



REPORT FOR ACTION

Eco-Roof Incentive Program application: 77 Glen Rush Boulevard

Date: December 19, 2017

To: Planning and Growth Management Committee

From: Director, Environment and Energy Division

Wards: All

SUMMARY

Green roofs and cool roofs – known collectively as 'eco-roofs' – help make Toronto more resilient and better adapted to climate change. Eco-roofs reduce urban heat and its associated energy use. Green roofs also help manage storm water runoff, enhance biodiversity, improve air quality, and beautify our city. In 2008, Toronto established the Eco-Roof Incentive Program, which encourages the installation of eco-roofs on existing buildings and some new buildings. In 2013, the program became completely self-sustaining drawing funding from cash-in-lieu payments through the Green Roof Bylaw.

In December 2016, a new reporting requirement was adopted by City Council, stating that a staff report be submitted with a recommendation to the Planning and Growth Management Committee and City Council for applications for project funding greater than \$50,000 for cool roofs and \$100,000 for green roofs. At the same time, City Council amended the terms and conditions of the program to allow all new construction projects by organizations incorporated as not-for-profit corporations, to be made eligible for green roof incentives provided by the City regardless of size.

This report responds to the reporting requirement for a green roof project greater than \$100,000 at a new building located at 77 Glen Rush Boulevard. A green roof is proposed on the new Caribou Torah Education Centre by the Caribou Torah Education Foundation, which is a not-for-profit corporation with registered charity status. Program staff have reviewed the application and have determined that the proposed green roof meets program eligibility criteria and therefore is recommended for funding.

This project is eligible for funding in the amount of \$107,300, based on the proposed green roof size of 1,073 m² and the green roof incentive of \$100 per square metre (m²). Pre-approval of \$100,000 has been provided with the authority delegated to staff when the Eco-Roof Incentive Program was adopted in 2008 (Part 3 of Council Decision PG20.8). This report seeks approval to provide additional funding in the amount of \$7,300 for a total of \$107,300 to support the full size of the proposed green roof.

RECOMMENDATIONS

The Director, Environment and Energy Division recommends that:

1. City Council approve Eco-Roof Incentive Program funding for a green roof at 77 Glen Rush Boulevard of 1,073 square metres, in an amount up to \$7,300 above the pre-approved funding of \$100,000.

FINANCIAL IMPACT

The 2018 Preliminary Operating Budget for Facilities, Real Estate, and Environment & Energy (FREEE) includes funding of \$0.819 million from the Eco-Roof Financial Assistance Reserve Fund (XR1723) dedicated to fund eco-roof projects to continue supporting this initiative. Additional funding of \$7,300 above the pre-approved funding of \$100,000 is requested by City Council to be directed from this reserve for the green roof project at 77 Glen Rush Boulevard. The total cost of this initiative funded by the Eco-Roof Financial Assistance Reserve Fund is \$107,300.

The Eco-Roof Incentive Program is completely self-sustaining, with funding coming from cash-in-lieu paid to the City under the Green Roof Bylaw. Ongoing approval of projects through the program is subject to the availability of funds in the Eco-Roof Financial Assistance Reserve that receives cash-in-lieu contributions. As of December 1, 2017, there is \$4,065,669 in the Eco-Roof Financial Assistance Reserve.

The Acting Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

In 2008, City Council endorsed the terms of reference for the Eco-Roof Incentive Program which was officially launched in March 2009. Part 3 of this decision delegated authority to City staff to approve funds for cool roof projects to a maximum of \$50,000 per award and green roof projects to a maximum of \$100,000 per award. The decision document can be viewed here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.PG20.8>

On December 13, 14 and 15, 2016, City Council adopted revisions to the Terms and Conditions of the Eco-Roof Incentive Program, based on the results of a program review. At that same time, the Chair of the Planning and Growth Management Committee made a motion, which was adopted by City Council, adding the following: *"Add the requirement that a staff report be submitted with recommendations to the Planning and Growth Management Committee and City Council for applications for project funding greater than \$50,000 for cool roofs and \$100,000 for green roofs."*

The decision document can be viewed here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG16.4>

COMMENTS

Eco-Roof Incentive Program

The Eco-Roof Incentive Program, launched in 2009, encourages the installation of green roofs and cool roofs on buildings in Toronto. The program became completely self-sustaining in 2013 when Council directed that funds collected as cash-in-lieu of construction of a green roof be directed to the Eco-Roof Incentive Program.

Eligibility

The Program provides funds for green roof and cool roof projects on:

- Existing residential, industrial, commercial, and institutional buildings.
- New residential, industrial, commercial, and institutional buildings with a gross floor area of less than 2,000 m².

In addition, green roof incentives are offered for the following projects:

- All new construction projects, by Toronto Public and Separate School Boards and organizations incorporated as not-for-profit corporations, of any size.

Incentives

- Green roof incentive: \$100/m² of green roof provided to a maximum of \$100,000.
- Cool roof incentives: \$5/m² for a cool roof with a new membrane or \$2/m² for a cool roof coating over an existing roof to a maximum of \$50,000.

Council approval is required for funding requests in excess of the pre-approved maximum of \$50,000 for cool roofs and \$100,000 for green roofs.

Green roof coverage

A green roof will have minimum coverage of available roof space as per Table 1.

Table 1: Green roof coverage requirements

| Gross Floor Area* (Size of Building) | Minimum Coverage of Available Roof Space** (Size of Green Roof) |
|---|--|
| Less than 4,999 m ² | 20% |
| 5,000-9,999 m ² | 30% |
| 10,000-14,999 m ² | 40% |
| 15,000-19,999 m ² | 50% |
| 20,000 m ² or greater | 60% |

* Gross Floor Area - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading. ** Available Roof Space - The total roof area minus areas designated for renewable energy, private terraces and residential outdoor amenity space.

Green roof construction requirements

The green roof must be designed and constructed in conformance with the requirements of Toronto's Green Roof Construction Standard, which can be found in Article IV of the Green Roof Bylaw ([Municipal Code Chapter 492, Green Roofs](#)).

Approval process

Applications are reviewed by Environment and Energy Division (EED) staff to ensure they adhere to the program criteria. When necessary, staff from City Planning, Toronto Water, and Toronto Building, are asked to make recommendations to the EED.

If approved by the Director of the EED, the applicant is required to construct the eco-roof and provide evidence of its completion prior to receiving any part of the grant. Evidence of completion includes a letter of declaration from the installer and photos of the completed roof. Site inspections by City staff are also part of the verification process. City staff may also inspect a green roof at any time during its lifetime to ensure that it is being maintained.

More information about eligibility and the application process can be found at: www.toronto.ca/livegreen/ecoroofs.

77 Glen Rush Boulevard - Green roof application greater than \$100,000

Background

On November 21, 2017, an application for a green roof at 77 Glen Rush Boulevard was received (Reference #1117-05). Program staff reviewed the application and determined that the proposed project meets the program eligibility criteria for green roof projects.

Does the Green Roof Bylaw apply to this project?

Yes. The Green Roof Bylaw requires green roofs on new commercial, institutional and residential development with a minimum GFA of 2,000 m². The building proposed at 77 Glen Rush Blvd is a new institutional building with a GFA of 7,693 m², requiring a green roof with a minimum of 30% coverage under the Bylaw.

Is the green roof eligible for funding under the Eco-Roof Incentive Program?

Yes. The proposed building will fulfill the Green Roof Bylaw requirements, but is still eligible for funding from the Eco-Roof Incentive Program. In December 2016, Council approved offering green roof incentives for all new construction projects by organizations incorporated as not-for-profit corporations, of any size. The property owner at 77 Glen Rush Blvd is the Caribou Torah Education Foundation, a not-for-profit corporation with registered charity status, therefore making this project eligible for funding from the Eco-Roof Incentive Program.

Project is recommended for funding

Based on the incentive rate of \$100/m² for green roofs and the proposed green roof area of 1,073 m², this project is eligible for funding in the amount of \$107,300. An approval letter stating that funding has been allocated in the amount of \$100,000 was created on December 8, 2017 and provided to the property owner. Since the project has already been pre-approved for \$100,000, this report seeks to provide additional funding in the amount of \$7,300 for a total of \$107,300.

Application details

A summary of the application received for 77 Glen Rush Blvd is provided in Table 2.

Table 2: Eco-Roof Incentive Program application details - 77 Glen Rush Boulevard

| | |
|----------------------|--|
| Date submitted | November 21, 2017 |
| Reference number | 1117-05 |
| Roof address | 77 Glen Rush Boulevard, Toronto ON M5N 2T8 |
| Ward | 16 |
| Property owner | Caribou Torah Education Foundation (registered charity) |
| Building type | Institutional |
| Building status | New |
| Project description | The Caribou Torah Education Centre, a not-for-profit community centre, will house a school with over 770 students and 111 staff, a synagogue, an early intervention center and social halls. |
| Project type | Green |
| Green roof type | Extensive |
| Gross floor area | 7,693 m ² |
| Available roof area | 3,537 m ² |
| Green roof area | 1,073 m ² |
| Percent coverage | 30% |
| Plant species | Sedum mat |
| Maintenance plan | Guidelines and protocol provided - watering, weeding, plant care and routine inspections. |
| Supporting documents | Appendix 1 is a roof plan showing area to be retrofitted and size in m ² . |

Program outlook

Since 2013, the Program has been completely self-sustaining due to funding from the cash-in-lieu policy of the Green Roof Bylaw. Ongoing approval of projects is subject to the availability of funds received from cash-in-lieu contributions and held in the Eco-Roof Financial Assistance Reserve Fund. As of December 1 2017, there is \$4,065,669 in the Eco-Roof Financial Assistance Reserve.

Forecasted cash-in-lieu payments from approved exemptions and variances from the Green Roof Bylaw are estimated at \$2,433,504.00. This is an estimated amount as proponents do not actually pay for their variance or exemption until they apply for their building permit, and may withdraw their request and install the required green roof. As part of the annual budget process, staff will report on the availability of funds.

Conclusion

The proposed green roof project at 77 Glen Rush Boulevard meets program criteria and therefore is recommended for funding support from the Eco-Roof Incentive Program. The project has been pre-approved for \$100,000. This report seeks Council authority for staff to approve additional funding in the amount of \$7,300, for a total of \$107,300. Approving funding for the proposed green roof, will increase green roof space in the city and its associated benefits.

CONTACT

Mark Bekkering, Manager, Policy and Research, Environment and Energy Division
Tel: 416-392-8556, Email: mark.bekkering@toronto.ca

Annemarie Baynton, Senior Environmental Planner, Environment and Energy Division
Tel: 416-392-1848, Email: abaynto@toronto.ca

SIGNATURE

Jim Baxter
Director, Environment and Energy Division

ATTACHMENTS

Appendix 1: Roof plan for 77 Glen Rush Boulevard showing proposed green roof area