



City of Toronto Green Roof Bylaw

In 2009, Toronto was the first city in North America to adopt a bylaw to require and govern the construction of green roofs. The **Green Roof Bylaw** [PDF](#) (http://www.toronto.ca/legdocs/municode/1184_492.pdf) sets out a graduated green roof requirement for new development or additions that are greater than 2,000 m² in gross floor area. The requirement ranges from 20-60% of the Available Roof Space of a building.

Green Roofs are required on:

- New commercial, institutional and residential development with a minimum gross floor area of 2,000 m²
- New additions to commercial, institutional and residential development where the new gross floor area added is greater than 2,000 m²
- Industrial buildings greater than 2,000 m² gross floor area

Expand All + Collapse All –

Size of Green Roofs

Construction Standard & Biodiverse Green Roofs

Green Roof Construction Standard

Whether constructing a green roof voluntarily, or as required by the Green Roof Bylaw, all green roofs in the City of Toronto, at a minimum, must conform to the Toronto Green Roof Construction Standard. The Standard can be found in Article IV of the Green Roof Bylaw (**Municipal Code Chapter 492, Green Roofs** [PDF](#) (http://www.toronto.ca/legdocs/municode/1184_492.pdf)). It complements the other sections of the Green Roof Bylaw which relate to definitions, coverage requirements, exemptions, and applications etc.

The purpose of the Toronto Green Roof Construction Standard is to govern the design and construction of green roofs by setting out minimum requirements that meet the City's objectives and the Ontario Building Code requirements. Mandatory provisions are included in the Toronto Green Roof Construction for the following areas:

- Green Roof Assembly
- Gravity Loads
- Slope Stability

- Parapet Height and /or Overflow Scupper Locations
- Wind Uplift
- Fire Safety
- Occupancy and Safety
- Waterproofing
- Drainage
- Water Retention
- Vegetation Performance
- Plant Selection
- Irrigation
- Maintenance

Green Roof Construction Standard: Supplementary Guidelines

Toronto Building has prepared a guideline document to the green roof construction standard, in consultation with the City's Green Roof Technical Advisory Group. The document contains "best practices" in green roof design, provides designers and the public with additional information on the Toronto Green Roof Construction Standard and contains illustrations to assist with calculating required green roof coverage.

To request a copy of the Supplementary guidelines email sustainablecity@toronto.ca (<mailto:sustainablecity@toronto.ca>)

Guidelines for Biodiverse Green Roofs

The Guidelines for Biodiverse Green Roofs identify, describe and illustrate best practices for creating habitat and promoting biodiversity on green roofs in Toronto. They are intended to support and expand the Toronto Green Roof Construction Standard Supplementary Guidelines. These guidelines are primarily designed for use by architects and landscape architects involved in designing green roofs but they may also be of interest to others who wish to understand how green roofs can be designed to enhance and support biodiversity.

Design Guidelines for Biodiverse Green Roofs identify, describe and illustrate best practices for creating habitat and promoting biodiversity on green roofs in Toronto.

For a copy of the Guidelines for Biodiverse Green Roofs contact: sustainablecity@toronto.ca (<mailto:sustainablecity@toronto.ca>)

Exemption under the Green Roof Bylaw

Templates & Forms

Requirements for Site Plan Control and Building Permit Applications

Information & Reports

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