

## Key Message Document

### TORONTO GREEN STANDARD

The Toronto Green Standard (TGS) is a set of performance measures with supporting guidelines related to sustainable site and building design for new development.

The Toronto Green Standard is a key element of the City's *Climate Change Action Plan*, an aggressive environmental framework aimed at reducing Toronto's greenhouse gas emissions by 80 per cent by 2050. Achieving the TGS performance measures will help meet this goal, while improving air and water quality, and enhancing the natural environment.

The TGS was adopted by City Council in October 2009. As of January 31, 2010 new planning applications, including zoning by-law amendments, site plan approval and plan of subdivision, are required to meet the Tier 1 environmental performance measures. Developers may choose to also meet Tier 2, a voluntary higher level of environmental performance.

Site Plan applications approved after May 1, 2009 that meet Tier 2 of the TGS are eligible for a refund of 20% of the Development Charges paid to the City. The Development Charge Bylaw was approved by Council in February 2009.

#### Key Messages:

- The Toronto Green Standard is about designing sites and buildings that are more environmentally friendly. Achieving the Toronto Green Standard will result in measurable improvements to air and water quality; increase energy and water efficiency, and solid waste diversion rates; reduce greenhouse gas emissions; and enhance ecology and the natural environment.
- Developers achieving the voluntary Tier 2 requirements of the TGS are eligible for a 20% Development Charge refund.

#### Where to go for more information:

[www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment), sustainablecity@toronto.ca or 416-392-0191

Three versions of the TGS are now available on-line, each relating to different building types:

- [Mid to High-Rise Residential, Commercial, Industrial and Institutional](#) (For all residential apartment buildings and non-residential development 4 storeys and higher)
- [Low-Rise Non-Residential](#) (Applies to non-residential buildings up to 3 storeys in height)
- [Low-Rise Residential](#) (Applies to detached, semi-detached and town homes, in projects containing a minimum of 5 dwellings/units and up to 3 storeys in height).

### GREEN ROOF BYLAW (New development)

Toronto is the first city in North America to adopt a bylaw to require the construction of green roofs on new development and establish the minimum requirements for the design and construction of each roof. The bylaw will apply to all new development above 2,000 square metres of gross floor area and have a graduated coverage requirement ranging from 20 to 60 per cent.

The bylaw will apply to new residential, commercial and institutional building permit applications beginning January 31, 2010, and to new industrial development as of January 31, 2011.

A green roof is a roof on top of a building that includes vegetation; a growing medium; filter, drainage and root resistance layers; and a waterproof membrane.

### **Key Messages**

- Widespread implementation of green roofs in Toronto will enable buildings to reflect more sunlight and absorb less heat, reducing the urban heat island effect (and associated energy use), which is a particular concern as global temperatures rise.
- Green roofs also absorb stormwater, greatly reducing the pollutants from run-off that enter our waterways, thus improving the water quality in our city. They also enhance biodiversity, improve air quality and beautify Toronto.
- Extensive consultation with the industry and the public took place in advance of developing the Green Roof Bylaw.

### **Where to go for more information:**

[www.toronto.ca/greenroofs](http://www.toronto.ca/greenroofs), [sustainablecity@toronto.ca](mailto:sustainablecity@toronto.ca) or 416-392-0191

## **ECO-ROOF INCENTIVE PROGRAM (Existing & some new development)**

Toronto's Eco-Roof Incentive Program, launched in March of 2009, is designed to promote the use of green and cool roofs on Toronto's industrial, commercial and institutional (ICI) buildings, and to help Toronto's business community take action on climate change.

Eligible projects include any green or cool roof on an existing ICI building. For 2010, the program will also provide funds for green roofs on new industrial buildings with a gross floor area of 2,000 m<sup>2</sup> (21,528 sq ft) or greater, and new institutional and commercial buildings of less than 2,000 m<sup>2</sup>.

The performance criteria for the Eco-Roof Incentive Program are consistent with the Toronto Green Standard and the Green Roof Construction Standard contained in the Green Roof Bylaw.

Green roofs are eligible for a grant of \$50 per square metre up to \$100,000 per project. Cool roofs, which feature a membrane or coating that reflects the sun's rays, are eligible for \$5 per square metre to a maximum of \$50,000.

### **Key Messages**

- The goal of the Eco-Roof Incentive Program is to complement the Green Roof Bylaw by encouraging those not mandated by the Bylaw, like existing ICI buildings, to install a more environmentally sustainable green or cool roof.
- Green roofs support the growth of vegetation, while cool roofs reflect the sun's thermal energy using a new roof membrane or a coating applied over an existing roof.

- Applications for the Eco-Roof Incentive Program will be reviewed on a monthly basis, subject to funding availability, and applicants will be notified of their application status within six months of requesting a grant.

**Where to go for more information or to apply:**

[www.toronto.ca/livegreen/bus\\_eco-roof.html](http://www.toronto.ca/livegreen/bus_eco-roof.html), teo@toronto.ca or 416-397-0311

## **BETTER BUILDINGS PARTNERSHIP**

The City's Better Buildings Partnership (BBP), a program delivered by the Energy Efficiency Office since 1996, assists owners and managers of buildings as they work toward energy efficiency goals, including the new Toronto Green Standard. BBP's New Construction program offers incentives and other resources to support the design and construction of new energy efficient buildings. The BBP program also offers assistance for energy retrofits in existing buildings across the institutional and multifamily sectors.

**Key Messages**

- Toronto's Better Buildings Partnership is a city-to-business program providing expertise, resources and financial assistance to building owners, managers and developers to successfully implement energy efficiency measures in existing buildings and new construction.
- BBP helps deliver energy savings in Toronto buildings to reduce operating costs and greenhouse gas emissions, create green jobs, advance new energy technologies and improve the local economy.
- The TGS and BBP-New Construction assist buildings to achieve energy efficiency of a minimum of 25% better than the Model National Energy Code for Buildings, thereby raising the bar for environmental performance of buildings.

**Where to go for more information:**

[www.toronto.ca/bbp](http://www.toronto.ca/bbp), bbp@toronto.ca or 416-392-1500