

Implementation and Compliance with the Green Roof Policy

Date:	April 19, 2007
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	All
Reference Number:	Pg070031

SUMMARY

The purpose of this report is to describe how compliance with the City of Toronto's voluntary green roof criteria will be monitored and reported. Three avenues to promote compliance with Toronto's green roof criteria are being developed, as follows:

1. The final reports on all Official Plan amendments, rezonings, and subdivision applications will include a section on compliance with the Toronto Green Development Standard. The Green Development Standard incorporates the criteria for green roofs as minimum requirements. Since green roofs are a development feature of the Standard that is of particular interest to the City, this section will include a description of whether a green roof will be constructed, and the extent to which it meets the green roof criteria.
2. Toronto Building is developing a construction standard for green roofs. This standard will be the foundation for further efforts to ensure the quality of green roofs built in Toronto.
3. If Toronto's pilot green roof incentive program is renewed or made permanent, all roofs developed with its assistance will have to comply with Toronto's green roof criteria.

Financial Impact

This report will have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

In February 2006, Toronto City Council approved a set of recommendations to encourage implementation of green roofs throughout the City. In July 2006, Toronto City Council further approved a set of recommendations toward the implementation of the Toronto Green Development Standard, in which green roofs are one development feature.

At the January 11, 2007 meeting of the Toronto & East York Community Council, a motion was passed for the Director, Community Planning, Toronto and East York District, to report back on “the methodology for reporting on compliance with the green roof guidelines, and for all development reports to include information relating to this compliance.”

However, since this issue concerns all wards in the City, and since compliance with the green roof guidelines is connected to the issue of implementing the Toronto Green Development Standard, it was decided that this issue should be brought to Planning & Growth Management Committee. Further, a report on the review of the pilot green roof incentive program is also being addressed at this Planning and Growth Management meeting.

ISSUE BACKGROUND

Toronto's green roof strategy and the Toronto Green Development Standard are two City initiatives, passed by Council, that begin to address the significant impacts that development has on the environment. The considerable scale of development's impacts, through for example, energy use, stormwater runoff and water use, waste production, and reductions in natural flora and fauna in the City, has been described in detail elsewhere (see for example, *Making a Sustainable City Happen*, 2006 at www.toronto.ca/environment/greendevdevelopment.htm).

Toronto's green roof strategy includes a set of criteria for green roofs. These criteria include such things as minimum green roof depth and coverage, maximum runoff coefficient, and provide recommendations concerning plantings. These were developed to ensure that the green roofs that followed these recommendations would in fact meet Toronto's environmental objectives, such as retaining stormwater on-site and reducing energy use.

If Toronto's green roof strategy is to be successful, it is important to ensure compliance with these criteria, and with any forthcoming direction such as the Green Roof Construction Standard. This report outlines the plans to ensure such compliance.

COMMENTS

At the present time, green roofs are encouraged in private sector development through approval of zoning by-law amendments and site plan control applications. They have also been encouraged through the pilot green roof incentive program. Compliance in this report is therefore understood to refer to ways of keeping track of the extent to which green roofs are being implemented, with consistent quality, in Toronto.

Three avenues to promote compliance with Toronto's green roof criteria are being developed.

1. Final Reports on Development Applications

The final reports on all Official Plan amendments, rezonings, and subdivision, applications will include a section, under "Comments", on compliance with the Toronto Green Development Standard. This will be based on the developer's intentions, as identified in the Green Development Checklist, and the plans submitted with the application. The Green Development Standard incorporates the criteria for green roofs as minimum requirements. Since green roofs are a development feature of particular interest to the City, this section will include a description of whether a green roof will be constructed, and the extent to which it meets the green roof criteria.

2. Green Roof Construction Standard

Toronto Building is developing a construction standard for green roofs. This standard will be the foundation for further efforts to ensure the quality of green roofs built in Toronto.

3. **Green Roof Incentive Program**

In 2006, the City of Toronto ran a pilot incentive program for green roof construction. Qualification for the program required applications to meet the green roof criteria. If this incentive program is renewed or made permanent, all roofs developed with its assistance will have to comply with Toronto's green roof criteria, including the construction standards when they are finalized. (See the report from the General Manager, Toronto Water "Green Roof Incentive Program").

CONTACT

Barbara Leonhardt
Director, Policy & Research
City Planning
Phone: 416-392-8148
Fax: 416-392-3821
bleonha@toronto.ca

SIGNATURE

Ted Tyndorf
Chief Planner and Executive Director
City Planning Division