 12,488.2 kWh for air purifiers and 3,679 kWh for fans.

- C**ontinuing Optimization**

Operational optimization is delivering measurable energy reductions without major capital upgrades by refining schedules, control logic, ventilation strategies, and heating and cooling performance across both campuses.

Broadway Campus: achieved confirmed expected annual electrical savings of approximately 322,497 kWh through heating and cooling system recommissioning and operational control improvements. The project focused on sustaining existing measures and implementing targeted adjustments to optimize system performance and reduce energy consumption.

Downtown Campus, achieved confirmed expected annual electrical savings of approximately 134,565 kWh through heating and cooling system optimization and operational improvements. The initiative enhanced system efficiency by refining controls and maintaining performance gains through continuous commissioning practices.

Electric Fleet and EV Charging Stations

At the Broadway Campus, VCC has expanded its electric vehicle infrastructure with the installation of its fifth EV charging station, supporting the Freightliner eCascadia, an all-electric Class 8 semi-truck. This vehicle was acquired to provide hands-on training for technicians working with next-generation, heavy-duty electric transportation.
In addition, VCC has added a Rivian R1T electric pickup truck to its fleet, further enhancing student learning opportunities in advanced electric drivetrain and battery technologies.

At the Downtown Campus, VCC has continued to advance its low-carbon fleet initiatives through the introduction of an electric forklift. This equipment supports daily campus operations while reducing on-site emissions and operational noise. VCC also operates an electric forklift at the Broadway Campus, where it is actively used as a student training aid, providing practical, hands-on learning opportunities and reinforcing the college's commitment to sustainable operations and applied education.

The Path Forward

This section's analysis will be used to set achievable, yet visionary targets for the future of VCC campuses. The term 'net zero' can refer to both energy and emissions. A net zero energy building is one that achieves high performance with minimal energy use and meets its energy needs through heat recovery and locally generated renewable sources, such as BC electricity and renewable energy. VCC's path to net zero will involve various projects in the following categories:

Energy Efficient & Environmentally Sustainable Behaviour

Majority of VCC's projects completed to date are of the first category - "Energy efficiency and Behavioural initiatives". VCC has had great success in achieving 48% reduction by end of FY 2024/25 in this category and there are still opportunities to reduce further energy and emissions via energy efficiency.

Fuel Switching

Fuel switching initiatives focus on advancing electrification through planned capital projects and infrastructure upgrades. Key initiatives include a multi-year program to transition selected culinary teaching kitchens and baking spaces to electric systems, alongside the development of new electric demonstration kitchens, supported by electrical capacity and transformer upgrades aligned with BC Hydro requirements. These projects contribute to emissions reduction while improving operational efficiency and supporting VCC's long-term decarbonization goals.

Renewable Energy

At VCC, there is significant potential to integrate renewable energy solutions to reduce environmental impact. One such opportunity is the installation of photovoltaic (PV) solar panels on the roofs of Broadway campus buildings, which would enable on-site electricity generation. Additionally, the Downtown campus stands to benefit from Creative Energy's planned shift to biomass as a fuel source for its steam utility by 2025. This change is expected to substantially reduce emissions associated with the campus's steam consumption.

While specific reduction levels for these initiatives continued to be defined, the potential for emissions and energy consumption reductions is considerable. This will depend on the effectiveness of current and future energy efficiency strategies, including the integration of renewable energy sources and behavioural changes on campus.
Energy efficiency and Behavioural

Campus Growth

VCC is expanding its Broadway campus with the new Centre for Clean Energy and Automotive Innovation (CCEAI), a key component of the college's broader Campus Plan. The facility is being designed and constructed to meet LEED Gold performance standards, supporting high levels of energy efficiency and sustainability, although formal certification will not be pursued. The Campus Plan envisions VCC's campuses as vibrant hubs of academic excellence, innovation, and community engagement, advancing both educational and environmental priorities. Featuring a hybrid mass-timber and concrete structure, the building will integrate advanced sustainable technologies and materials to improve energy performance and reduce greenhouse gas emissions. The design process also incorporates Indigenous perspectives, drawing inspiration from the pre-settlement history of the land and the symbolic significance of the Coast Salish canoe, reflecting VCC's commitment to sustainability, reconciliation, and long-term community impact.

Sustainability Tracking, Assessment & Rating System (STARS)

STARS is a framework developed by the Association for the Advancement of Sustainability in Higher Education (AASHE). VCC has integrated the STARS framework into its operations, projects, and Environment and Sustainability strategy to guide performance tracking and continuous improvement across academics, operations, and engagement. The college plans to pursue STARS certification in the future, using the framework to strengthen sustainability leadership, transparency, and accountability while advancing long-term goals related to carbon reduction and energy conservation.

Maximize External Funding

VCC actively seeks external funding opportunities to help pay for energy conservation and emissions reduction projects and maximize the number of projects that can be completed in a fiscal year. This includes actively monitoring and applying for utility, provincial, and federal funding opportunities. The work that VCC is doing this year to identify a variety of energy conservation, emissions reduction and climate resilience projects will help increase the chances of matching known project opportunities to funding program requirements.

Planned Actions (Project List)

To enable VCC to achieve the reduction target outlined in Section 0, cost-effective energy management initiatives will be undertaken. In addition to energy savings potential, the initiatives taken will also be selected based on non-energy benefits, including occupant comfort, equipment reliability, maintenance costs, and operational improvements.

Broadway Campus

Controls Optimization and Continuous Commissioning

- Direct Digital Control (DDC) upgrades, including conversion from pneumatic controls to electronic thermostats
- Integration and control optimization of doorway heaters to improve comfort and reduce air losses
- Continuous Optimization (C.Op.) implementation and sustainment measures

Lighting and Electrical Efficiency

- LED lighting upgrades in Automotive and Diesel training areas, including lighting controls and reduced operating hours.

Mechanical Systems Optimization

- Domestic hot water system investigation and upgrades (Buildings A and B), including recirculation performance review, mechanical consulting, and motherboard replacements.

Transportation Energy Management

- EV charging station submeters and monitoring for Automotive programs.

Downtown Campus

Electrification and Fuel Switching

- Downtown Kitchen Electrification Program (Phase 1 and Phase 2), including: Level 3 kitchen labs redevelopment, new electric kitchens and induction kitchen installation, baking lab electrification
- Electrical infrastructure upgrades supporting electrification, including transformer upgrades aligned with BC Hydro requirements

Controls Optimization and Continuous Commissioning

- DDC upgrades, including integration of three exhaust fans into DDC to prevent continuous operation
- Temperature control improvements in communication closets
- Continuous Optimization (C.Op.) implementation and sustainment measures

Building Envelope and Infrastructure

- High-albedo roofing materials incorporated into Downtown roof replacement project.
- Window replacement.

Mechanical Systems Optimization

- Heat pump replacement program supporting refrigerant phase-out (R22 and R410 transition)

Table 7: Summary of Potential Energy Savings Projects – Three Fiscal Years

Fiscal Year	Project	Location	Projected Completion Date	Potential Electrical Savings (kWh)	Potential Other Fuel Savings (GJ)	Potential Total Savings (Energy + Operational) ($)	Total Cost ($)	BC Hydro/ Fortis BC Incentive ($)	Projected Total Cost incl. Incentive ($)
2023/24 2024/25 2025/26	Behavioral Change Program	VCC	Mar-25	60,000	0	$3,600	$9,000	$3000	$6,000
2023/24	Dimming Controls for Corridors	BWY	Mar-24	7,300	0	$700	$25,000	$0	$25,000
"	Lighting Upgrades Controls	BWY	Mar-24	1,400	0	$100	$5,000	$0	$25,000
"	Dimming Controls for Classrooms	BWY-B	Mar-24	30,000	0	$1,800	$65,000	$0	$65,000
2023/24 2024/25	Continuous Optimization investigation	DTN	Mar-25	-	-	-	$40,000	$40,000	$0
"	Continuous Optimization Investigation	BWY	Mar-25	-	-	-	$40,000	$40,000	$0
2025/26	Continuous Optimization Implementation	DTN	Mar-26	158,000	200	$12,100	$24,000	$0	$24,000
"	Continuous Optimization Implementation	BWY	Mar-26	115,300	500	$13,400	$26,000	$0	$26,000
	Total			**372,000**	**700**	**$31,700**	**$234,000**	**$83,000**	**$171,000**

Table 8: Summary of Potential Electrification Projects – Three Fiscal Years

FY	Project	Location	Projected Completion Date	Potential Electrical Savings (kWh)	Potential Other Fuel Savings (GJ)	Potential Total Savings (Energy + Operational) ($)	Total Cost ($)	BC Hydro/Clean BC Incentive ($)	Projected Total Cost Incl. Incentive ($)
2024/25	Culinary School Induction Equipment	DTN	Mar-24	-111,000	570	$1,000	TBD	TBD	TBD
2024/25 & 2025/26	Kitchens' Make-up Air Units Replace with Heat Pumps	DTN	Mar-26	-249,000	3,230	$24,000	TBD	TBD	TBD
	Total			**-460,000**	**5,300**	**$34,000**	**TBD**	**TBD**	**TBD**

Appendix A: Stakeholders

VCC BC Hydro Energy Manager Program Consultants:

Since 2013, VCC has partnered with BC Hydro through their Energy Manager Program to develop and implement our Strategic Energy Management Plan (SEMP). The SEMP supports VCC's commitment to increase energy efficiency and conservation by providing a framework for reducing energy consumption and its associated environmental impacts.

Ron Mastromonaco	Key Account Manager BC Hydro
Jason Lee	Program Manager BC Hydro

VCC's Executive Support

Executive leadership support is critical to the effective implementation of SEMP and its alignment with the broader VCC Strategic Innovation Plan (SIP). Together with the President and Vice President of Administration & International Development, the executive leadership team plays a pivotal role in the advancement of initiatives that enhance energy management and sustainability across the institution. Their collective leadership ensures that these efforts are not only prioritized but also integrated into the college's long-term framework for innovation and sustainable development.

Ajay Patel	President & CEO
Ian Humphreys	Vice President Administration & International Development
David Wells	Vice President Academic and Applied Research
Jane Jae-Kyung Shin	Vice President Students and Community Development
Kate Dickerson	Vice President People Services
Elmer Wansink	Associate Vice President Information Technology and CIO
Tannis Morgan	Associate Vice President Academic Innovation
Clayton Munro	Associate Vice President Student and Enrolment Services
Charnelle McClure	Executive Director Marketing and Communications
Jamie Choi	Executive Director Financial Services and CFO
Surinder Aulakh	Executive Director Safety/Security, Risk and Privacy Management

VCC's Energy Management Team

VCC's energy management team takes the lead in our energy management efforts. Meeting monthly, the team reviews commitments, guidelines, procedures, and budgets, ensuring that VCC stays on track to meet GHG reduction targets. Additionally, discussions in these meetings increasingly focus on climate adaptation initiatives aimed at reducing risks associated with climate change.

Diana Cabrero Purata	Manager of Environment and Sustainability
Wendy Lannard	Interim Director, Facilities Management, Director Construction Mgmt
Ross McPherson	Associate Director, Facilities Management
Mani Minouei	Associate Director, Campus Plan & Construction Management
Steve Horn	Manager Capital Projects
Ron Singh	Facilities Manager
David Schmittling	Facilities Manager
Stephen Burns	Building Services Manager
Joshua Johnson	Building Services Manager

VCC's Environmental Sustainability Advisory Group (ESAG):

The Environmental Sustainability Advisory Group (ESAG) serves as VCC's official "green team," dedicated to advancing the college's commitment to environmental sustainability through the enhancement of existing initiatives and the introduction of new programs centered on climate justice and emergency management. Chaired by the Manager of Environment and Sustainability and supported by the Vice President of Administration and International Development, the ESAG advises the Senior Leadership Team on issues pertaining to environmental responsibility. The group actively develops and executes projects aimed at promoting sustainability within the college and its surrounding community. ESAG contributes to the Strategic Energy Management Plan (SEMP) by offering recommendations on energy conservation and sustainability initiatives, ensuring alignment with the college's long-term framework for innovation and sustainable development.

Diana Cabrero Purata	Manager Environment and Sustainability
Ian Humphreys	Vice President Administration & International Development
Sladjana Borovčanin	Director Facilities Management
Van Khanh Tran	Coordinator, VP Administration (Recording Secretary)
Harleen Kaur	Student Union Vancouver Community College (SUVCC) Representative
Clay Little	Associate Director Indigenous Education and Community Engagement
Skye Richards	VCCFA Representative, Instructor of Mathematics
Kalli Cartwright	Director Commercial Services
Peter Collins	Manager Food Services
Daniel Rohloff	CUPE 4627 Representative, Graphic Designer, Marketing
Trevor Maddern	Director Procurement
Vasya Molnar	Procurement Officer
Emily Drew	Registered Sign Language Interpreter, Interpreting Services
Erin Vickars	Department Assistant, Culinary
KJ Hills	Department Head, College and Career Access

Appendix B: Baseline Energy Use; Account Histories (table and charts samples)

In alignment with CleanBC's greenhouse gas (GHG) reduction targets, VCC has updated its baseline year for energy and emissions tracking to 2007. This ensures our reporting is consistent with provincial guidelines, which also use 2007 as the base year for GHG reduction goals. By adopting this baseline, we can more effectively track progress toward CleanBC's 2030, 2040, and 2050 targets, which seek a 40% reduction by 2030, 60% by 2040, and net zero by 2050. This change provides a clearer reflection of our long-term commitment to energy conservation and emissions reduction within the provincial framework.

Historically, VCC's previous Strategic Energy Management Plans (SEMP) used 2010/2011 as the baseline, predating the Energy Manager Program and coinciding with the year VCC became carbon neutral under BC's Carbon Neutral Government Regulation.

Switching to 2007 offers a more comprehensive view of our long-term energy performance and strengthens our alignment with CleanBC's GHG reduction framework.

Appendix C: EMA Results from 2024/2025

ACTION PLAN		
Topic	**Action**	**Progress**
PLAN		
Executive Involvement	Encourage executive sponsors to actively promote success stories and engage employees in energy efficiency and sustainability initiatives, fostering ongoing participation and lasting impact.	VCC's Sustainability department is continuously collaborating with ESAG and VP Ian Humphreys to enhance financial support for workshops, activities, and events aligned with the United Nations' Sustainable Development Goals and VCC's Sustainability Strategy. Examples include the moss ball workshop and Go by Bike Week.
	Utilize BC Hydro's coaching hours to help teams effectively strategize and align their efforts with energy efficiency, sustainability, and carbon reduction goals.	We will continue to leverage all available opportunities to strengthen energy management, including active participation in the Energy Wise Network and use of BC Hydro's coaching hours to help teams align efforts with energy efficiency, sustainability, and carbon reduction goals.
CHECK		
Performance, Measurement & Reporting	Improve KPI visualization to effectively engage the community in energy savings and efficiency through clear, impactful displays. Simplify and enhance data communication to make energy and efficiency insights more accessible and engaging.	Success stories with various **KPIs** are shared to help people understand the impact of their participation in behavioral campaigns and facilities energy savings projects. KPIs remain essential, and we continue to develop them for future use.
ACT		
Third Party Certification & Recognition	Investigate environmental/energy certifications beyond those required by the government and weigh the value of pursuing them. Even if the decision is not to pursue certification, the standards can be helpful in guiding energy management decisions.	VCC is aligned to the Sustainability Tracking, Assessment & Rating System (STARS). This is a transparent, self-reporting framework that helps institutions to advance their sustainability commitment. The main pillars are: Academics, Engagement, Operations, Planning and Administration.
Overall effectiveness	Increase awareness of VCC's role in the college's sustainability commitments through targeted training and engagement.	VCC has increased awareness through targeted training, engagement initiatives, and cross departmental collaboration, while supporting participation in frameworks such as STARS and integrating sustainability practices into planning and operations. This work will continue to evolve and expand.

Chart continues on next page

FUTURE IMPROVEMENTS AND SUSTAINABILITY		
Topic	**Action**	**Progress**
PLAN		
Policy/Charter & Goals	Collaborate with the ESAG to elevate operational-level GHG reduction targets to the policy level by integrating them into new or updated energy and environmental policies. Regularly publish goals, data, and achievements in the newsletter to enhance transparency, accountability, and engagement.	VCC's Environment and Sustainability policy is currently under review.
DO		
Energy Team	Continue developing and strengthening a cross functional Energy Team that brings together key stakeholders to support energy awareness, engagement, and alignment with institutional energy and sustainability goals.	This initiative has been underway since 2011 through ongoing collaboration and since 2024 led by the Sustainability Office, including stakeholder engagement, customized BC Hydro sessions, and integration with ESAG through shared membership and regular meetings. This work will continue as part of our long term approach to energy management.
Employee Engagement	Survey employees to assess energy efficiency and carbon reduction literacy, informing tailored engagement strategies.	We have been working towards be part of the VCC Well-being Survey 2026, about eco anxiety
	Establish an ongoing idea collection process to encourage continuous employee and student participation in sustainability initiatives.	Ongoing idea collection is supported through engagement activities, workshops, committees, and collaboration with students and staff. Ideas are also gathered through the Eco Grants program and implemented into Eco VCC initiatives, pilot projects, and operational improvements, supporting continued participation and community involvement.
	Develop key performance indicators (KPIs) to measure campaign effectiveness and enhance engagement strategies.	Different KPIs have been assigned to each campaign or event to support evaluation of effectiveness, track participation and outcomes, and improve engagement strategies through data informed decision making.
	Implement the ECO VCC email platform to foster student collaboration and idea sharing on sustainability and energy efficiency.	The ECO VCC email platform has been created and implemented to support student collaboration, communication, and idea sharing related to sustainability and energy efficiency initiatives.
Training & Development	Continue strengthening training and development opportunities by integrating energy awareness into staff engagement, encouraging participation in BC Hydro sessions, and supporting attendance at relevant climate, sustainability, and energy learning opportunities.	Training on Energy Management for the Energy Team has been ongoing since 2011, and broader VCC community engagement initiatives began in 2024. Through regular communications, targeted training, and participation in internal and external events and conferences, supported by initiatives coordinated by the Sustainability Office and Facilities, this work continues to build organizational capacity and remains a priority.
Procurement & Partnering	Enhance communication between procurement and other departments to facilitate the implementation of established goals, ensuring alignment and progress toward successful achievement	VCC continues strengthening collaboration between Procurement and other departments to support sustainability goals. Green purchasing practices advance through sector alignment and cross departmental relationships, supported by Procurement representation within ESAG to improve communication and coordination.
CHECK		
ACT		
Audit, Review & Control	Collaborate with Operations to identify opportunities for greater influence on facility maintenance and enhance transparency in documenting preventive measures.	Our operational services team conducts regular reviews to ensure that protocols and evolving standards are consistently followed.

Appendix D: Past Energy Efficiency and Behaviour Change Projects

Planned activities for **2014/15** included:

- **Random Acts of Green:** A competition to share photos of VCC's staff and students' green actions (From September to October 2014)
    - **Communications:** Recruitment to the Green Team and behaviour modeling through increased membership
    - **Training:** Instructions and training session for students on use of leak tags for compressed air distribution lines

Planned activities for **2015/16** included:

- **Infographic & Newsletter:** Updating the sustainability infographic on a quarterly basis and writing a newsletter (September, January, March, Summer)
- **Communications:** Two success stories on the technical projects
- **Student Promotions:** Support during Welcome Days for sustainability engagement

Planned activities for **2016/17** included:

- **Elevators Campaign:** Target students to use stairs instead of elevators
- **Room Booking Campaign:** Target Program assistants, Dean assistants, Department assistants who book the rooms for classes and labs to book the rooms only for the hours needed

Planned activities for **2017/18** included:

- **Communications:** Working with the ESAG and the VCC Green Team, VCC produced a green e-newsletter in 2017 and a success story regarding one million Dollar savings on avoided energy cost since fiscal year 2010/11.
- **Holiday Shutdown Campaign:** Using the Holiday Shutdown checklist staff will conduct a shutdown review of your office prior to leaving for the holiday break.

Planned activities for **2018/19** included:

- **Communications:** Working with the ECAT (Environmental Committee Action Team), VCC prepared a success story regarding update savings on avoided energy cost since fiscal year 2010/11.
- **Space Heater Campaign** Energy efficient panel heaters will be replacing none energy efficient ones to save energy and reduce fire hazards.
- **Holiday Shutdown Campaign:** Using the Holiday Shutdown checklist staff will conduct a shutdown review of your office prior to leaving for the holiday break.

- Planned activities for **2019/20** included:
    - **Lights off Green on Campaign:** By designing and placing "Lights Off, Green On" stickers next to light switches across all our campuses, we aim to remind people to change their behavior and save energy.

- **Holiday Shutdown Campaign:** Using the Holiday Shutdown checklist, staff will conduct a review of their offices before leaving for the holiday break.

- Planned activities for **2020/21** included:
  - **Covid - 19 Safe Energy Campaign:** We reminded people to reduce phantom power energy consumption through digital media and placed posters in building areas that were heavily used during the pandemic.
- Planned activities for **2021/22** included:
  - **Take the Stairs Campaign:** Targeting students and staff to use stairs whenever possible to reduce energy consumption and promote awareness of accessibility, considering social distancing and health and safety measures recommended by the province.
  - **Holiday Shutdown Campaign:** Using the Holiday Shutdown checklist, staff will conduct a review of their offices before leaving for the holiday break.
- Planned activities for **2022/23** included:
  - **Bundle Up + Space Heaters:** Encouraging staff to "heat your body before heating the room" to avoid increasing indoor air temperatures above 21°C during colder months and to request a space heater following the new VCC Space Heaters Operational Standard.
  - **Holiday Shutdown Campaign:** Using the Holiday Shutdown checklist, staff will conduct a review of their offices before leaving for the holiday break.
- Planned activities for **2023/24** included:
  - **Holiday Shutdown Campaign:** Using the Holiday Shutdown checklist, staff will conduct a review of their offices before leaving for the holiday break.
- Planned activities for **2024/25** included:
  - **Fans and Air purifiers: R**educing phantom energy use. Activities included education, equipment reviews, and distribution of plug-in timers, delivering an estimated 16,167 kWh in annual energy savings.

Appendix E

VCC Environmental Sustainability Strategy

Summary of Focus Areas

Carbon Reduction	Reducing our carbon emissions.
Climate Adaptability	Ensuring our systems and buildings are resilient to climate change related impacts.
Education	Ensuring that environmental sustainability is incorporated into our course offerings and curriculum.
Energy Conservation	Using electricity and natural gas in our buildings efficiently.
Engagement on Campus	Offering opportunities for students, staff, faculty, and administration to learn about or participate in campus sustainability initiatives.
Engagement with the Community	Collaborative efforts with local community organizations, businesses, or other educational institutions to advance environmental sustainability initiatives and build resilience.
Food & Dining	Supporting sustainable and healthy food systems, such as school gardens, local vendors, or alternative protein options in the cafeteria.
Grounds	Reducing the environmental impacts of our grounds and gardens through sustainable landscaping practices or initiatives to protect biodiversity on campus.
Investments	Aligning school investments with sustainability and climate action goals.
Leadership and Governance	Processes and structures to promote accountability of and progress towards environmental sustainability goals on campus, with support from senior leadership and inclusive engagement of VCC's stakeholders.
Purchasing	Selecting green or low carbon products and services.
Transportation and Travel	Promoting active transportation, such as biking and walking, or shifting to public transit or electric vehicles for school operations.
Waste	Reducing the total amount of waste generated as well as the amount that enters the landfill.
Water	Using water efficiently.

Ajay Patel
President and CEO, Vancouver Community College