

GREATER TORONTO CHAPTER

CANADA GREEN BUILDING COUNCIL (CaGBC)

MUNICIPAL LEADERS FORUM WORKING GROUP

TEMPLATE FOR THE SUBMISSION OF BEST PRACTICES TOOLKIT FOR THE GTA CONTEXT

POLICIES AND PROCEDURES for SUSTAINABLE BUILDING AND DEVELOPMENT*



GREATER TORONTO

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1. MUNICIPALITY

City of Toronto

2. PROJECT / POLICY DESCRIPTION:

City of Toronto Green Roof Bylaw

3. SUSTAINABLE DEVELOPMENT CATEGORY (more than one may apply):

- ✓ Green Buildings
Energy Conservation
- ✓ Green Infrastructure
Smart Growth / Sustainable Urban Design
Water Conservation

4. POLICY/ PROJECT OBJECTIVE OR GOAL

Toronto is the first City in North America to have a bylaw to require and govern the construction of green roofs on new development. It was adopted by Toronto City Council in May 2009, under the authority of Section 108 of the City of Toronto Act.

The Bylaw requires a green roof to be provided on certain new development over 2,000 m² and provides construction standard that all green roofs must be built in accordance with. The Bylaw applies to new building permit applications for residential, commercial and institutional development made after January 31, 2010, and will apply to new industrial development as of January 31, 2011.



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5. INSTRUMENTS OF IMPLEMENTATION

- City of Toronto Act
- Ontario Building Code
- Green Roof Bylaw added to the list of applicable laws
- Zoning By-law review will include review of green roof requirement
- Building Permit Review Process

6. INCENTIVES (if any)

7. RESULTS / MEASURES OF SUCCESS

The newly adopted Bylaw went into effect starting January 31, 2010. Detailed tracking of number of green roofs constructed as a result of the Bylaw will be undertaken as part all of the Building Permit applications. Tracking of the size, location and type of green roofs provided will feed into the next review and update of the Green Roof Bylaw scheduled for 2012.

8. CHALLENGES ENCOUNTERED

- Awareness of the opportunities for green roofs.
- Engaging the industrial building sector in discussions on green infrastructure.
- Addressing cost barriers for the industrial building sector.
- Balancing multiple land use policy objectives.

9. LESSONS LEARNED

The City of Toronto engaged in considerable research and consultation in developing the strategy that led to the Bylaw. In 2004, the City commissioned a team from Ryerson University to prepare a study on the potential environmental benefits of widespread implementation of green roofs to the City of Toronto, given the local environment and climate. The Study, titled *The*



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Environmental Benefits and Costs of Green Roof Technology, was undertaken with a grant from the Federation of Canadian Municipalities' Green Municipal Funds, and in partnership with the Ontario Centres for Excellence. This Study indicated that widespread implementation of green roofs in Toronto would provide significant economic benefits to the City, particularly in the areas of storm water management and reducing the urban heat island and associated energy use for cooling. In 2005, the City held a set of consultation workshops with green roof stakeholders to receive input on its proposed strategies to encourage green roofs. Following these consultations, they developed options for encouraging implementation of green roofs. These options were based on a discussion and analysis of the results of the Environmental Benefits and Costs of Green Roof Technology Study, the policies of municipalities considered international leaders in green roof development, and the findings of the stakeholder workshops. The development of the City's green roof strategy laid the foundation for the development of the Green Roof Bylaw by providing a solid policy framework on which the Bylaw was based.

Toronto's Green Roof Bylaw is the first of its kind in North America. As a result, the City relied on extensive input from stakeholders to develop and refine the content of the Toronto Green Roof Construction Standard and the requirements for green roofs on new development.

10. WEB LINKS FOR MORE INFORMATION

<http://www.toronto.ca/planning/index.htm>

<http://www.toronto.ca/greenroofs/index.htm>

<http://www.toronto.ca/greenroofs/overview.htm>

*private development only – does not include municipal or other public projects and developments