



STAFF REPORT INFORMATION ONLY

Status Update on the Green Roof By-law

Date:	December 17, 2008
To:	Planning and Growth Management Committee
From:	Chief Building Official and Executive Director, Toronto Building and Chief Planner and Executive Director, City Planning
Wards:	ALL
Reference Number:	BLD2009PGM001

SUMMARY

The purpose of this report is to provide the Planning and Growth Management Committee with a status update on the development of a Green Roof By-law for the City of Toronto that would require green roofs in certain new types of new buildings and govern their construction.

With direction from the Planning and Growth Management Committee in November, 2008, Toronto Building and the City Planning Division undertook a coordinated public consultation with affected stakeholders. Staff from both Divisions are responding to issues raised during the consultations and intend to conduct further focussed discussions with stakeholders. The report containing the proposed by-law will be brought forward by the Chief Planner and Chief Building Official for consideration by the Planning and Growth Management Committee for its meeting to be held on April 14, 2009.

Financial Impact

This report will have **no** financial impact beyond what has already been approved in the Toronto Building and City Planning's base budgets.

DECISION HISTORY

At its meeting on November 13, 2008 the Planning and Growth Management Committee endorsed the (October 29, 2008) "By-law to Govern the Construction of Green Roofs in Toronto." That report directed Toronto Building and City Planning to "consult with affected stakeholders about the proposed approach to require and govern the construction of green roofs" and to report back to the next committee meeting with a draft by-law for consideration. The report also contained the recommendation that amendments or additions to the technical requirements of the Toronto Green Roof Construction Standard undergo review by the Green Roof Technical Advisory Group prior to consideration by Council.

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16784.pdf>

ISSUE BACKGROUND

The October 29, 2008 report from the Chief Planner and the Chief Building Official provided a draft framework and draft construction standard for a Green Roof By-law under Section 108 of the City of Toronto Act.

Staff undertook consultations in November and December 2008 on the proposed framework and the draft construction standard. Stakeholders were provided the opportunity to attend facilitated consultation sessions on the proposed thresholds for requiring green roofs and submit feedback on the construction standard.

COMMENTS

City Planning and Toronto Building staff have completed the review of the comments provided by stakeholders. At the facilitated sessions a range of stakeholders provided valuable feedback on the draft proposals for the by-law. The comments overwhelmingly identified the need for further consultation on the coverage, thresholds, alternative compliance and transition provisions.

The Green Roof Technical Advisory Group (TAG), comprised of stakeholders with expertise in green roofs and building regulation was convened in December. This group is tasked with reviewing the technical comments on the draft Toronto Green Roof Construction Standard. In order to appropriately complete its full review of the draft standard the group agreed to reconvene in mid-January. Following this meeting, the TAG Chair will submit a report to the Chief Building Official on potential amendments to the draft standard.

Based on the results of the consultation to date, it is proposed that further consultations with stakeholders be undertaken. This approach is intended to provide an opportunity for stakeholders to review a revised framework and allow the TAG to continue its review of the construction standard before the drafting of the Green Roof By-law is completed.

Therefore, it is recommended that the Chief Planner and Chief Building Official bring forward a report to the April 2009 meeting of the Planning and Growth Management Committee, containing a draft by-law to require and govern the construction of green roofs in Toronto.

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