

# City of Toronto Building Emissions Performance Standards

Partners in Project Green

January 28, 2025



# Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# Presentation Outline

- Background
- BEPS Development Plan
  - Engagement, Consultation & Technical Analysis
- Next Steps

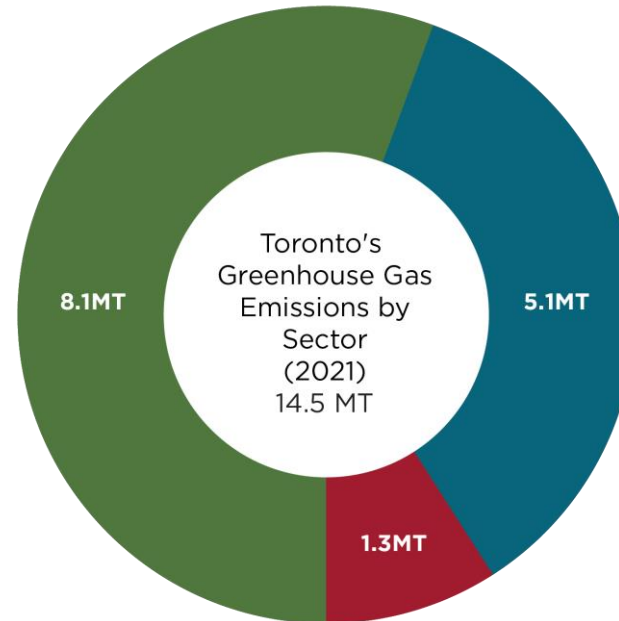


Background

# TransformTO

## City of Toronto's Climate Action Strategy

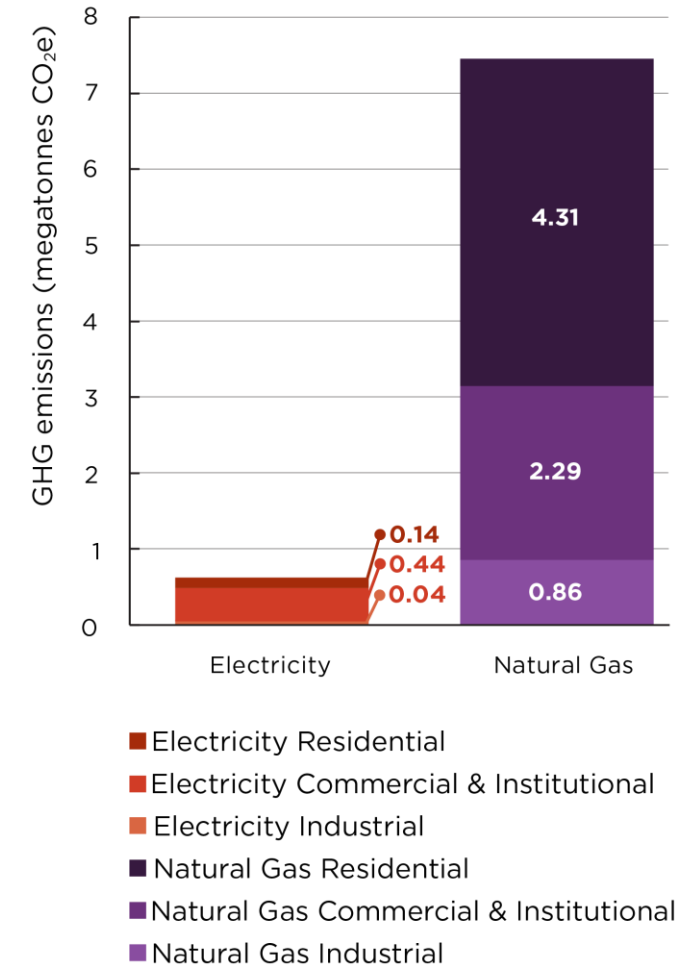
- Toronto's TransformTO Net Zero Strategy sets out the actions required to reach net zero GHG emissions by 2040.
- Buildings are the largest source of GHG emissions in Toronto, accounting for 56% of total community-wide emissions.



 **56%**  
Buildings

 **35%**  
Transportation

 **9%**  
Waste





# Net Zero Existing Buildings Strategy (ExB Strategy)

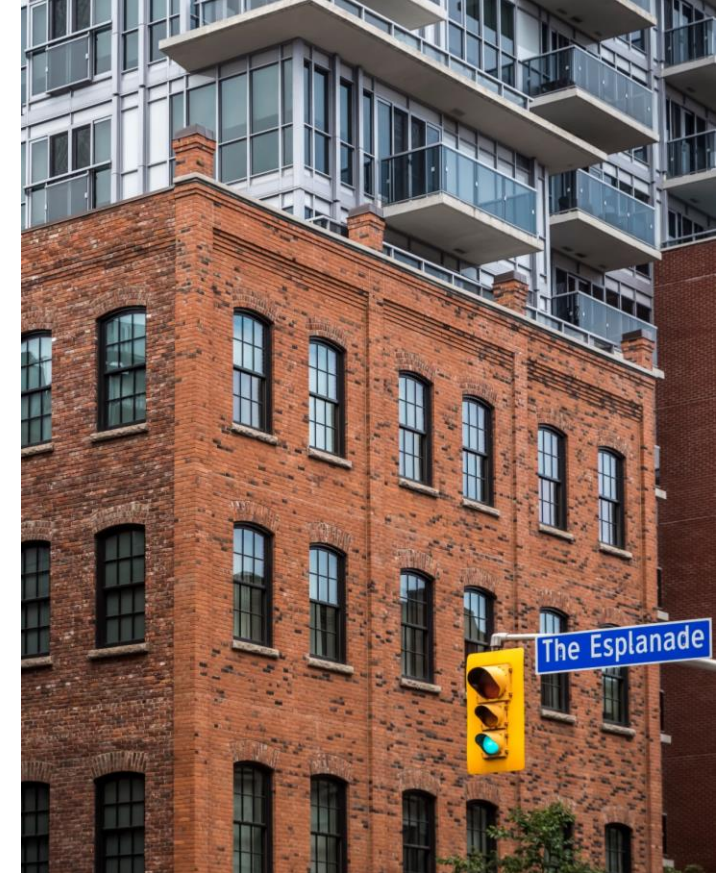
Comprehensive strategy for achieving net zero emissions across the existing building sector in Toronto, adopted by City Council in 2021.

The ExB Strategy:

- Outlines (9) policy actions to create a path to net zero, including requirements to assess building performance (e.g. reporting), establishing **Building Emissions Performance Standards**, and providing support and resources to make retrofits easier and more affordable.
- Recognizes that **accelerated action** is needed to get to net zero, estimating investments of \$4-9B per year, retrofitting 476,000 homes and buildings by 2040, and creating approximately 16,000 jobs.
- Outlines the importance of resilience, social equity, health, and local economic development considerations to enable the realization of associated co-benefits.

# Building Emissions Performance Standards (BEPS)

- Introducing BEPS has been identified as the **most impactful action** to drive the scale and depth of emissions reductions necessary to meet the City's net zero by 2040 target.
- As outlined in the latest Council report, Toronto's BEPS will include the following:
  - A proposed **BEPS By-law** outlining emissions performance targets for existing building property owners that are subject to mandatory requirements.
  - The expansion and/or creation of **programs, policies and resources** to support compliance with the BEPS By-law and to enable voluntary deep retrofit action in sectors not covered by BEPS mandatory requirements.



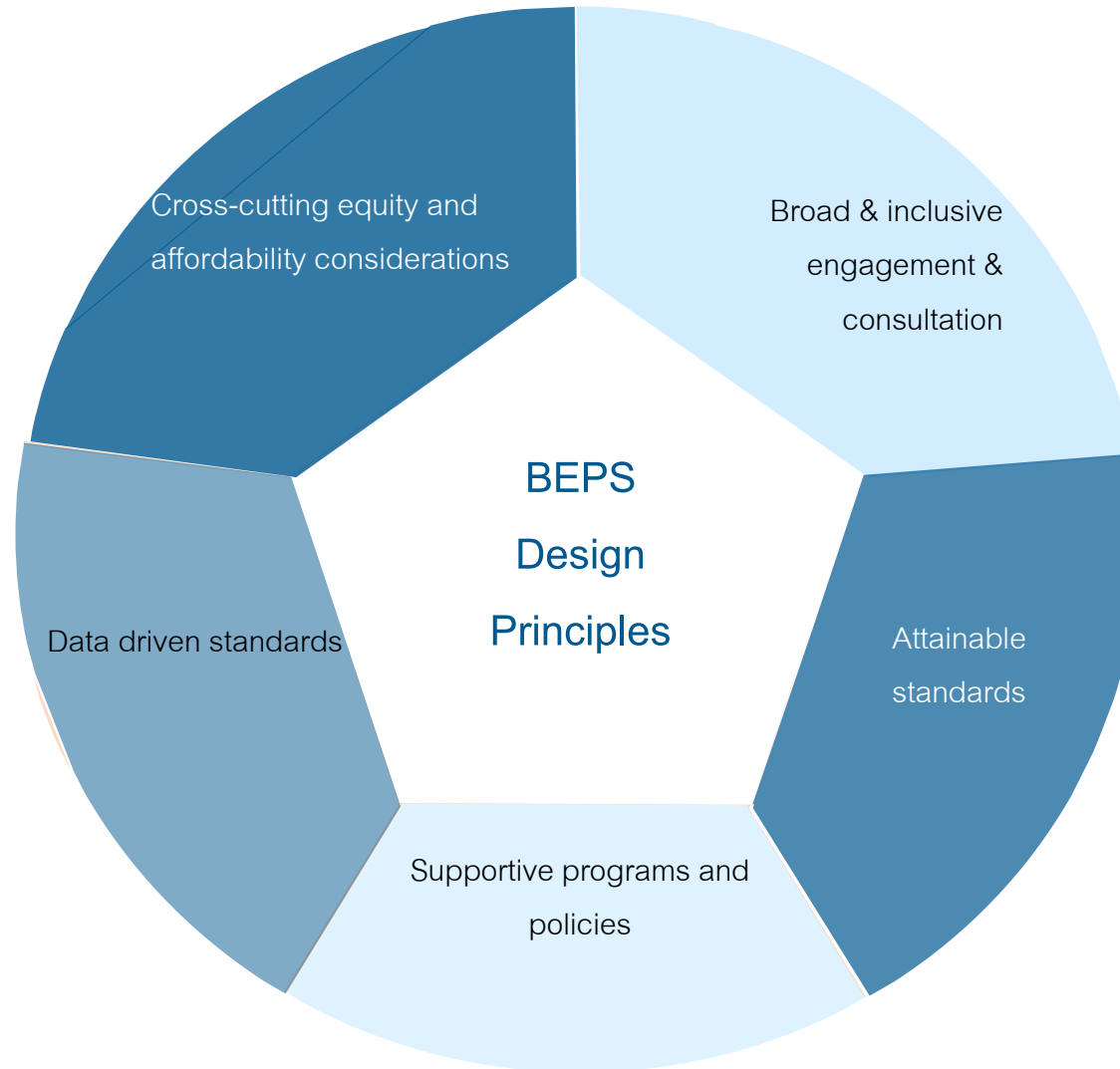


# About BEPS - Mandatory Requirements

- Will set GHG emissions limits/targets for buildings.
- Targets will be phased in and become stricter over time, driving continuous, long-term improvement in buildings.
- Building owners who do not to comply may be subject to penalties. Revenues are intended to be reinvested in community climate action.
- Compliance pathways will set out delayed or modified compliance.
- Expanded and new programs and resources will support implementation of BEPS, with a focus on mitigating potential equity and affordability impacts and allowing for the realization of co-benefits.
- BEPS and associated supports will provide reasonable and achievable pathways for property owners to comply.



# About BEPS – Design Principles



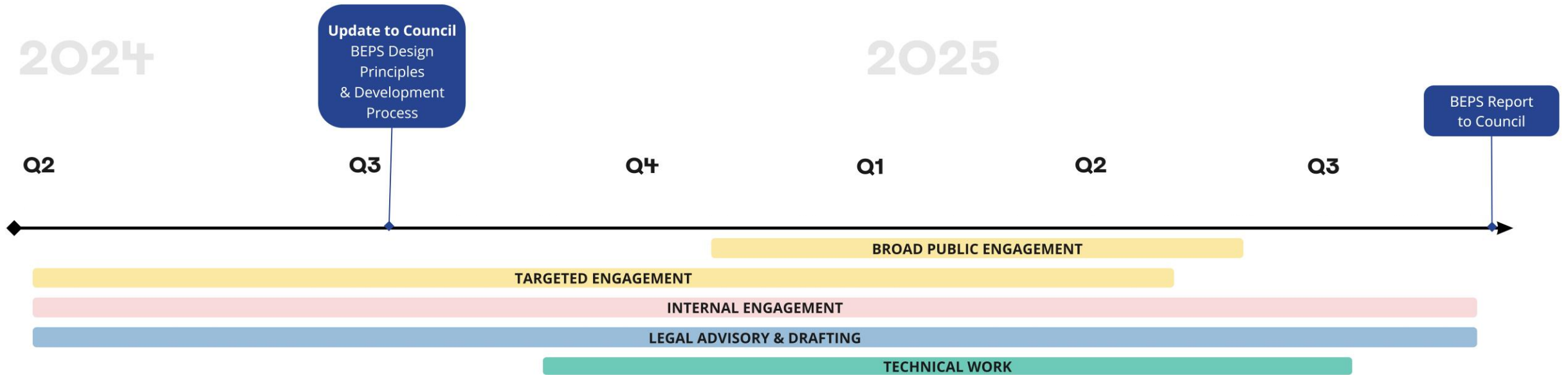
# BEPS Adoption in North America



A white line art graphic on a blue background, consisting of several connected line segments that form a jagged, zig-zag shape, resembling a stylized arrow or a series of steps.

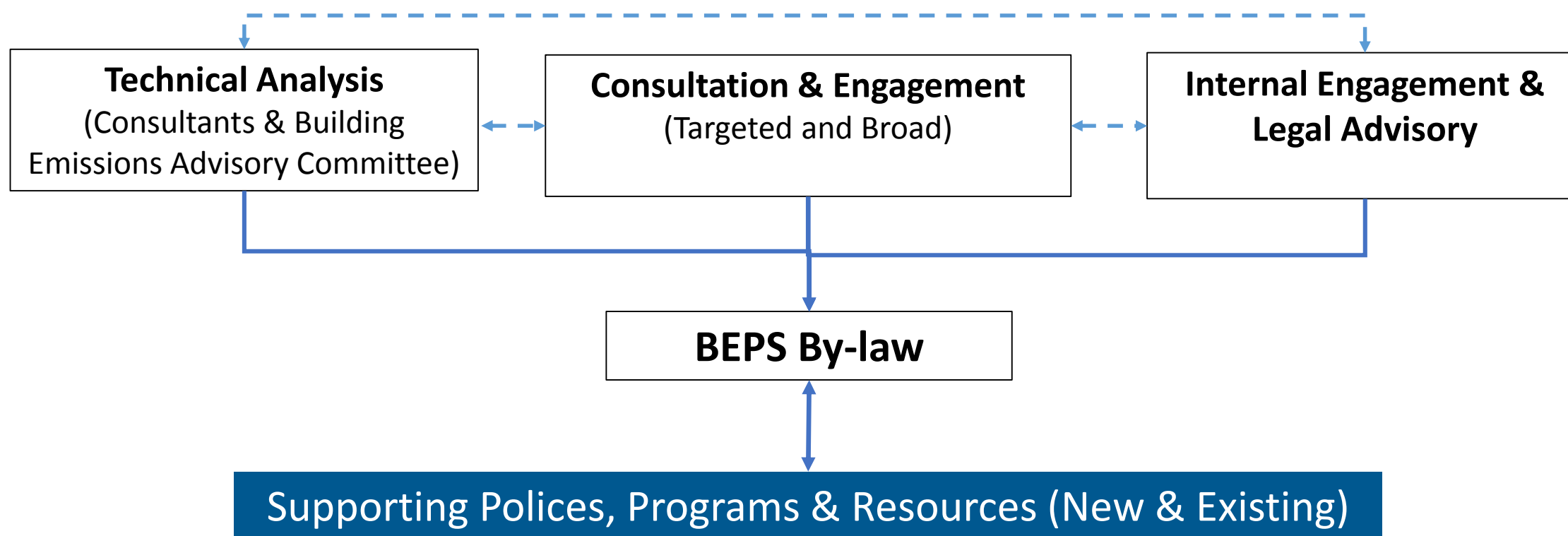
# BEPS Development

# Current Proposed Project Timeline

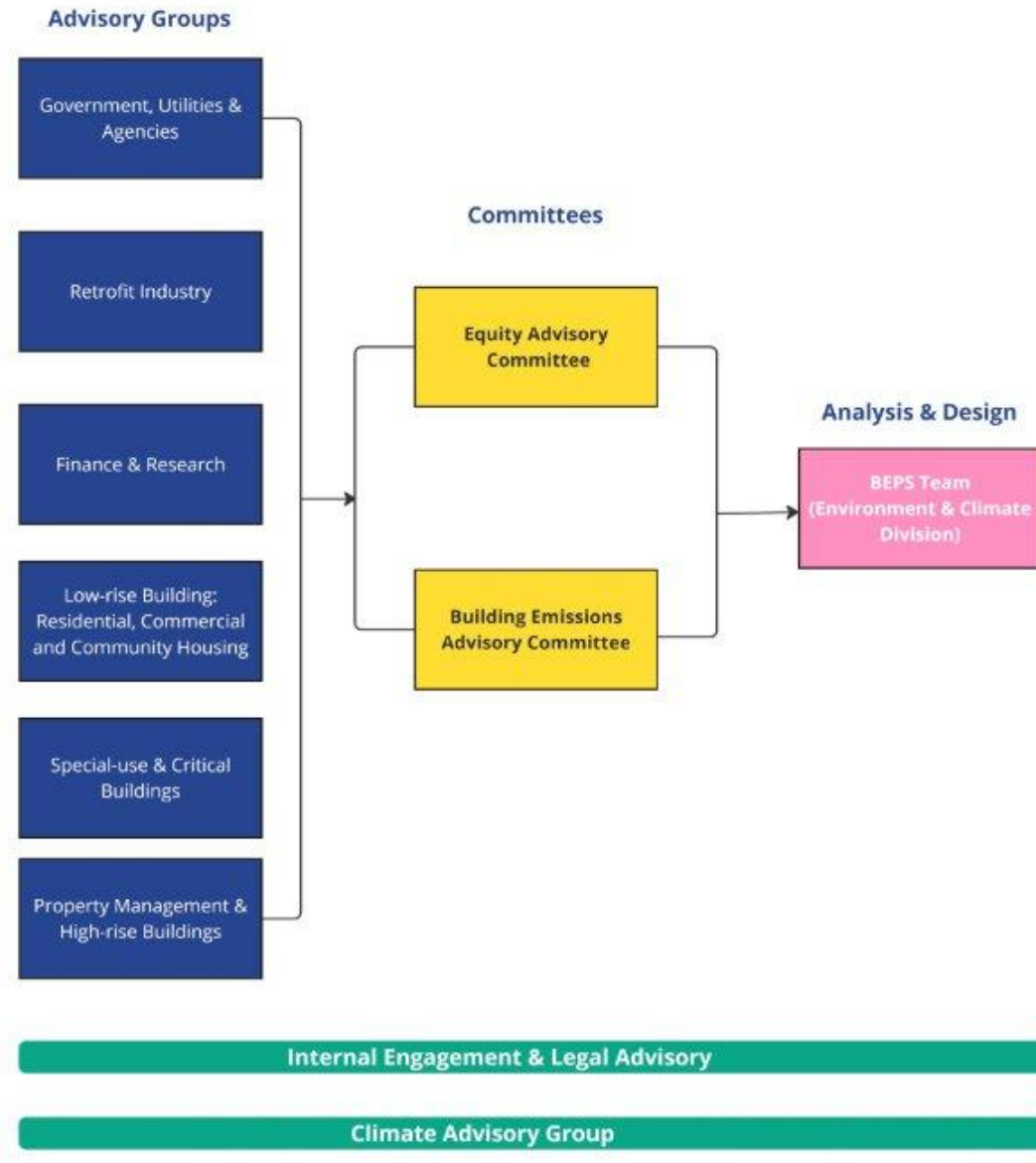


# Building Emissions Performance Standards

## By-law Development Process



# Advisory & Policy Structure





BEPS Development

Engagement, Consultation & Technical  
Analyses



## Consultation and Engagement Objective #1

To inform the development or expansion of programs and policies, as well as communication or educational resources, that support the acceleration of retrofits in all existing building sectors in an equitable manner.

### Deliverables:

- Indigenous engagement
- Residents' Reference Panel
- Delegated discussion kits
- Online survey

Timeline: Q3 2024-Q1 2025





## Consultation and Engagement Objective #2

To inform the development of the Building Emissions Performance Standards By-Law and supporting

Deliverables:

- Advisory Group meetings
- Advisory Committee meetings
- Online survey
- Town Halls (virtual and in-person)

Timeline: Q2 2024-Q2 2025

# Technical Analysis

## Key Tasks

### ENGAGEMENT PREP AND DATA COLLECTION

- Engagement Planning
- Data Collection
- Preliminary Building Stock Analysis

### TASK 1: ANALYSIS SUPPORTING GHG LIMITS DEFINITION

- Building Archetype Definition and Analysis
- City-wide Target Scenario Modelling
- Toronto Building Stock GHGi

Distribution Analysis

### TASK 2: ANALYSIS SUPPORTING WIDER ENGAGEMENT

- Retrofit Measure Level Analysis for Key Building Archetypes
- Broader Engagement

Support

### TASK 3: BEST PRACTICE RESEARCH

- Jurisdictional Review
- Best Practice Review
- Gap Analysis with Proposed City Approach

The Building Emissions Advisory Committee (BEAC) provides strategic guidance and oversight of the development of BEPS and associated programs, seeking to balance pace, reasonableness and achievability.

Timeline: Q3 2024-Q2 2025



BEPS Development

Next Steps



# Next Steps

- Continue to advance the three BEPS workstreams: consultation & engagement, technical analyses and legal drafting.
- Report back to City Council in Q3 2025 with a draft proposed BEPS By-law and recommendations on complementary support policies, programs and resources for building owners and occupiers.



# Thank you!

Need to contact us?  
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[toronto.ca/emissions-performance-standards](https://toronto.ca/emissions-performance-standards)