

29 Meadowvale Road – Green Roof By-law Complete Exemption Request Report

Date:	August 23, 2011
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	10 210766 ESC 44 SA

SUMMARY

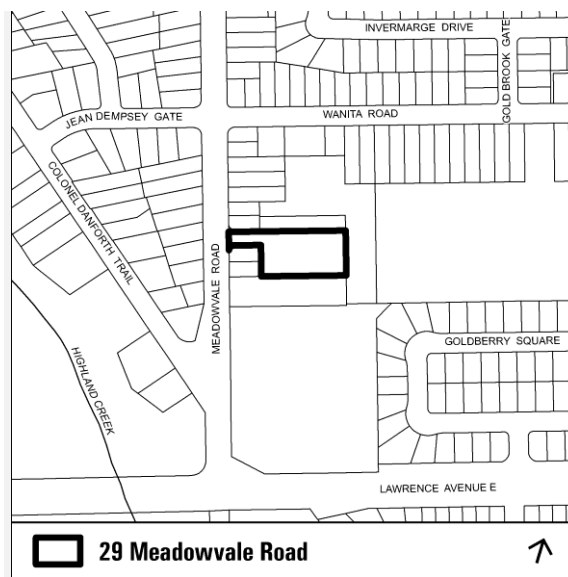
An application has been made by the Conseil Scolaire de District Catholique Centre Sud for a complete exemption from the requirements of By-law 583-2009, Chapter 492, Green Roofs, of the City of Toronto Municipal Code at 29 Meadowvale Road which mandates the provision of green roofs.

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 29 Meadowvale Road; or
2. City Council approve the request for a complete exemption of the green roof requirement for the lands at 29 Meadowvale Road subject to the Owner paying to the City of Toronto's Eco-Roof Incentive Program, in accordance with



Chapter 492, Green Roofs, of the City of Toronto Municipal Code, an amount calculated on the basis of \$200.00 per m² 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 City Council adopted the Green Roof By-law (Chapter 492 of the City of Toronto Municipal Code) requiring and governing the construction of green roofs. Exemption from the green roof requirement may be approved by City Council under the by-law, provided that a cash-in-lieu payment is made in the amount of \$200 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.

Development Proposal

The applicant is proposing a 2-storey, 2 936 square metre (31,606 square feet) elementary school on a site approximately 1.36 hectares (3.37 acres) in size. The proposed school consists of nine (9) classrooms, full day care facilities, a gymnasium, library and offices.

Green Roof Requirement

The proposed elementary school will have a total roof area of 1 929 square metres (20,764 square feet) of which approximately 320 square metres (3,445 square feet) will be used for a solar panel array. The remaining roof area of 1 609 square metres (17,319 square feet) is the total available roof space after the solar panel array is deducted. The Green Roof By-law requires that the applicant provide, at minimum, 20% of the total available roof area as a green roof. Based on this provision, the applicant would be required to provide, at minimum, a 322 square metre (3,464 square feet) green roof.

Exemption Request

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

- i. A portion of the roof is being designed for the installation of a 32 to 39 Kw photo voltaic system which would cover approximately 320 square metres (3,445 square feet).
- ii. Due to the configuration of the roof, the remaining 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

The site plan application has been submitted and is currently under review by City staff.

Reasons for Application

The proposed development does not comply with the minimum green roof area requirements in the Green Roof By-law.

Cash-in-Lieu Payment

The cash-in-lieu payment for this project will be approximately \$64,368.00. Final calculation and collection of the payment is made prior to building permit issuance.

CONTACT

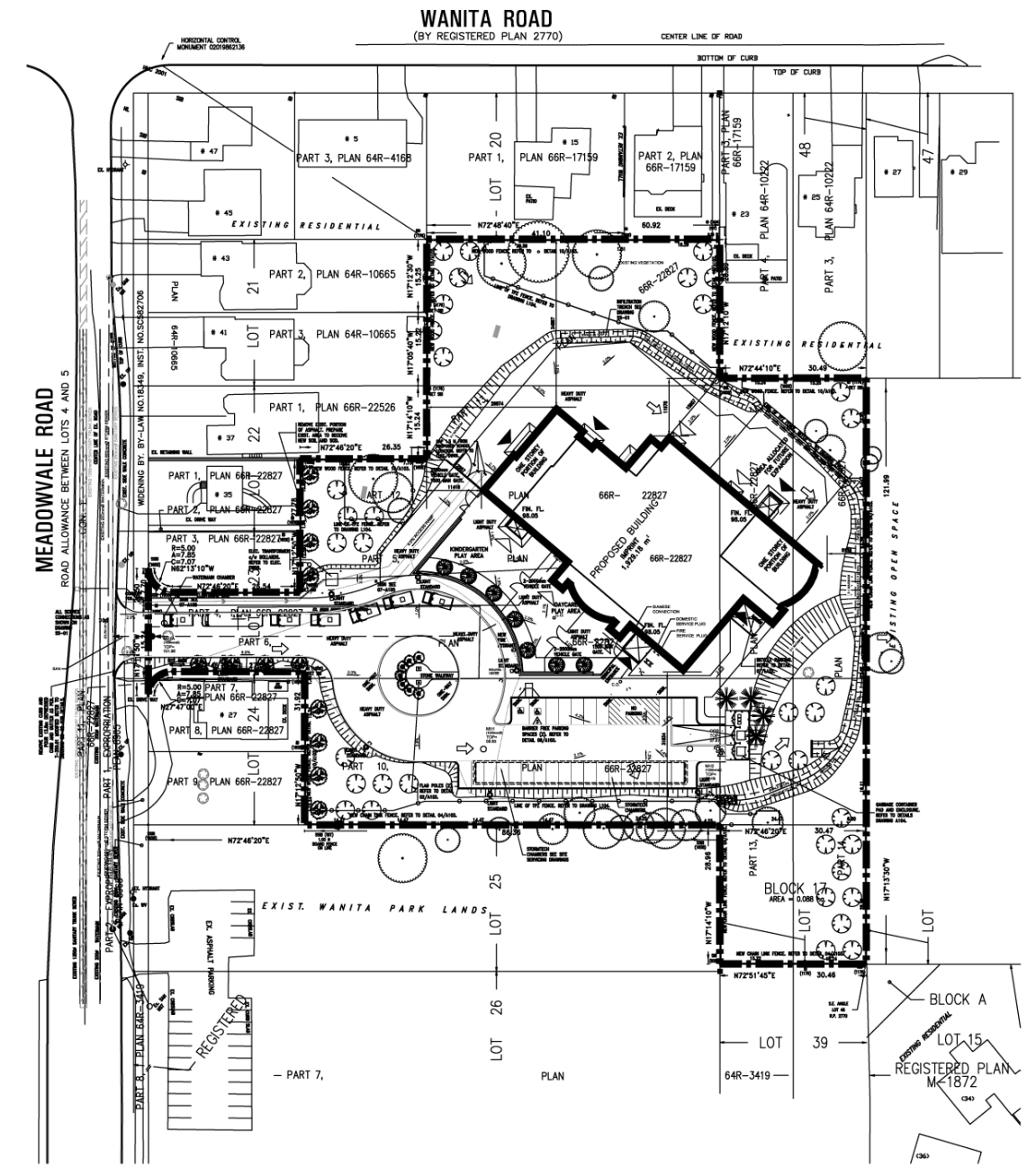
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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

Attachment 1: Site Plan
Attachment 2a: Elevations, East and West
Attachment 2b: Elevations, North and South
Attachment 3: Roof Plan

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

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07/12/11



29 Meadowvale Road

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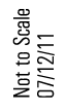
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Roof Plan

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