

Toronto's Green Building Policies and Programs 2011



Toronto's Green Programs

Programs for the green building sector

SUSTAINABLE ENERGY FUNDS

The Sustainable Energy Funds [SEFs] were established in 2008 and are comprised of two different funds - The Toronto Energy Conservation Fund and the Toronto Green Energy Fund.

The Funds provide zero-interest financing to help overcome the barrier created by high upfront costs for energy efficiency measures in buildings [new or retrofitted], and renewable energy projects. Financing is available to the Municipal, Academic, Social Service, Healthcare [MASH] sectors, and other not-for-profit organizations. Privately owned multi-family residential buildings are also eligible for total of \$10 million in funding.

www.toronto.ca/energy/sef.htm

Eco-ROOF INCENTIVE PROGRAM

Toronto's Eco-Roof Incentive Program, launched in March of 2009, is designed to promote the use of green and cool roofs on Toronto's existing industrial, commercial and institutional [ICI] buildings, and to help Toronto's business community take action on climate change.

Green roofs are eligible for a grant of \$50 per square metre up to \$100,000 per project. Cool roofs, which feature a membrane or coating that reflects the sun's rays, are eligible for \$5 per square metre to a maximum of \$50,000. Grants for the Eco-Roof Incentive Program are awarded twice a year.

www.toronto.ca/livegreen/bus_eco-roof.html

TOWER RENEWAL

The Tower Renewal project, initiated by the City of Toronto, provides a framework to improve the performance of apartment buildings in Toronto.

Retrofit projects will substantially reduce energy and water usage and increase recycling rates. The liveability of the buildings will also be addressed through community improvement initiatives. As the buildings are found in clusters, improvements will benefit entire neighbourhoods. These investments also contribute to the creation of thousands of local job opportunities.

www.toronto.ca/tower_renewal/

PARTNERS IN PROJECT GREEN

Partners in Project Green is a growing community of businesses working together to green their bottom line by creating an internationally-recognized 'eco-business zone' around Toronto Pearson International Airport.

Through new forms of business-to-business collaboration, Partners in Project Green delivers programming that helps businesses reduce energy and resource costs, uncover new business opportunities, and address everyday operational challenges in a green and cost-effective manner.

www.partnersinprojectgreen.com





THE BLOOR/GLADSTONE TORONTO PUBLIC LIBRARY RENOVATIONS, SUPPORTED BY THE BETTER BUILDINGS PARTNERSHIP.

BETTER BUILDINGS PARTNERSHIP

The Better Buildings Partnership [BBP] program is a city-to-business initiative that provides expertise, resources and financial assistance to building owners, managers and developers to implement energy efficiency measures in new construction and existing buildings.

The BBP's New Construction [BBP-NC] program offers incentives to promote the design and construction of energy-efficient new buildings. The BBP program also offers assistance for energy retrofit projects in existing buildings across the city. Over 2,000 projects have been completed through the BBP program since its inception in 1996.

www.bbptoronto.ca

ENERGY RETROFIT PROGRAM FOR CITY BUILDINGS

The Energy and Waste Management Office has funded over \$40 million for energy efficiency retrofits on over 200 City of Toronto buildings since 2004, saving the City over \$4 million and reducing emissions by over 15,000 tonnes of CO₂ per year.

The City of Toronto has installed more solar projects than any other municipality in Canada. Renewable energy projects completed under the Energy Retrofit Program include:

- Solar photovoltaic systems on 6 City buildings
- Solar water heating on 3 fire stations
- Solar pool heating on 4 indoor pools and 4 outdoor pools.
- Solar air heating on 3 City buildings.

http://www.toronto.ca/ewmo/retrofit_case_studies.htm

LIVE GREEN TORONTO COMMUNITY INVESTMENT PROGRAM AND CAPITAL PROJECTS FUND

The Live Green Toronto Community Investment Program builds community capacity to identify, develop and initiate collective actions that reduce greenhouse gas and smog-causing emissions or help adapt to climate change.

A priority of the program is to support community groups seeking funds to get established so they can investigate and develop ideas for action. Grants from \$1,000 to \$25,000 are available for Community Investment Projects.

The Live Green Toronto Capital Projects Fund provides partial funding in support of community and neighbourhood-inspired, on-the-ground physical projects that will reduce greenhouse gas and smog-causing emissions. A priority is placed on helping fund community-initiated projects that will utilize City funds to leverage other funding for the project and which have a viable plan to maintain the project into the future. Grants from \$10,000 to \$250,000 are available for Capital Projects.

www.toronto.ca/livegreen/greenneighbourhood_rebates_cip.htm

www.toronto.ca/livegreen/greenneighbourhood_rebates_cpf.htm

TORONTO ATMOSPHERIC FUND [TAF]

Toronto Atmospheric Fund [TAF] was established in 1991 to help the City of Toronto meet its greenhouse gas and air pollutant emission reduction targets.

By investing and using the returns on its \$23 million endowment, TAF has helped launch initiatives such as deep lake water cooling, home energy retrofit incentives, LED traffic signals, energy efficient street lighting, and solar water heating for homes, pools and buildings. TAF provides grants and loans to the Toronto community and develops innovative programs and initiatives.

www.solarneighbourhoods.ca/

www.solarcitypartnership.ca/

www.toronto.ca/taf/

www.TowerWise.ca

City of Toronto Green Policies

Policies for the green building sector

BIRD-FRIENDLY DEVELOPMENT GUIDELINES

The Bird-Friendly Development Guidelines offer a comprehensive list of development strategies to make new and existing buildings less dangerous to migratory birds. Light pollution as well as the transparency and reflective properties of glass in urban environments confuse and disorient migratory birds, often resulting in fatalities of threatened or endangered species. The Bird-Friendly Development Guidelines outline options to implement the required bird-friendly performance measures of Tier 1 of the Toronto Green Standard. The final product is an innovative document that is being employed by other municipalities throughout North America to mitigate the danger the urban environment poses to birds.

<http://www.toronto.ca/lightsout/guidelines.htm>



TORONTO GREEN STANDARD

The Toronto Green Standard [TGS] is a set of performance measures related to sustainable site and building design for new developments in the city of Toronto. As of January 31, 2010 new planning applications were required to meet the Tier 1 environmental performance measures. Developers that choose to meet Tier 2, a voluntary higher level of environmental performance standards, are also eligible for a 20 percent Development Charge refund.

www.toronto.ca/greendevlopment

TORONTO RENEWABLE ENERGY BYLAW

In March 2008, Toronto City Council passed the Renewable Energy Bylaw which permits as-of-right the use of renewable energy and co-generation devices on every property, subject to zone regulations, and permits the distribution of energy produced by those devices beyond property boundaries. In many jurisdictions, the distribution of locally generated energy is only allowed on property zoned for industrial use or classified as a "power power." This stand-alone zoning bylaw was a significant step in encouraging the broader use of renewable energy in Toronto and has been used as a template for other municipalities across Canada.

http://www.toronto.ca/building/pdf/renewable_energy_flyer.pdf



GREEN ROOF BYLAW

Toronto was the first city in North America to adopt a bylaw that requires and governs the construction of green roofs. The bylaw applies to all new development applications made after January 31, 2010 with a gross floor area of 2000 m² or greater, with the exception of industrial buildings. To date there are over 160 green roofs in the City of Toronto with an additional 71 in the planning stages as required by the Green Roof Bylaw.

www.toronto.ca/greenroofs