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Date: 26th November 2025

Infrastructure and Environment Committee
City of Toronto
100 Queen St W
Toronto, ON

December 4, 2025

RE: 2025.IE26.3 – TransformTO Net Zero Strategy: Action Plan (2026-2030)

To: Mayor Chow and Members of the Infrastructure and Environment Committee,

I am writing to you today on behalf of SOFIAC to show our support for Toronto's Building Emissions Performance Standards (BEPS).

A BEPS bylaw would mean better buildings across Toronto. Now is a critical moment to stimulate local economic opportunities in the construction sector, create value for building owners, and improve living conditions and affordability for tenants.

Buildings represent 59% of Toronto's emissions, and without BEPS, there is no viable path to meeting TransformTO climate targets.

Retrofit Turnkey Investment and Services: SOFIAC is ready to deliver investment and turnkey solutions to support the retrofit and decarbonization goals across Canada. Firm, understood regulations are important to us to set the pace and scale for planning with our clients to incentivize them to push the envelope further than their own envisaged



IRR. We invest in these project, and ensure workforce and supply-chain readiness to plan and implement upgrades. A BEPS policy in Toronto provides the driver for growth and reliability that our local industry needs at a critical time.

We are sensitive to concerns regarding the potential impact on affordability. However, we are confident that by maximizing current funding and financing, and through coordination with other levels of government to provide additional strategic support for building owners and operators who are facing market challenges, those risks will be mitigated.

Toronto faces dual climate and fiscal challenges, and we see a well-designed BEPS as an opportunity to address both. We urge you -- Mayor Chow and members of the Infrastructure and Environment Committee -- to resume consultations and approve a BEPS bylaw no later than Q2 of 2026.

Sincerely,

Stuart Galloway
Senior Vice President, SOFIAC
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