

Authority: Planning and Growth Management Committee Item 9.1, adopted as amended,  
by City of Toronto Council on November 29, 30 and December 1, 2011  
Enacted by Council: December 1, 2011

## CITY OF TORONTO

### BY-LAW No. 1381-2011

#### **To amend City of Toronto Municipal Code Chapter 492, Green Roofs, by providing a cool roof alternative to the Green Roof requirements for industrial buildings.**

WHEREAS under section 108 of the *City of Toronto Act, 2006* (the "Act"), the City added Chapter 492, Green Roofs, to the City of Toronto Municipal Code, through the passage of By-law No. 583-2009, thereby requiring and governing the construction of green roofs; and

WHEREAS Section 108 of the Act provides for alternative roof surfaces that achieve similar levels of performance to green roofs; and

WHEREAS the City wishes to permit an alternative roof surface for an Industrial Building or building addition to an Industrial Building;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 492-1, Definitions, of The City of Toronto Municipal Code is amended by adding the following definition of "COOL ROOFING MATERIALS" after the definition of "COMPLETE SITE PLAN APPLICATION":

"COOL ROOFING MATERIALS — with reference to an Industrial Building or building addition, means roofing materials with a minimum Solar Reflectance Index ("SRI") of 79."

2. Section 492-1, Definitions, of The City of Toronto Municipal Code is amended by adding the following definition of "SOLAR REFLECTANCE INDEX" after the definition of "SOLAR ENERGY":

"SOLAR REFLECTANCE INDEX — with reference to an Industrial Building or building addition, is a measurement of a roof's ability to reject solar heat, where a reference black roof (solar reflectance 0.05, thermal emittance 0.90) is 0 and a reference white roof (solar reflectance 0.80, thermal emittance 0.90) is 100."

3. Paragraph C of § 492-2 of The City of Toronto Municipal Code is deleted and replaced by the following:

"C. In the case of an Industrial Building or a building addition to an Industrial Building, constructed after April 29, 2012 with a Gross Floor area of 2,000 m<sup>2</sup> or greater, the provisions in paragraph A above shall not apply, but the building or addition shall include:

- (1) a Green Roof with a minimum coverage of Available Roof Space that is equal to the lesser of 2,000 m<sup>2</sup> or ten percent of the Gross Floor Area of the building or addition; or

- (2) a roof that uses Cool Roofing Materials for 100% of the Available Roof Space and complies with the stormwater management performance measures required through the Site Plan Approval process, pursuant to Section 114 of the City of Toronto Act, or where Site Plan Approval is not required, retains or collects for re-use at least the first 5 mm from each rainfall or 50% of annual rainfall volume falling on the roof through systems that incorporate roof surfaces."

ENACTED AND PASSED this 1st day of December, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)