



## REPORT FOR ACTION

# Amendment to the Green Roof By-law with Respect to Transit Facilities Constructed as Part of a Transit Project Across Multiple Sites

**Date:** May 9, 2017

**To:** Planning and Growth Management Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** All

## SUMMARY

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This report proposes an amendment to Toronto Municipal Code Chapter 492 ("Green Roof By-law") to permit the consolidation of required green roof areas on transit buildings constructed as part of a transit project across multiple sites.

This amendment would provide greater efficiency in the design, construction and approval of green roofs implemented as a component of new transit projects. Further, it would maintain the performance standards currently in effect under the By-law.

The Green Roof By-law has been in effect for all new private and publicly owned development since January 31, 2010. This proposed amendment would allow for the intent of the by-law to be maintained on buildings used for the operation of a new transit system, as part of the expansion of Toronto's transit network.

## RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council direct the City Solicitor to submit a bill to Council amending Chapter 492 of Toronto Municipal Code – Green Roofs (known as the Toronto Green Roof By-law) to permit the consolidation of required green roof areas on transit buildings in accordance with a Green Roof Plan approved for a transit project by the Chief Planner and Executive Director, City Planning.

## FINANCIAL IMPACT

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There is no financial impact resulting from this report.

## DECISION HISTORY

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The Green Roof By-law was amended by Council at its meeting on November 27, 2012 to allow for green roof areas required on multiple buildings under the same Site Plan Control Application, to be consolidated on the development site.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG19.10>

The Green Roof By-law was adopted by Council at its meeting on May 25, 26 and 27, 2009, under the authority of Section 108 of the City of Toronto Act, 2006.

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

## COMMENTS

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When approved in 2009, the Green Roof By-law did not address the consolidation of the required green roof areas on one building for developments on a single site or developments considered as one project built over numerous sites, such as transit projects.

Metrolinx is currently constructing the Eglinton Crosstown LRT as part of its regional transportation plan (The Big Move) which proposes improved integration of transportation networks in Toronto and the Greater Toronto and Hamilton Area (GTHA).

As part of its construction and design, Metrolinx has proposed a consolidated green roof area for the new transit infrastructure and has submitted development applications to the City of Toronto for Site Plan Control approval and issuance of building permits to that effect.

During review of these applications, City staff determined the proposed green roof consolidation meets the intention of with the Toronto Green Standard (TGS) green roof requirements but does not comply with the Green Roof By-law.

The Green Roof By-law was amended in 2012 to allow for the consolidation of green roof areas for multi-phased development projects on one site. However, at that time staff did not consider the need for an amendment to allow the consolidation of green roof area on transit facilities constructed as part of a transit project across multiple sites.

Under the Green Roof By-law, City staff would seek that each individual transit facility within the transit project would meet the standards set out in the Green Roof Bylaw.

In order to permit the green roof consolidation within one or more transit buildings, this report recommends an amendment to the Green Roof By-law that would allow for consolidation of green roof areas for the Eglinton Crosstown, as well as future transit projects. This would allow the consolidation of green roofs, subject to the approval by the Chief Planner, of a green roof plan for the entire transit project.

The consolidation of the required green roof area into one or more larger green roof areas for transit buildings can achieve design, construction and operational efficiencies as well as enhanced environmental performance and survivability.

The proposed amendment is administrative in nature and does not reduce the area of green roof that is required for transit use buildings, and does not affect the operation of the Toronto Green Roof Bylaw for other uses.

This report was prepared in consultation with the Chief Building Official and Executive Director, Toronto Building.

## **CONTACT**

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## **SIGNATURE**

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