

Planning and Growth Management Committee

Item 4.1

Considered by City Council on May 23, 24 and 25, 2007

PG4.1	NO AMENDMENT		Policy	
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Green Roof Incentive Pilot Program

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council authorize the General Manager of Toronto Water to establish and implement the administrative details for the extension of the Green Roof Incentive Pilot Program on terms and conditions satisfactory to the General Manager in accordance with the terms of reference adopted and until funding for the program is depleted.
2. The terms of reference set out in Appendix 1 to this report be adopted as the selection criteria for the Green Roof Incentive Pilot Program.
3. City Council authorize the General Manager of Toronto Water to exercise discretion, to ensure a broad range of installation types (building form, size and location, and green roof design), in the selection of applications for inclusion in the Program, in the event that there is a greater demand for grant funds than have been budgeted for in the Green Roof Incentive Pilot Program on the following basis:
 - a. where there is more than one application for a similar installation type, subject to meeting the terms and conditions of the Program, the successful applicant will be based on the earliest complete application received; and
 - b. where there is more than one application by a property owner, the application for the building with the larger roof area will be selected, subject to meeting the requirements in 3a.
4. For the purposes of the Green Roof Incentive Pilot Program only, a financial incentive of:
 - a. \$50.00 per square metre of green roof installed, be paid to eligible single-family residential property owners as per the terms of reference set out in

Appendix 1 to this report, to a maximum of \$10,000.00; and

- b. \$50.00 per square metre of green roof installed, be paid to eligible industrial, commercial and multi-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$100,000.00.
 5. City Council authorize the General Manager of Toronto Water to enter into discussions with Toronto Hydro or other agencies with a view of securing additional funding for the Green Roof Incentive Pilot Program.
 6. This report be forwarded to the Parks and Environment Committee, for their consideration in establishing a permanent Green Roof Incentive Program, including a review of the level of financial incentives, other parties that should be contributing funding to the program in light of the issues raised in this report and various options to address regulatory matters, all in support of the City's Climate Change and Clean Air Action Plan.
 7. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
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(April 18, 2007) report from General Manager, Toronto Water

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council authorize the General Manager of Toronto Water to establish and implement the administrative details for the extension of the Green Roof Incentive Pilot Program on terms and conditions satisfactory to the General Manager in accordance with the terms of reference adopted and until funding for the program is depleted;
2. the terms of reference set out in Appendix 1 to this report be adopted as the selection criteria for the Green Roof Incentive Pilot Program;
3. City Council authorize the General Manager of Toronto Water to exercise discretion, to ensure a broad range of installation types (building form, size and location, and green roof design), in the selection of applications for inclusion in the Program, in the event that there is a greater demand for grant funds than have been budgeted for in the Green Roof Incentive Pilot Program on the following basis:
 - a. where there is more than one application for a similar installation type, subject to meeting the terms and conditions of the Program, the successful applicant will be based on the earliest complete application received; and

- b. where there is more than one application by a property owner, the application for the building with the larger roof area will be selected, subject to meeting the requirements in 3a;
- 4. for the purposes of the Green Roof Incentive Pilot Program only, a financial incentive of:
 - a. \$50.00 per square metre of green roof installed, be paid to eligible single-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$10,000.00; and
 - b. \$50.00 per square metre of green roof installed, be paid to eligible industrial, commercial and multi-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$100,000.00;
- 5. City Council authorize the General Manager of Toronto Water to enter into discussions with Toronto Hydro or other agencies with a view of securing additional funding for the Green Roof Incentive Pilot Program;
- 6. this report be forwarded to the Parks and Environment Committee, for their consideration in establishing a permanent Green Roof Incentive Program, including a review of the level of financial incentives, other parties that should be contributing funding to the program in light of the issues raised in this report and various options to address regulatory matters, all in support of the City's Climate Change and Clean Air Action Plan; and
- 7. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The 2007 Toronto Water approved Capital Budget includes \$200,000 in WBS Element CWW475 – Green Roof Pilot Incentive for this initiative.

Summary

This report provides an evaluation of the Green Roof Incentive Pilot Program which was administered in 2006, resulting in the construction of 16 new green roofs in the City by the end of 2007. Based on the experience gained from administering the pilot program and continued public interest in green roofs, this report outlines proposed changes to the program to help further advance the implementation of green roof technology in buildings within the City, particularly within the industrial and commercial sectors.

The revised Green Roof Incentive Pilot Program continues to be available to all property owners in the City of Toronto. However, changes in the Program are proposed to increase the level of uptake which includes simplified performance and eligibility criteria and increases in financial incentives offered.

The benefits of green roof technology in reducing energy consumption, stormwater runoff and the urban heat island effect are recognized and a green roof incentive program has been proposed as a key component in the City's forthcoming Climate Change and Clean Air Action Plan.

Background Information

staff report - green roof incentive pilot program
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3302.pdf>)

Speakers

Lois Dellert

Decision Advice and Other Information

The Planning and Growth Management Committee requested:

1. Deputy City Manager Richard Butts to bring forward the necessary by-law so that green roofs become a requirement of all new large residential and community developments;
and
2. staff to report to the Planning and Growth Management Committee on the environmental impact and recreational benefits of the Green Roof Program.