



Toronto Green Standard (TGS) Version 4 Adopted by Toronto City Council

Issued July 30, 2021

Version 4 of the Toronto Green Standard (TGS) was approved by Council on July 15th 2021 as one of the key actions critical to achieving the City of Toronto's TransformTO goal to reduce community-wide greenhouse gas emissions (GHG) to net zero by 2050 or sooner.

TGS Version 4 advances requirements for building energy and GHG reduction and electric vehicle parking, and introduces tracking of embodied emissions in building materials used in construction. It addresses resilience through enhanced green infrastructure to manage stormwater runoff, reduce urban heat island impacts and promote biodiversity (including more extensive and higher performance green roofs), bioswales, rain gardens, native pollinator species plantings and a new requirement for "green streets" (roads or streets that incorporate green infrastructure).

Version 4 will apply to new development applications beginning on May 1, 2022. TGS Version 4 with all associated specifications, resources and templates will be published on the Toronto Green Standard page of the City of Toronto website in 2022.

TGS Version 4 Council decision, report and attachments can be found at:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-information-reports/>

Toronto Green Standard Version 3 Amendment

City Council also approved a revision to TGS Version 3 Tier 2 Core requirement WQ 2.2 Stormwater retention and reuse. The performance measure includes an alternative compliance option and now reads:

Tier 2

WQ 2.2 Stormwater Retention and Reuse (Core)

Retain runoff generated from a minimum of 10 mm depth of rainfall from all site surfaces through infiltration, evapotranspiration, water harvesting and reuse;

Or

Ensure that the total landscaped site area, located at and above grade, includes at least one of the following features:

- A Green Roof covering at least 80% of Available Roof Space;

- An Intensive Green Roof for 80% of the Green Roof Area provided;
- Biodiverse green roof to support pollinator species covering a minimum of 50% Green Roof Area;
- 25% of the Lot Area at or above-grade, planted with native flowering/pollinator species;
- At-grade Bioretention facilities provided to capture and control 75% of runoff from on-site hardscape surfaces; or,
- Reforestation of a portion of the site (beyond the limit of a stewardship plan)

The [TGS Version 3 webpage](#) will be updated in September 2021 to include the revision to WQ 2.2 and new Specifications and Resources. For Site Plan currently applications under review by the City of Toronto that are targeting Tier 2 of the TGS, contact sustainablecity@toronto.ca to identify the project as pursuing the WQ 2.2 alternative compliance option.