

**30 Thistle Down Boulevard – Green Roof By-law  
Complete Exemption Request Report**

<b>Date:</b>	August 12, 2011
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 1 – Etobicoke North
<b>Reference Number:</b>	10 209909 WET 01 SA

**SUMMARY**

An application has been made by Conseil Scolaire de District Catholique Centre-Sud, for approval of a complete exemption request from the requirement to construct a green roof at 30 Thistle Down Boulevard, as required under Chapter 492, Green Roof, of the City of Toronto Municipal Code.

This report reviews and recommends either approval or refusal of the complete exemption request.

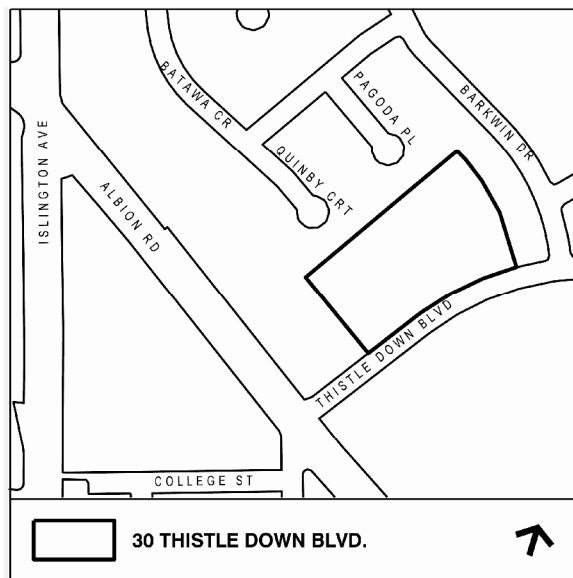
**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council refuse the request for complete exemption of the Green Roof requirement for the lands at 30 Thistle Down Boulevard;

or

2. City Council approve the request for complete exemption of the Green Roof requirement for the lands at 30 Thistle Down Boulevard subject to:



- a. the Owner paying to the City of Toronto's Eco-Roof Incentive Program, in accordance with Chapter 492, Green Roof, of the City of Toronto Municipal Code, an amount calculated on the basis of \$200.00 per square metre of Green Roof required.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Green Roof By-law**

On May 26, 2009, the City of Toronto adopted the Green Roof By-law (Chapter 492 of the City of Toronto Municipal Code) requiring and governing the construction of green roofs. The By-law came into effect on January 31, 2010, for all new residential, commercial and institutional developments. The By-law includes a provision that permits a partial or complete exemption from the Green Roof requirement conditional on the approval by City Council and a cash-in-lieu payment in the amount of \$200.00 per square metre of green roof not constructed. The cash-in-lieu payment is directed to the Eco-Roof Incentive Program, and will be used to provide grants for the installation of green roofs on existing non-residential buildings.

The Green Roof By-law requires green roofs on most new developments with a minimum Gross Floor Area of 2,000 square metres. All Green Roofs must be built in accordance with the Toronto Green Roof Construction Standard. The size of the green roof that is required ranges from 20 to 60 per cent of available roof space, depending on the size of the building.

### **Development Proposal**

The applicant has submitted an application for a Green Roof Complete Exemption Request, which is associated with a Site Plan Control application (File No. 10 209909 WET 01 SA) currently being reviewed by Planning staff.

The subject site has a total area of 1.8 hectares. The proposed development is a public elementary school in a 2-storey building with a gross floor area of 2,983 square metres, containing nine classrooms, a full day daycare facility, a gymnasium, a library and offices. The total hard landscaped area covers 20.1% of the site and the total soft landscaped area has coverage of 32.4%.

## **Green Roof Requirement**

The proposed building has a total roof area of 1,972 square metres. The applicant is proposing to provide solar panels covering an area of 320 square metres. The area for solar panels is deducted from the total roof area, thereby reducing the total area of green roof required.

The minimum green roof area required under the Green Roof By-law for the proposed development is 20% of the net total available roof space, which is 330.4 square metres.

## **Exemption Request**

The applicant has provided the following rationale to justify the request for a complete exemption from the green roof requirement:

- i. The roof is being designed for the installation of a 32 to 39 kw photo voltaic system (i.e. solar panels) which would cover approximately 320 square metres.
- ii. Due to the configuration of the roof, the green roof would be fragmented over the available roof area, resulting in three or four separate patches of green roof, thereby reducing any perceived environmental value, and making it impractical to maintain.

## **Site Plan Control**

A Site Plan Control application was submitted on June 30, 2010, for the proposed school. Revised plans were submitted on April 1, 2011, to address staff and agency comments and the applicant advised at that time that they would also be seeking an exemption from the green roof requirement under the Green Roof By-law. Further revised plans were submitted on July 11, 2011, and it is anticipated that these plans will satisfy all staff and agency comments, which will allow Notice of Approval Conditions to be issued shortly.

## **Reasons for Application**

The proposed school building, subject to Site Plan Control, does not comply with the minimum green roof area requirement in the Green Roof By-law.

## **Cash-in-Lieu Payment**

The cash-in-lieu payment for this project will be approximately \$66 080.00. Final calculation and collection of the payment is made prior to Building Permit Issuance.

## **CONTACT**

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## **SIGNATURE**

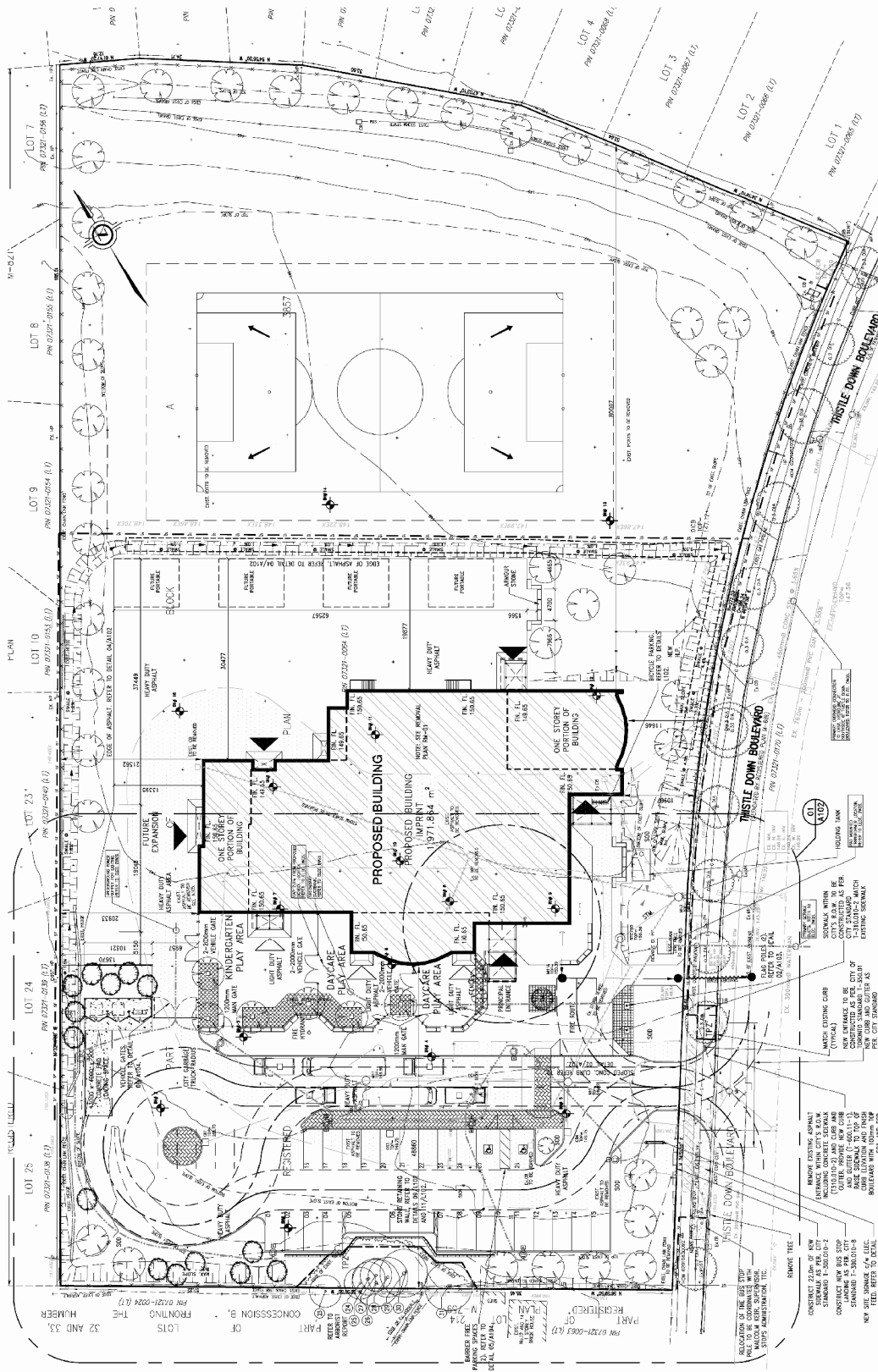
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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan (A101)  
Attachment 2: Elevations (A301)  
Attachment 3: Elevations (A302)  
Attachment 4: Roof Plan (A205)

# Attachment 1: Site Plan (A101)



30 Thistle Down Blvd.

File # 10\_209909

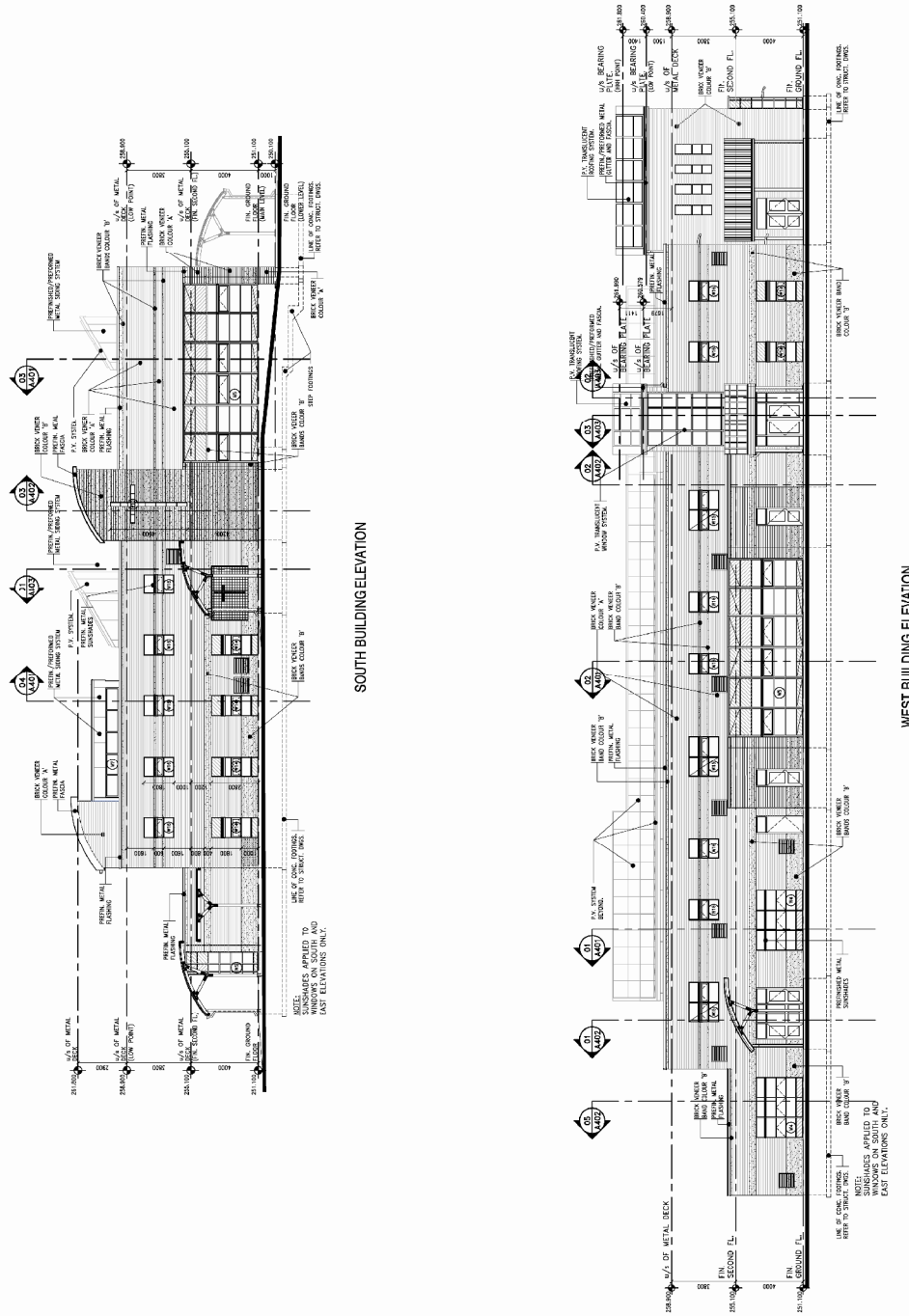
Site Plan

Applicant's Submitted Drawing

Not to Scale  
July/11/2011



# Attachment 2: Elevations (A301)



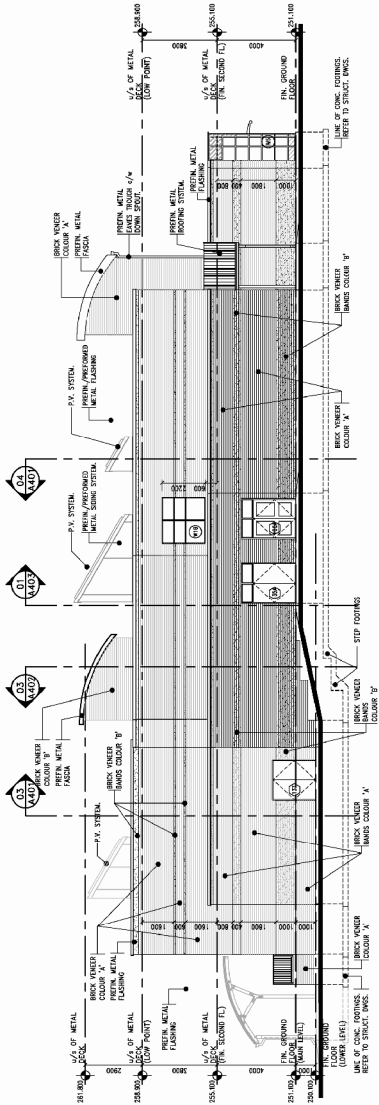
30 Thistle Down Blvd.

Elevations  
 Applicant's Submitted Drawing

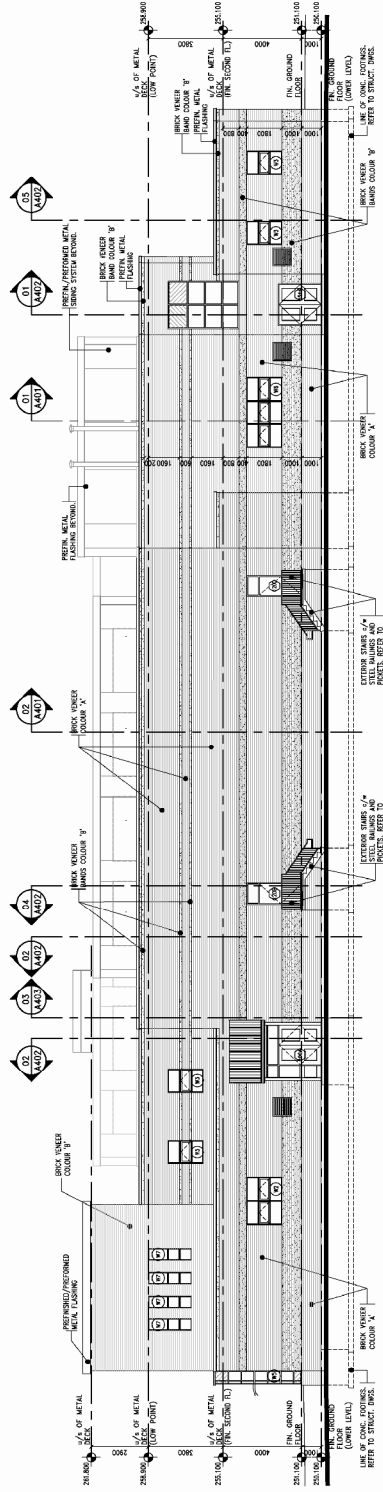
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Attachment 3: Elevations (A302)



NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION

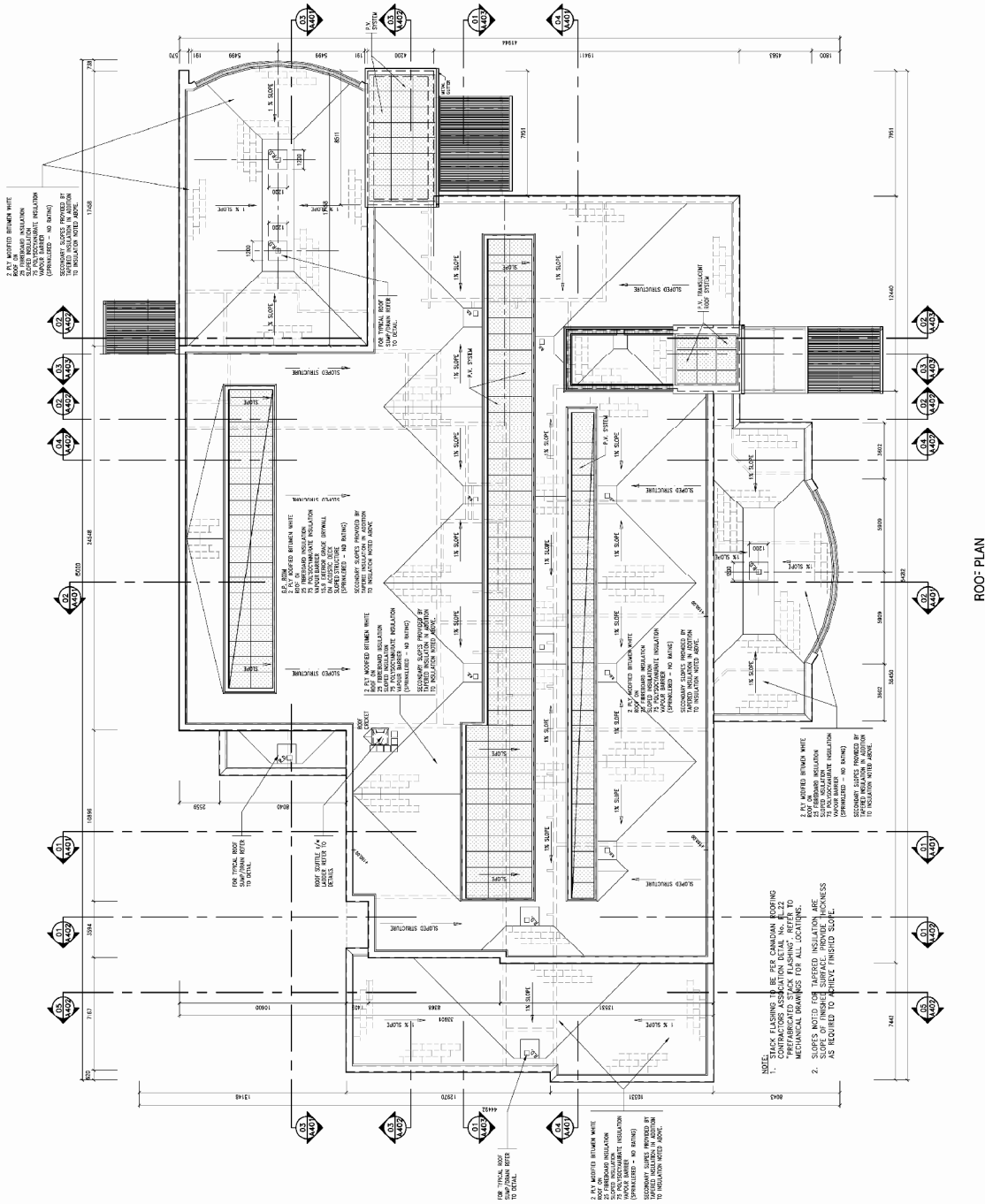
30 Thistle Down Blvd.

Elevations  
Applicant's Submitted Drawing

Not to Scale  
July/11/2011

File # 10\_209909

# Attachment 4: Roof Plan (A205)



30 Thistle Down Blvd.

Roof Plan  
 Applicant's Submitted Drawing

Not to Scale  
 July/11/2011

File # 10\_209909