



TORONTO'S NET ZERO EXISTING BUILDINGS STRATEGY: AN OVERVIEW FOR BUILDING OWNERS

Toronto's bold new Strategy will require the owners of all existing buildings in Toronto to decarbonize their buildings by 2040, with support from the City of Toronto. With the goal of reducing building emissions to net zero, the Strategy supports the City's TransformTO climate action strategy and Toronto's vision of a low-carbon city. Buildings are the largest source of greenhouse gas emissions in Toronto today.

The Net Zero Existing Buildings Strategy outlines nine key policy actions that the City will take to accelerate the uptake of retrofits by home and building owners, while maximizing potential benefits and minimizing potential harms to building owners and tenants.

Buildings are the largest source of GHG emissions in Toronto today, accounting for 57 per cent of total emissions. Approximately 60 per cent of building emissions are attributed to residential buildings, including single-family homes, and 40 per cent to commercial and institutional buildings. Emissions stem from the use of fossil fuels, primarily natural gas, to heat space and water.

The Strategy will:

1. Require building owners in the City of Toronto to annually report and disclose the greenhouse gas (GHG) emissions performance of their building(s)

2. Establish GHG emissions performance targets for all building types

3. Require building owners to conduct energy and emissions audits and tune-ups to inform net zero retrofit roadmaps

4. Provide support to reduce the complexity, costs and time associated with building retrofits

5. Expand and enhance retrofit financing for building owners

Building owners are encouraged to:

Learn more about [Ontario's Energy and Water Reporting and Benchmarking \(EWRB\)](#) program to see if your building is currently required to comply.

The requirement will be extended to buildings of all sizes.

Get help developing a pathway for your building to reach net zero emissions to ensure you can achieve future emissions performance targets.

Contact the City's [Navigation and Support Services](#) team for support: bbp@toronto.ca.

Learn how energy/emission audits and tune-ups can help to improve your building performance.

Contact the City's [Navigation and Support Services](#) team for support: bbp@toronto.ca.

Learn about existing City programs and tools available to support building retrofits.

Connect with technical professionals on the [City's Navigation and Support Services](#) team by emailing bbp@toronto.ca.

The City offers low-interest financing through its [Energy Retrofit Loan Program](#). To learn more, email bbp@toronto.ca.

Additional actions the City will take to support building owners include:

6. Streamlining the permitting and approval processes for deep retrofits
7. Building awareness and capacity of building owners to undertake emissions reduction measures
8. Supporting workforce development and training
9. Advocating and partnering with other orders of government to ensure appropriate authorities and funding.

Have your say! Help to shape the Net Zero Existing Buildings Strategy's implementation details

City staff are actively developing implementation plans for the Strategy's nine recommendations. The City will be engaging stakeholders and encourages you to provide your input:

- Email bbp@toronto.ca to provide your contact information and indicate which of the nine recommendations you'd like to help shape as a stakeholder.
- Register to attend the [Better Buildings Partnership Webinar Series](#) to explore the Net Zero Existing Buildings Strategy and learn more about existing programs provided by the City to support decarbonisation.

Current City supports for building owners include:

[Navigation and Support Services](#): Get help to identify your building's pathway to net zero and achieve future emissions performance targets with support from the City's Navigation and Support Services team. This no-cost service connects you with technical support and tools to identify opportunities for emissions reductions.

Low-interest financing:

- [Energy Retrofit Loan Program \(ERL\)](#): Learn how low interest financing can support your retrofit projects and fit into your capital planning.
- [High-Rise Retrofit Improvement Support Program \(residential apartment buildings three-storeys or more\)](#): Undertake building improvements that reduce energy and water consumption through the program's low-cost financing.

[Green Will Initiative \(for building portfolios\)](#): Learn how to build your own internal energy management practices and capabilities to build a pathway to net zero for your building portfolio and continuously drive GHG emissions reduction opportunities in the long term.

[Ontario's Energy and Water Reporting and Benchmarking \(EWRB\)](#): Learn more about existing reporting and public disclosure requirements by Ontario's Energy and Water Reporting and Benchmarking (EWRB) initiative.

Learn more about the [Net Zero Existing Buildings Strategy](#).