

## Planning and Growth Management Committee

<b>Meeting No.</b>	4	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, May 3, 2007	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	mmacдона@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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PG4.1	NO AMENDMENT		Policy	
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### Green Roof Incentive Pilot Program

#### City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council authorize the General Manager of Toronto Water to establish and implement the administrative details for the extension of the Green Roof Incentive Pilot Program on terms and conditions satisfactory to the General Manager in accordance with the terms of reference adopted and until funding for the program is depleted.
2. The terms of reference set out in Appendix 1 to this report be adopted as the selection criteria for the Green Roof Incentive Pilot Program.
3. City Council authorize the General Manager of Toronto Water to exercise discretion, to ensure a broad range of installation types (building form, size and location, and green roof design), in the selection of applications for inclusion in the Program, in the event that there is a greater demand for grant funds than have been budgeted for in the Green Roof Incentive Pilot Program on the following basis:
  - a. where there is more than one application for a similar installation type, subject to meeting the terms and conditions of the Program, the successful applicant will be based on the earliest complete application received; and
  - b. where there is more than one application by a property owner, the application for the building with the larger roof area will be selected, subject to meeting the requirements in 3a.
4. For the purposes of the Green Roof Incentive Pilot Program only, a financial

incentive of:

- a. \$50.00 per square metre of green roof installed, be paid to eligible single-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$10,000.00; and
  - b. \$50.00 per square metre of green roof installed, be paid to eligible industrial, commercial and multi-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$100,000.00.
5. City Council authorize the General Manager of Toronto Water to enter into discussions with Toronto Hydro or other agencies with a view of securing additional funding for the Green Roof Incentive Pilot Program.
  6. This report be forwarded to the Parks and Environment Committee, for their consideration in establishing a permanent Green Roof Incentive Program, including a review of the level of financial incentives, other parties that should be contributing funding to the program in light of the issues raised in this report and various options to address regulatory matters, all in support of the City's Climate Change and Clean Air Action Plan.
  7. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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(April 18, 2007) report from General Manager, Toronto Water

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council authorize the General Manager of Toronto Water to establish and implement the administrative details for the extension of the Green Roof Incentive Pilot Program on terms and conditions satisfactory to the General Manager in accordance with the terms of reference adopted and until funding for the program is depleted;
2. the terms of reference set out in Appendix 1 to this report be adopted as the selection criteria for the Green Roof Incentive Pilot Program;
3. City Council authorize the General Manager of Toronto Water to exercise discretion, to ensure a broad range of installation types (building form, size and location, and green roof design), in the selection of applications for inclusion in the Program, in the event that there is a greater demand for grant funds than have been budgeted for in the Green Roof Incentive Pilot Program on the following basis:
  - a. where there is more than one application for a similar installation type, subject to meeting the terms and conditions of the Program, the successful applicant

will be based on the earliest complete application received; and

- b. where there is more than one application by a property owner, the application for the building with the larger roof area will be selected, subject to meeting the requirements in 3a;
4. for the purposes of the Green Roof Incentive Pilot Program only, a financial incentive of:
    - a. \$50.00 per square metre of green roof installed, be paid to eligible single-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$10,000.00; and
    - b. \$50.00 per square metre of green roof installed, be paid to eligible industrial, commercial and multi-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$100,000.00;
  5. City Council authorize the General Manager of Toronto Water to enter into discussions with Toronto Hydro or other agencies with a view of securing additional funding for the Green Roof Incentive Pilot Program;
  6. this report be forwarded to the Parks and Environment Committee, for their consideration in establishing a permanent Green Roof Incentive Program, including a review of the level of financial incentives, other parties that should be contributing funding to the program in light of the issues raised in this report and various options to address regulatory matters, all in support of the City's Climate Change and Clean Air Action Plan; and
  7. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

### **Financial Impact**

The 2007 Toronto Water approved Capital Budget includes \$200,000 in WBS Element CWW475 – Green Roof Pilot Incentive for this initiative.

### **Summary**

This report provides an evaluation of the Green Roof Incentive Pilot Program which was administered in 2006, resulting in the construction of 16 new green roofs in the City by the end of 2007. Based on the experience gained from administering the pilot program and continued public interest in green roofs, this report outlines proposed changes to the program to help further advance the implementation of green roof technology in buildings within the City, particularly within the industrial and commercial sectors.

The revised Green Roof Incentive Pilot Program continues to be available to all property owners in the City of Toronto. However, changes in the Program are proposed to increase the level of uptake which includes simplified performance and eligibility criteria and increases in financial incentives offered.

The benefits of green roof technology in reducing energy consumption, stormwater runoff and the urban heat island effect are recognized and a green roof incentive program has been proposed as a key component in the City's forthcoming Climate Change and Clean Air Action Plan.

### Background Information

staff report - green roof incentive pilot program  
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3302.pdf>

### Speakers

Lois Dellert

### Decision Advice and Other Information

The Planning and Growth Management Committee requested:

1. Deputy City Manager Richard Butts to bring forward the necessary by-law so that green roofs become a requirement of all new large residential and community developments; and
2. staff to report to the Planning and Growth Management Committee on the environmental impact and recreational benefits of the Green Roof Program.

PG4.6	NO AMENDMENT		Transactional	
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### Change to Parking Meter Rates, Adjustments to Parking Meter Zone Boundaries and Changes in Maximum Parking Durations On-Street Metered Locations

#### City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council approve the following changes to the existing on-street meter rates:
  - a. where the current rate is \$3.00 (Zone AA) to increase the rate to \$3.50 per hour;
  - b. where the current rate is \$2.00 (Zone A) to increase the rate to \$2.50 per hour;
  - c. where the current rate is \$1.50 (Zone B) to increase the rate to \$2.00 per hour; and
  - d. where the current rate is \$1.00 (Zone C) to increase the rate to \$1.50 per hour; except at Zone C locations which are to be re-designated as Zone D (\$1.00 per hour).

2. City Council authorize the establishment of a new rate Zone 'D' with a rate of \$1.00 per hour for the locations indicated as rate Zone 'D' on the Map provided.
3. City Council designate the on-street meter spaces in the area bounded by Bloor Street, University Avenue, College Street and Spadina Avenue as Zone A from the current Zone B designation.
4. City Council authorize an increase in the maximum allowable duration of stay to three hours at all metered spaces which currently have a maximum duration of stay of two hours.
5. City Council amend Chapter 179 (7)(D) of the City of Toronto Municipal Code to adjust the Authority's delegated authority to change rates from the existing upper limit of \$2.00 per hour to \$3.50 per hour with consent of the impacted Ward Councillor.
6. City Council authorize the appropriate City officials to undertake the actions necessary to implement recommendations 1 to 5.

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(April 19, 2007) report from President, The Toronto Parking Authority

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council approve the following changes to the existing on-street meter rates:
  - a. Where the current rate is \$3.00 (Zone AA) to increase the rate to \$3.50 per hour;
  - b. Where the current rate is \$2.00 (Zone A) to increase the rate to \$2.50 per hour;
  - c. Where the current rate is \$1.50 (Zone B) to increase the rate to \$2.00 per hour;
  - and
  - d. Where the current rate is \$1.00 (Zone C) to increase the rate to \$1.50 per hour; except at Zone C locations which are to be re-designated as Zone D (\$1.00 per hour);
2. City Council authorize the establishment of a new rate Zone 'D' with a rate of \$1.00 per hour for the locations indicated as rate Zone 'D' on the Map provided;
3. City Council designate the on-street meter spaces in the area bounded by Bloor Street, University Avenue, College Street and Spadina Avenue as Zone A from the current Zone B designation;
4. City Council authorize an increase in the maximum allowable duration of stay to three hours at all metered spaces which currently have a maximum duration of stay of two hours;

5. City Council amend Chapter 179 (7)(D) of the City of Toronto Municipal Code to adjust the Authority's delegated authority to change rates from the existing upper limit of \$2.00 per hour to \$3.50 per hour with consent of the impacted Ward Councillor; and
6. City Council authorize the appropriate City officials to undertake the actions necessary to implement recommendations 1 to 5.

### Financial Impact

The changes recommended when fully implemented will increase the monthly revenue generated at on-street metered locations by approximately \$500,000 per month. The Authority will incur costs of \$1,075,000 to implement the changes. Funds have been allocated in the Authority's capital budget to undertake the change.

### Summary

The purpose of this report is to obtain City Council authority to amend the existing regulations concerning rates and durations of stay at on-street metered parking locations. The recommended rate changes represent increases which are generally consistent with the Toronto consumer price deflator and with fare changes which have been undertaken by the TTC since the current meter rates were enacted in July of 1999.

The City currently operates four metered rate zones with rates as indicated in the following Table:

Zone	Rate Per Hour	Number of Spaces
AA	\$3.00	770
A	\$2.00	2,540
B	\$1.50	7,950
C	\$1.00	6,230

The rates in Zones A, B, and C were established by City Council in July of 1999 and have been in effect since that time, although the rates at some of the meters in rate Zone B were increased from then the pre-amalgamation existing rate of \$0.50 per hour to the current rate of \$1.50 per

hour in two steps. Zone AA was created out of need in April of 2004 to address usage levels which were exceeding the supply of available parking spaces in the commercial core of the city.

A new rate zone with a rate of \$1.00 per hour is proposed for metered spaces in areas of the city where meters are required to encourage turnover but the overall levels of activity are relatively low at most time. These areas are generally located in the former cities of Etobicoke, Scarborough and York and are indicated on the Map provided.

At the present time metered spaces allow a maximum parking duration of 2 hours from 08:00 to 17:59 from Monday to Saturday and three hours at other times. It is being recommended that the maximum duration be increased to 3 hours at all times. This will accommodate trips such as

medical and dental visits and dining trips where the parker expects to complete the activity within two hours but experiences unexpected and unpredictable delays.

The Authority is requesting an amendment to Chapter 179 of the Municipal Code to increase its delegated rate setting ceiling from \$2.00 to \$3.50. The \$2.00 ceiling was established in 1999 when this rate reflected the highest rate then in effect. As the highest rate will now rise to \$3.50 it is appropriate to increase the ceiling accordingly.

### **Background Information**

staff report - change to parking meter rates

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3307.pdf>)

board memorandum - changes to on-street rates

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3390.pdf>)

proposed changes to on-street rates

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3391.pdf>)

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Council also considered the following:

- Report (May 16, 2007) from the President, Toronto Parking Authority. ([PG4.6a](#))

### **Communications**

(May 3, 2007) letter from James L. Robinson, Executive Director, Downtown Yonge Business Improvement Area - PGMMain

### **Speakers**

James Robinson, Executive Director, Downtown Yonge BIA

### **Decision Advice and Other Information**

The Planning and Growth Management Committee requested:

1. the President, Parking Authority of Toronto, to report to Council on May 23, 2007, on:
  - a. a way that drivers of oversized vehicles may be required to purchase additional parking space compared to smaller vehicles;
  - b. the possibility of maintaining the existing rates for meters servicing users of the Willowdale Lawn Bowling Club, North York Civic Centre, North York Central Library and the Douglas Snow Aquatic Centre; and
2. the Police Services Board to consider piloting a "courtesy envelope" program with willing Business Improvement Areas for on-street meter parking, and report thereon to the Planning and Growth Management Committee as soon as possible.

*Submitted Thursday, May 3, 2007*

*Councillor Brian Ashton, Chair, Planning and Growth Management Committee*



Planning and Growth Management Committee Report - Meeting No. 4  
Considered by City Council on May 23, 24 and 25, 2007