

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:

Toronto Green Standard and Better Buildings Partnership Program

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

The Toronto Green Standard (TGS) is a two – tier set of performance measures for sustainable development. The measures relate to Toronto’s high priority environmental issues or “drivers” including: Air Quality, Greenhouse Gas Emissions/Energy Efficiency; Water Quality and Efficiency; Ecology and Solid Waste. Tier 1 *required* performance measures mostly relate to sustainable site design. Tier 2 contains *voluntary*, enhanced performance measures achieved through a Development Charge Refund.

5. INSTRUMENTS OF IMPLEMENTATION

- Development review and approval process
- City of Toronto Act/ Ontario Planning Act
- Official Plan Amendment



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- Site Specific Zoning By-laws
- Green-roof By-law
- Design Guidelines
- TGS Checklist required as part of a “complete application”
- Site Statistics template stamped onto site plans and used for tracking purposes
- Site Plan and other inspectors
- Incentives as below

6. INCENTIVES (if any)

Better Buildings Partnership New Construction Program (BBP-NC) administered by the City’s Energy Efficiency Office: two-part incentive program pays towards an energy modeler on the design team and pays for as-built construction savings per KWh of electricity saved.

Development Charge Refund provides 20% of development charges paid back to the applicant following verification that Tier 2 requirements have been met.

7. RESULTS / MEASURES OF SUCCESS

The Voluntary TGS was adopted by Council in 2006 and implemented through the development review and approval process on a voluntary basis. Results showed a high degree of uptake but inconsistent application of performance measures. The newly adopted standard (two-tier) went into effect starting July 31, 2010. Detail tracking of performance measures will be undertaken using the Checklist and Site Statistics Template and a database to determine level of consistent application and with results feeding in to the next review and update of the TGS scheduled for 2012.

8. CHALLENGES ENCOUNTERED

Fragmented legal authority to require green development standards.



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9. LESSONS LEARNED

1. A Cost-benefit analysis was conducted in 2008 that identified the levels of performance and associated cost premiums and return on investment associated with green development in new construction. The study contributed to settling performance levels appropriate to Toronto's market. The findings include the cost of complying with the TGS would be a 2% to 5% premium on capital expenditures, but payback for most items could be as little as 5 to 7 years. The study also concluded that over the next 25 years, the economic benefit achieved from adopting the TGS is about 1.2 billion dollars in the City of Toronto. The savings from good development practices, avoided water and wastewater expansion, avoided air quality related health costs exceed the premium for green development.
2. An extensive legal review was undertaken to assess the City of Toronto's abilities to require green development within the Ontario regulatory context. Best legal tools were identified. The findings directed the two-tier approach to the Toronto Green Standard.

10. WEB LINKS FOR MORE INFORMATION

- <http://www.toronto.ca/planning/environment/index.htm>
- <http://www.toronto.ca/planning/environment/greendevlopment.htm>
- <http://www.toronto.ca/planning/environment/consultantsreport.htm>
- <http://bbptoronto.ca/>

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