

City Planning

Developing Toronto

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Toronto Green Standard



The Toronto Green Standard (TGS) is a two-tier set of performance measures with supporting guidelines related to sustainable site and building design for new private and public development.



The standards are designed to work with the regular development approvals and inspections process. New planning applications are required to document compliance with [Tier 1 environmental performance measures](#). The TGS has been in place since January 31, 2010.



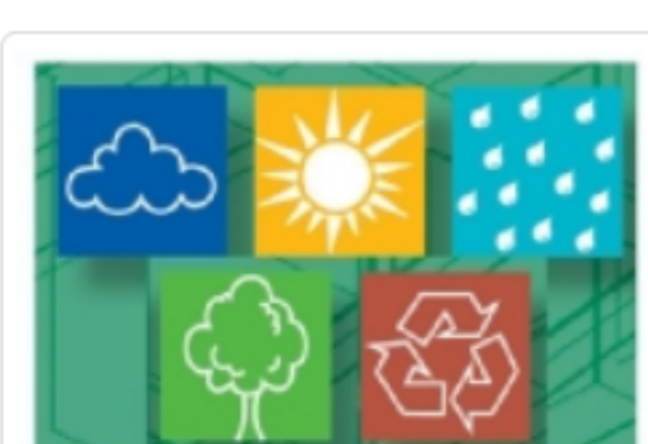
Applicants who also choose to meet Tier 2, a voluntary higher level of environmental performance, may be eligible for a [Development Charge Refund](#).



Achieving the TGS contributes towards LEED certification. The [Toronto LEED Supplement](#) summarizes the similarities and differences between the Toronto Green Standard and LEED Canada NC 2009 rating system and notes documentation accepted by the City of Toronto.



Toronto Green Standard Tools and Resources



[Tier 1 Checklist & Standards: Planning Application Requirements](#)

New planning applications are required to document compliance with Tier 1 environmental performance measures.



[Tier 2 & Development Charge Refund: Application and Enrollment](#)

Applicants who choose to meet Tier 2, a voluntary higher level of environmental performance may be eligible for a Development Charge Refund.

Certified Tier 2 projects are acknowledged by a brushed steel plaque that is displayed in the building lobby or in another prominent location. The green features of the project are also profiled on the City of Toronto's website. Contact sustainablecity@toronto.ca about profiling your certified Tier 2 project or ordering a sign.



[Toronto: LEED Supplement](#)

Achieving the TGS contributes towards LEED certification. The [Toronto LEED Supplement](#) summarizes the similarities and differences between the Toronto Green Standard and LEED Canada NC 2009 rating system and notes documentation accepted by the City of Toronto.

Project Profiles

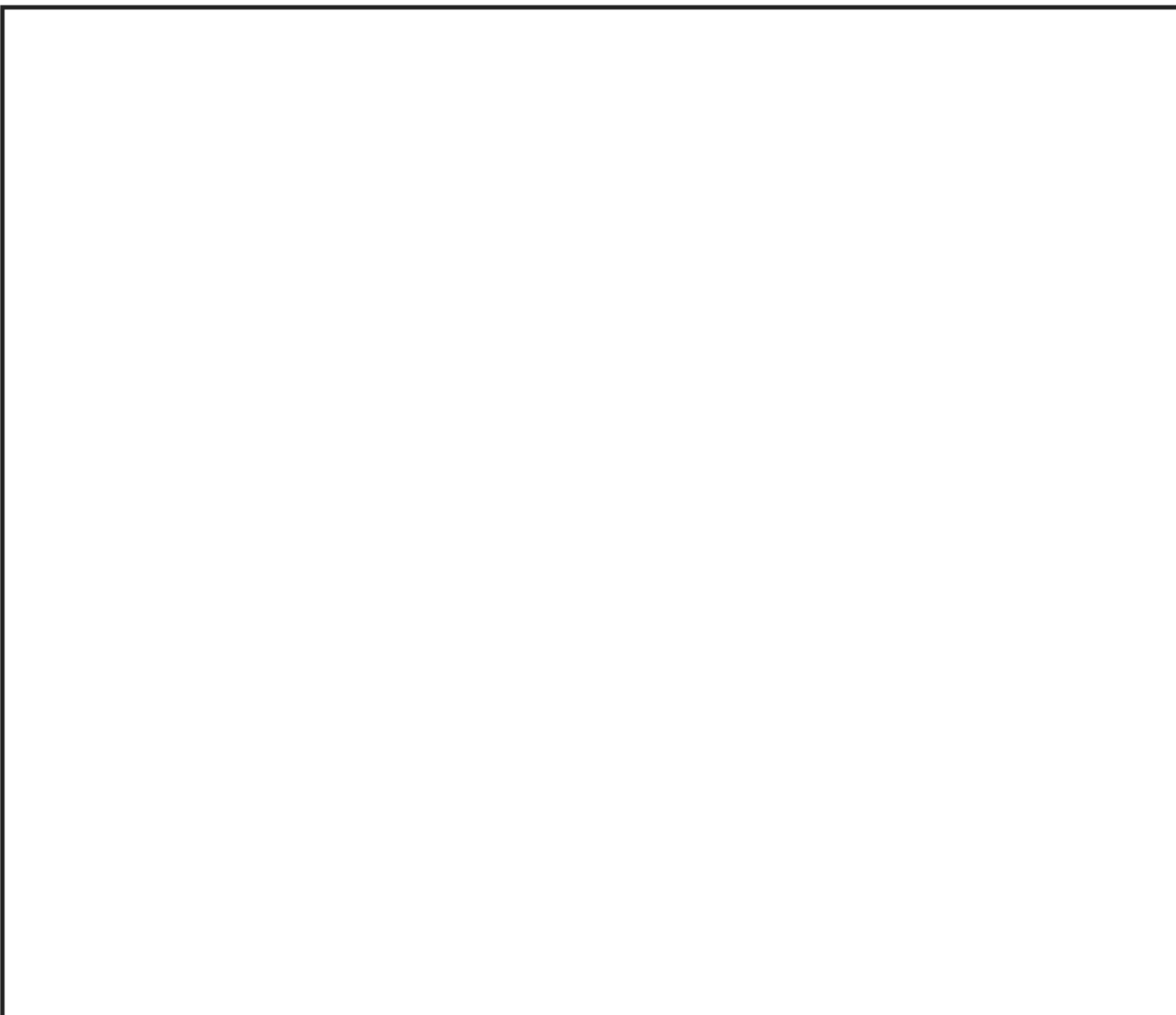


[775 King Street West](#)

Nestled in the heart of King St West, *mino775* has raised the bar for sustainable design in Toronto. This two-tower, 17 storey condominium is the first project to achieve the Toronto Green Standard Tier 2 requirements and offers occupants innovative features to maximize the health, comfort, and savings.

Green Building Map

The Canada Green Building Council's Marketing Committee proudly launched the interactive map of Ontario's green building landscape. The map features all Ontario buildings that have achieved LEED and Toronto Green Standard Tier 2 Certification. You can review the building information (including the address, rating system, design team, and more) by clicking on the dots on the map below.



[View Larger Map with Legend](#)

More Resources



[Notice to Clients: 2014 Green Standard Update](#)

Toronto City Planning updated the Toronto Green Standard in consultation with City Divisions, the development industry and its stakeholders. The updates were adopted by City Council on July 16, 17, 18 and 19, 2013. **Version 2.0 of the Toronto Green Standard applies to new development applications submitted on or after January 1, 2014.** The 2010 Toronto Green Standard continues to apply to applications submitted prior to 2014.

Go to the City Council adopted [report](#) recommendations on the Toronto Green Standard.

Go to the [Updated Toronto Green Standard](#) (Appendix A and Appendix B of the report).

Highlights of Changes to the TGS: [See the presentation on the Toronto Green Standard 2014 Review and Update Highlights.](#)



[Raising the Bar on Energy Performance](#)

The updated Toronto Green Standard (Version 2.0) includes new and improved performance measures and higher energy targets of 15% above the Ontario Building Code (Tier 1) and 25% above the Ontario Building Code (Tier 2). The TGS is a key strategy for reducing green house gas emissions by 30% by 2020 and 80% by 2050. According to the Toronto Atmospheric Fund (TAF), Toronto's improved energy efficiency standards will save Toronto's citizens and businesses an estimated \$114M and avoid over 750,000 tonnes of climate-damaging GHG emissions by 2025 at marginal incremental design and construction costs.

Read the two energy background studies prepared by Sustainable Buildings Canada with recommended increases in energy efficiency targets for the Toronto Green Standard.

[Report #1 Review of Energy Codes and Standards](#)

[Report #2 Cost benefit Study of Building Archetypes](#)

View the tutorial presentation on the Ontario Building Code and TGS energy efficiency requirements prepared by ECOVERT Sustainability Consultants. The presentation introduces and compares requirements and provides additional advice and resources to consider in designing high performance buildings.

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Highlights

- [Green Roof Bylaw](#)
- [Drought Resistant Landscaping](#)
- [Toronto Green Building Guide](#)
- [Building Toronto Together: A Development Guide](#)
- [Urban Design Guidelines](#)
- [Bird Friendly Development Guides](#)
- [Guidelines for the Design and Management of Bicycle Parking Facilities](#)
- [Design Guidelines for "Greening" Parking Lots](#)
- [Sustainable Communities Award](#)