

Purpose of this form:

The City of Toronto requires that certain new buildings or new building additions with a Gross Floor Area 2000 m² or greater must provide a Green Roof under Chapter 492 of the Municipal Code.

This form is a tool to assist applicants in determining whether the Green Roof Bylaw requiring and governing the construction of green roofs, may apply to your application and if any proposed Green Roof meets the requirement of the Bylaw. City staff will carry out its own review to determine whether the proposal requires a Green Roof pursuant to the Bylaw. Please note that this form is not required for submission as part of a Site Plan Control application. Information on the Green Roof Bylaw can be found online at: <http://www.toronto.ca/greenroofs/index.htm>

Please complete all pertinent sections below after reviewing the Definition Section in Box 7.

Box 1. Determine if the Green Roof Bylaw applies to proposed application

1. Is the proposed building or building addition for an Industrial use? Yes No
2. Has a Complete Building Permit Application or Complete Site Plan Application been submitted prior to January 31, 2010? Yes No

If you answered Yes to question 1, the Green Roof Bylaw does not apply to this proposal at this time. *The Green Roof Bylaw does not apply to a new industrial building or building addition prior to January 31, 2011.*

If you answered Yes to question 2, the Green Roof Bylaw does not apply to this proposal. You do not need to complete the rest of this form.

If you answered No to both questions, proceed to Box 2.

Box 2. Determine if the Green Roof Bylaw applies to the proposed building or building addition

1. Does the proposed building or addition have a Gross Floor Area of 2000 m² or greater? Yes No
2. If the proposed building or addition is residential (*see definition of "Residential Building"*), does it have a Height exceeding the greater of 6 Storeys or 20 metres? Yes No

Non-residential buildings only: if you answered Yes to question 1, proceed to Box 3.

Residential Buildings only: if you answered Yes to both questions, proceed to Box 3.

If you answered No to either question, the Green Roof Bylaw does not apply to this proposal. You do not need to complete the rest of this form.

Box 3. Calculation of Available Roof Space

- Step 1. Identify the total area of all Roof surfaces proposed for this building. (1) _____ m²
- Step 2. Identify areas designated for Renewable Energy devices proposed for this building. (2) _____ m²
- Step 3. For residential buildings only, identify areas for:
- a) Private Terraces
(no greater in area than the floor of the abutting residential unit at roof level) (3) _____ m²
 - b) Rooftop Outdoor Amenity Space
(to a maximum of 2m² per Dwelling Unit) (4) _____ m²
- Step 4. a. Does the proposed building have a Podium with a Tower that is 12-storeys or greater in height? Yes No
- b. If you answered Yes to question 4a, is the Floor Plate Area of the proposed Tower (s) 750 m² or less? Yes No
- c. If you answered Yes to questions 4a and 4b above, identify the roof area of the Tower(s) with a Floor Plate Area 750 m² or less (5) _____ m²
- Step 5. Calculate total exclusions from the roof area: (Line 2 + Line 3 + Line 4 + Line 5) (6) _____ m²
- Step 6. Calculate the Available Roof Space: (Line 1 subtract Line 6) (7) _____ m²

Box 4. Calculation of Green Roof size

- Step 1. Identify Gross Floor Area of the proposed building or addition (8) _____ m²
- Step 2. Select appropriate green roof coverage percentage requirement based on the table below: (9) _____ %

Gross Floor Area (Size of Building)	Coverage of Available Roof Space (Size of Green Roof)	Gross Floor Area (Size of Building)	Coverage of Available Roof Space (Size of Green Roof)
2,000 – 4,999 m ²	<input type="checkbox"/> 20%	15,000 – 19,999 m ²	<input type="checkbox"/> 50%
5,000 – 9,999 m ²	<input type="checkbox"/> 30%	20,000 m ² or greater	<input type="checkbox"/> 60%
10,000 – 14,999 m ²	<input type="checkbox"/> 40%		

- Step 3. Calculate Green Roof area required: (Line 7 x Line 9) (10) _____ m²

Box 5. Determine if a proposed Green Roof meets the requirement of the Green Roof Bylaw

- Step 1. Green Roof area currently proposed: (11) _____ m²
- Step 2. Proposed percentage of Green Roof coverage: (12) _____ %
- Step 3. Coverage complies with the requirements of Toronto Municipal Code 492-2 as set out in Line 9 above: Yes No

If you answered No to Step 3, a Variance or Complete Exemption from the Bylaw is required, proceed to Box 6.

Box 6. If you intend to apply for a variance or an exemption to the Bylaw, calculate the amount of cash in-lieu required for the green roof area currently proposed

Step 1. Identify area of green roof not provided: (Line 10 subtract Line 11) (13) _____m²

Step 2. Calculate cash in-lieu payment associated with the proposed reduction in green roof coverage: (Line 13 x \$200.00) (14) \$ _____

Where a Green Roof covering less area than otherwise would be required by Toronto Municipal Code Chapter 492, either because of a variance approved by the Chief Planner, or an exemption approved by City Council, the Applicant shall make a payment of cash-in-lieu of construction of a Green Roof for the reduced area of \$200.00/ m² of green roof area not provided. This payment must be made prior to the issuance of the Building Permit.

Box 7. Definitions Section: Refer to the Green Roof Bylaw for a complete list of definitions

<http://www.toronto.ca/legdocs/bylaws/2009/law0583.pdf>

AVAILABLE ROOF SPACE — means the total roof area of the building or building addition excluding:

- A. areas designated for Renewable Energy devices;
- B. Private Terraces no greater in area than the floor of the abutting residential unit at the roof level; and
- C. In the case of a Residential Building or a building addition to a Residential Building, Outdoor Amenity Space up to a maximum of 2 square metres per Dwelling Unit contained in the Residential Building or building addition to the Residential Building.

DWELLING UNIT — means living accommodation comprising a single housekeeping unit within any part of a building or structure used, designed or intended to be used by one person or persons living together, in which both culinary and sanitary facilities are provided for the exclusive use of such person or persons, but does not include a room or suite of rooms in a Hotel.

FLOOR PLATE AREA — means the total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft.

GREEN ROOF — means an extension of an above Grade roof, built on top of a human-made structure, that allows vegetation to grow in a growing medium and which is designed, constructed and maintained in accordance with the Toronto Green Roof Construction Standard.

GROSS FLOOR AREA— means the total area of each floor level of a building, above and below Average Grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading.

HEIGHT— means the vertical distance measured between a horizontal line drawn from the Average Grade to the highest point on the building, but shall not include the following elements located on a Roof of the building:

- A. equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment;
- B. structures or parts of the building that are used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents and water supply facilities;
- C. structures that enclose, screen or cover the elements listed in Subsections A and B above;
- D. a flagpole;
- E. an antenna; and
- F. a satellite dish,

provided that no part of such element shall exceed a vertical distance of 25 metres measured from Average Grade, and further provided that in the case of the elements listed in Subsections A, B and C above, the total area of all of those elements together shall not cover more than 30 percent of the area of the Roof.

INDUSTRIAL BUILDING — means a building or a building addition exclusively used or designed or intended for use for or in connection exclusively with the manufacturing, producing or processing of goods, warehousing or bulk storage of goods, self storage facility, distribution centre, truck terminal, research and development in connection with manufacturing, producing or processing of goods, and:

- A. includes office uses and the sale of commodities to the general public where such uses are accessory to and subordinate to an industrial use,
- B. does not include:
 - (1) a building used exclusively for office or administrative purposes unless it is attached to an industrial building as defined above; or
 - (2) warehouse clubs and retail warehouses, including commercial establishments which have as their principal use the sale of goods and merchandise in a warehouse format.

OUTDOOR AMENITY SPACE — means an area located on the roof of a building and intended for recreational use by the residents of the building.

PODIUM — means the base of a building consisting of a base and a Tower above the base where the base is two storeys or greater.

PRIVATE TERRACE — means outdoor amenity area on a Roof that is available exclusively for use by the occupants of an abutting residential unit for recreational or social activities.

RENEWABLE ENERGY — means energy obtained from Solar Energy or Wind Energy.

RESIDENTIAL BUILDING — means a building or building addition where more than 60 percent of the Gross Floor Area of the building or building addition is used, designed or intended to be used for one or more Dwelling Units, including accessory uses naturally and normally incidental in purpose and exclusively devoted to the residential use, but does not include a Nursing Home, Retirement Home or Lodge, or Hotel.

ROOF — means the overhead structural component of a building or a part of a building supported by walls or columns and which functions primarily to shelter the interior of the building from the effects of weather and the infiltration of water.

STOREY—means the portion of a building, other than a Basement, between any floor level and the floor, ceiling or roof immediately above it.

TOWER — means the portion of a building above the Podium of the building, where the tower portion of the building is at least twelve storeys.

TORONTO GREEN ROOF CONSTRUCTION STANDARD — means the minimum mandatory standards for construction of a Green Roof as set out in Article IV of this Chapter (*of the Green Roof Bylaw*).
