

Cost-Benefits of Going Green

The University of Toronto Faculty of Architecture, Landscape and Design undertook a cost-benefit analysis of the Toronto Green Standard in 2008 for the City of Toronto. The study looks at the costs versus savings of implementing green development.

Results of the Cost Benefit Analysis:

- 2-7% premium on green development with a 5-7 year payback
- 1.2 billion dollars saved in avoided costs over the next 25 years
- Greenhouse gas reductions per year per building of 500 tonnes (eCO₂) for a typical condominium building.

Toronto LEED Supplement

If you are planning on registering your project for LEED (Leadership in Energy and Environmental Design) certification you can use the Toronto LEED Supplement as a guide for meeting the Toronto Green Standard and LEED for new construction. LEED is a national voluntary green building rating system. The Toronto Green Standard sets out Toronto's local priorities and requirements.



51 Division

When does the Toronto Green Standard come into effect?

The Toronto Green Standard applies to all new planning applications made after January 31, 2010. Applications made prior to January 31 apply the Toronto Green Standard on a voluntary basis.

For complete information on applying the Toronto Green Standard please visit our website:

www.toronto.ca/greendevlopment

If you have a question about the Toronto Green Standard, contact sustainablecity@toronto.ca.

or call **311**



The Toronto Green Standard

Making a Sustainable City Happen

Toronto is committed to building a green and sustainable city.

In October 2009, City Council adopted the Toronto Green Standard, a two-tiered set of performance measures for sustainable development. The standard addresses the City's local environmental concerns:



Air Quality



Energy Efficiency and Greenhouse Gas Emissions



Water Quality and Efficiency



Solid Waste



Ecology and the Natural Environment

All new development going through the planning process is required to meet Tier 1 performance measures. Developers may choose to meet Tier 2, a voluntary higher level of environmental performance in exchange for a refund on applicable development charges.



There are different versions of the standard that relate to three types of development:



Low-Rise Non-Residential

For industrial, commercial, institutional development three storeys or less.



Low-Rise Residential

For grade-related housing projects of five units or more under four storeys.



Mid to High Rise Residential, Commercial, Industrial and Institutional

For all residential apartment developments and non-residential development four storeys or higher.

Energy Efficiency in New Buildings

Tier 1 requires a minimum of 25% energy efficiency improvement over the Model National Energy Code for all new buildings. The Better Buildings - New Construction Incentive Program offers a financial incentive to commercial, industrial and multi-unit residential to achieve more energy efficient buildings. There are two incentives available: design assistance and constructed savings. Apply to the program at: <http://www.toronto.ca/energy/bbp-nc.htm>



BETTER
BUILDINGS
PARTNERSHIP

The Toronto Green Standard and the Better Building Partnership-New Construction program won the 2009 FCM-CH2M Hill Sustainable Communities Award in the Buildings category, as an example of an innovative project contributing to sustainable community development in Canada.

Development Charge Refund

As of May 1, 2009, Site Plan applications that achieve the Tier 2 requirements of the Toronto Green Standard are eligible for a refund of 20% of the development charges paid to the City. Tier 2 requires 35% as constructed energy efficiency improvement over the Model National Energy Code for Buildings.

