

To: Members of the Infrastructure and Environment Committee

Re: **IE26.3** - TransformTO Net Zero Strategy: Action Plan (2026-2030)

Date: December 2, 2025

We understand that City staff have not brought forward a bylaw on building performance emissions. This is deeply concerning. An Abacus poll shows 84% of Toronto residents support strong local green building requirements. **Here in Don Valley West, residents want to live and work in buildings that pollute less and cost less to heat and cool.**

The province has potentially undermined the city's ability to use of Toronto Green Standard with the passing of Bill 17 and has recently revoked Toronto's long-standing green roof bylaw. But **one critically important area where the City can still lead is in addressing emissions from existing buildings.** The city has worked with stakeholders to create **Building Emissions Performance Standards (BEPS).**

The proposed BEPS bylaw includes a gradual, predictable path for large buildings to meet performance targets: 4–5 years to prepare (and 7–8 years for residential buildings). Here's a timeline that strikes a balance between urgency and reality and sets clear expectations.

The city already offers other incentives: no-cost benchmarking, low-interest loans, and grants for deep retrofits in tower communities in Neighbourhood Improvement Areas. And Toronto isn't starting from scratch. Vancouver, cities across the United States and in the European Union already have or are developing BEPS bylaws and timelines.

So, it's with a sense of hope and urgency and pride in our city that we call on Councillors to adopt a **Building Emissions Performance Standards Bylaw.** Retrofitting existing buildings is essential to a livable urban future and, as many are saying, **a make-or-break component of Toronto's climate plan.**

Thank you.

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