

From: [Sineet Bayru](#)
To: [Infrastructure and Environment](#)
Cc: [Mayor Chow](#)
Subject: [External Sender] IE26.3 - TransformTO Net Zero Strategy: Action Plan (2026-2030)
Date: December 2, 2025 3:07:25 PM

Hello Mayor Chow and Members of the Infrastructure and Environment Committee,

I am writing to you today on behalf of TAF regarding the TransformTO Net Zero Plan. I am disappointed to see the removal of Toronto's Building Emissions Performance Standards (BEPS) from the plan.

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.

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,

Sineet Bayru (she/her)

Project Coordinator, Retrofit Accelerator, The Atmospheric Fund