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## BRIEFING NOTE

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**To:** Toronto and East York Community Council

**Topic:** Green Roof Bylaw— Exemptions to the Green Roof By-law

**Issue/Background:**

The Green Roof Bylaw came into effect for all new residential, commercial and institutional development on January 31, 2010. The Green Roof By-law includes a provision that permits complete exemptions under the By-law conditional on the approval by City Council and payment of cash-in lieu.

This briefing note provides an overview of the Green Roof By-law exemption process

**Questions & Answers**

What are the requirements of the Green Roof By-law?

- The Bylaw requires green roofs on most new development with a minimum Gross Floor Area of 2,000m<sup>2</sup> as of January 31, 2010. All Green Roofs must be built in accordance with the Toronto Green Roof Construction Standard.
- The size of the green roof that is required ranges from 20-60 per cent of Available Roof Space depending on the size of the building.
- A complete exemption or partial exemption (variance) from the requirements of the Bylaw is possible provided the applicant pays \$200.00 for every square metre of green roof area eliminated from the development.