



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

December 4, 2025

RE: 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 MaRS Discovery District's Climate Practice regarding the TransformTO Net Zero Plan. I am disappointed to see the removal of Toronto's Building Emissions Performance Standards (BEPS) from the plan.

We run a multiyear program here at MaRS called the [Better Buildings Mission](#), which has a goal of decarbonizing Canada's built environment using homegrown innovative solutions. A BEPS bylaw would mean better buildings across Toronto. Now is a critical moment to stimulate local economic opportunities in the construction sector, leveraging local innovation to 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. We are also confident that technological innovations, many developed and commercialized here at home, can play a significant role in reducing construction costs and the ongoing operational costs of ownership.

Affordability is more than just the cost of purchasing or constructing a new buildings; it's also about reducing the energy costs associated with heating, cooling and operating equipment in buildings. Reducing emissions is a path to greater affordability.

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,

Tyler Hamilton
Senior Director, Climate
MaRS Discovery District