



## STAFF REPORT ACTION REQUIRED

### Technical Amendment to Toronto Municipal Code Chapter 492 – "Green Roofs"

<b>Date:</b>	January 11, 2011
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning General Manager, Economic Development and Culture
<b>Wards:</b>	All
<b>Reference Number:</b>	Pg11001

#### **SUMMARY**

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This report recommends a technical amendment to the Green Roof Bylaw to extend the exemption for industrial buildings from January 31, 2011 until April 30, 2012 to allow for further consultation with industrial building stakeholders.

#### **RECOMMENDATIONS**

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**The Chief Planner and Executive Director, City Planning Division and the General Manager, Economic Development and Culture recommend that:**

1. City Council authorize the City Solicitor to amend subsection 492-5 of Chapter 492 of the Municipal Code – Green Roofs (known as the Toronto Green Roof Bylaw) to extend the exemption period for industrial buildings and building additions to industrial buildings from January 31, 2011 to April 30, 2012 to allow for further consultation with industry stakeholders.
2. City Council authorize the City Solicitor to introduce the necessary Bill in Council to give effect thereto.

#### **Financial Impact**

The recommendations will have no financial impact. The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

## **DECISION HISTORY**

At its meeting on May 25, 26 and 27, 2009, City Council enacted Toronto Municipal Code Chapter 492 – Green Roofs (the Green Roof Bylaw), under the authority of Section 108 of the City of Toronto Act. In approving the Bylaw, City Council also recommended that the Chief Planner and Executive Director, City Planning and the General Manager, Economic Development & Culture, report before the effective date of the industrial building requirement on an alternate option that would address the benefits of green roofs including the reduction of the urban heat island effect; the reduction of Green House Gas emissions; and help with bio-diversity functions/corridors.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.PG25.3>

## **COMMENTS**

The Green Roof Bylaw came into effect on January 31, 2010. The Bylaw exempts industrial buildings and building additions to an industrial building constructed prior to January 31, 2011.

The exemption of industrial buildings from the Green Roof Bylaw responded to comments from industrial stakeholders expressed during public consultation on the Bylaw. The comments expressed the perception that any green roof requirement would be technically and economically impractical and would increase construction costs. Stakeholders indicated a preference for an alternative compliance option and suggested that the City should focus its efforts on the education of the industrial sector on green development practices including green roofs, and provide incentives for companies to invest in sustainable practices that will make industry more competitive in Toronto.

The Green Roof Bylaw was adopted under the authority of the City of Toronto Act, 2006, which allows the City of Toronto to pass a bylaw to require and govern the construction of green roofs. In late 2010, the Good Government Act, 2009 amended the City of Toronto Act, 2006 at City Council's request, to allow the City to pass a bylaw that may also require and govern 'alternative roof surfaces that achieve similar levels of performance to green roofs.' This new authority provides increased flexibility to develop collaborative solutions that achieve Council's objectives and address industry concerns.

In order to allow adequate time to consult with the industrial sector on alternative options to the requirement for green roofs, it is proposed that the Green Roof Bylaw be amended to extend the exemption for industrial buildings until April 30, 2012. This would allow for sufficient time to examine alternate options and discuss any proposed changes with representatives of the industrial sector. City Planning and Economic Development & Culture Division staff have met with representatives for the Toronto Industry Network and agreed that an extension to the exemption of industrial buildings to the Bylaw would be desirable to allow adequate time for further review and consultation.

The Chief Building Official and Executive Director, Toronto Building, was consulted in the preparation of this report.

## **CONTACT**

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## **SIGNATURE**

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