

GREATER TORONTO CHAPTER

CANADA GREEN BUILDING COUNCIL (CaGBC)

MUNICIPAL LEADERS FORUM WORKING GROUP

TEMPLATE FOR THE SUBMISSION OF BEST PRACTICES TOOLKIT FOR THE GTA CONTEXT

POLICIES AND PROCEDURES for SUSTAINABLE BUILDING AND DEVELOPMENT*



GREATER TORONTO

*A proud Chapter
of the CaGBC
since 2003*

1. MUNICIPALITY

City of Toronto

2. PROJECT / POLICY DESCRIPTION:

Toronto LEED Supplement

3. SUSTAINABLE DEVELOPMENT CATEGORY (more than one may apply):

- ✓ Green Buildings
 - Energy Conservation
 - Green Infrastructure
 - Smart Growth / Sustainable Urban Design
 - Water Conservation

4. POLICY/ PROJECT OBJECTIVE OR GOAL

The LEED Canada NC rating system and the Toronto Green Standard (TGS) are complementary and share many objectives. A number of TGS development features and LEED Canada-NC credits and prerequisites overlap in design intent. The City of Toronto's regional environmental priorities are illustrated by the TGS, and the TGS recognizes Toronto's environmental policies, by-laws and standards. LEED Canada is a national, voluntary standard. The Toronto Green Standard (TGS) emphasizes matters of exterior sustainable design whereas LEED Canada-NC Version 1.0 also emphasizes matters of interior sustainable design.



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5. INSTRUMENTS OF IMPLEMENTATION

The Toronto LEED Supplement is a voluntary guideline document to assist LEED registered projects in understanding similarities and differences between the TGS and LEED NC.

6. INCENTIVES (if any)

LEED Projects that also achieve Tier 2 of the Toronto Green Standard are eligible for the City of Toronto's Development Charge Refund of 20% of development charges paid to the City.

7. RESULTS / MEASURES OF SUCCESS

Success will be measured by a clearer understanding of the relationship between TGS and LEED among industry representatives.

8. CHALLENGES ENCOUNTERED

Alignment of LEED NC and TGS was a challenge because the City's standards are based in local by-laws, policies and guidelines in some cases using different measures than LEED NC uses.

9. LESSONS LEARNED

The Toronto LEED Supplement illustrates what's important to achieve in the City of Toronto and how meeting the Toronto Green Standard contributes towards LEED certification.

10. WEB LINKS FOR MORE INFORMATION

<http://www.toronto.ca/planning/environment/greendevlopment.htm>

http://www.cagbc.org/leed/systems/new_construction/index.php

*private development only – does not include municipal or other public projects and developments