

50 Resources Road – Green Roof By-law Complete Exemption Request Report

Date:	December 15, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	10 189749 WET 02 SA

SUMMARY

An application has been made by Lowe's Companies Canada Inc. for approval of a complete exemption request from the requirement to construct a green roof at 50 Resources Road, 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.

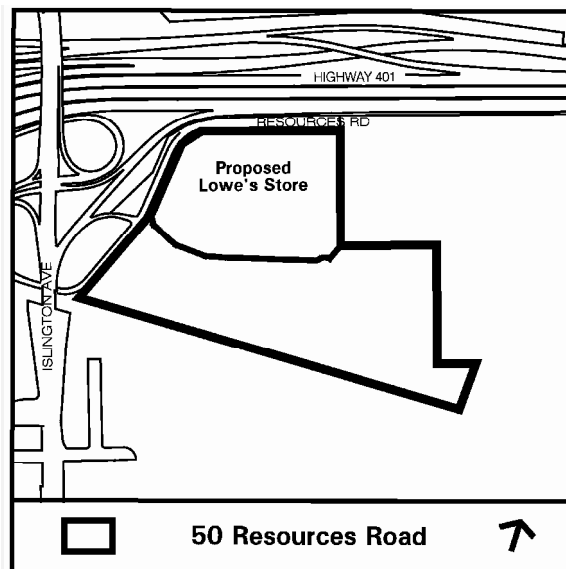
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the request for complete exemption of the Green Roof requirement for the lands at 50 Resources Road.

or

2. City Council approve the request for a complete exemption of the Green Roof requirement for the lands at 50 Resources 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 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. Exemption from the green roof requirement may be approved by City Council under the By-law, provided that a payment of cash-in-lieu 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.

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% 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 189749 WET 02 SA). Notice of Approval Conditions (NOAC) was issued by Planning staff on November 25, 2011.

The subject site has a total area of 5.46 hectares (13.48 acres) and forms the northernmost block of a 3-block proposed Plan of Subdivision (File No. 08 195178 WET 02 SA). The applicant proposes to construct a 13,172 square metre (141,786 square foot) Lowe's Home Improvement Warehouse retail store. Primary access to the site will be via a new public road proposed under the Subdivision application.

Green Roof Requirement

The proposed building has a roof area of 13,172 square metres. The applicant is proposing to provide solar panels covering an area of 12,222.88 square metres. The remaining roof area of 949.5 square metres is the total Available Roof Space after the solar panel array is deducted. (See Attachment 3)

The minimum green roof area required under the Green Roof By-law for the proposed development is 40% of the net total Available Roof Space, which in this case is 379.8 square metres of green roof required.

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 250 kw photovoltaic system which covers approximately 93% of the total proposed roof surface;
- ii. technical complications are expected on the remaining potential green roof area which is compromised by structural cross-bracing and excessive shade coverage behind the elevated building façade; and
- iii. a cash-in-lieu payment would guarantee the most efficient use of funding for Eco-Roof initiatives within the community.

Site Plan Control

A Site Plan Control application was submitted on June 4, 2010 for the proposed retail store and Notice of Approval Conditions (NOAC) was issued by Planning staff on November 25, 2011. (See Attachments 1 and 2)

Reasons for Application

The proposed building 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 \$72,960.00. Final calculation and collection of the payment is made prior to Building Permit Issuance.

CONTACT

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SIGNATURE

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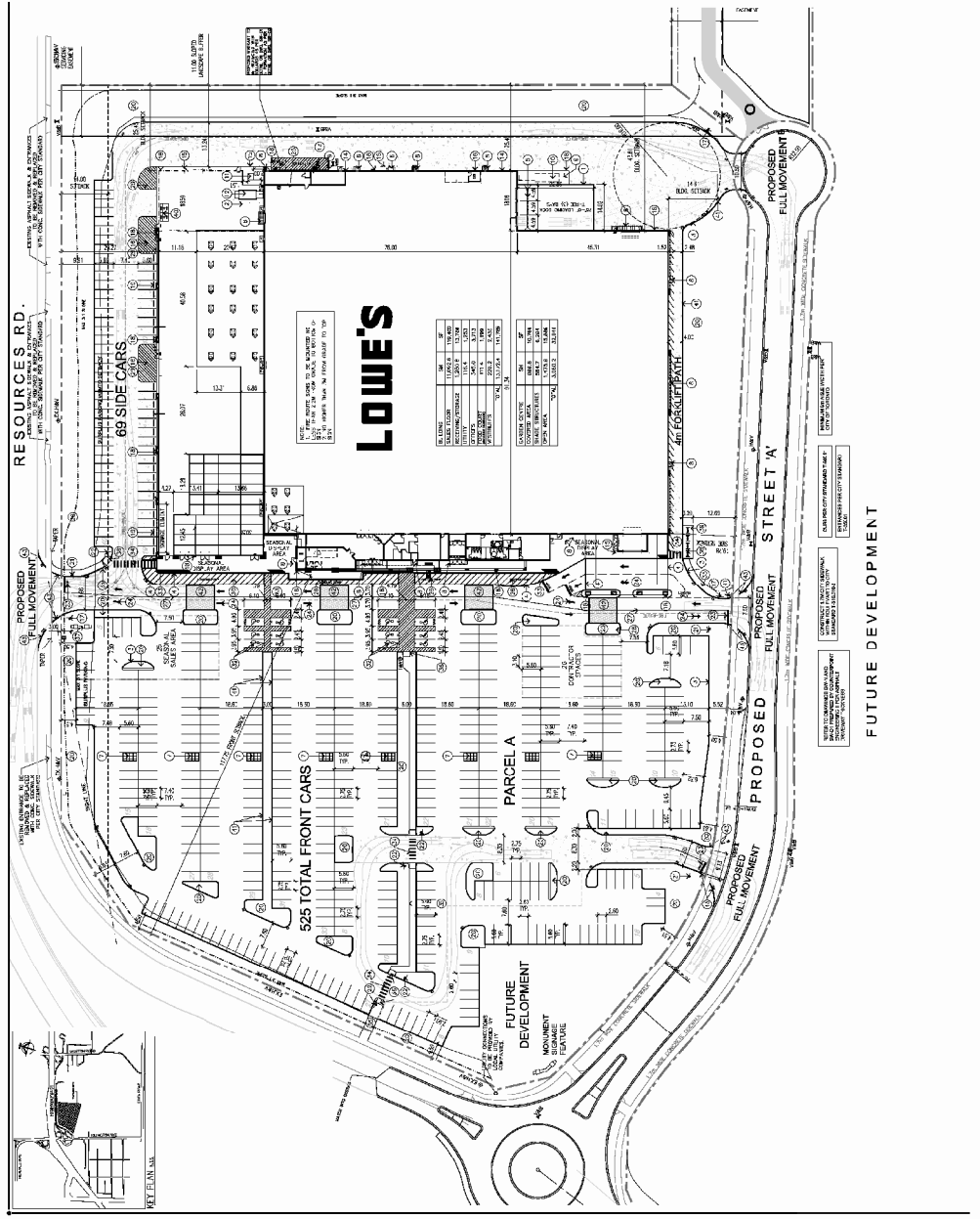
ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Roof Plan

Attachment 1: Site Plan



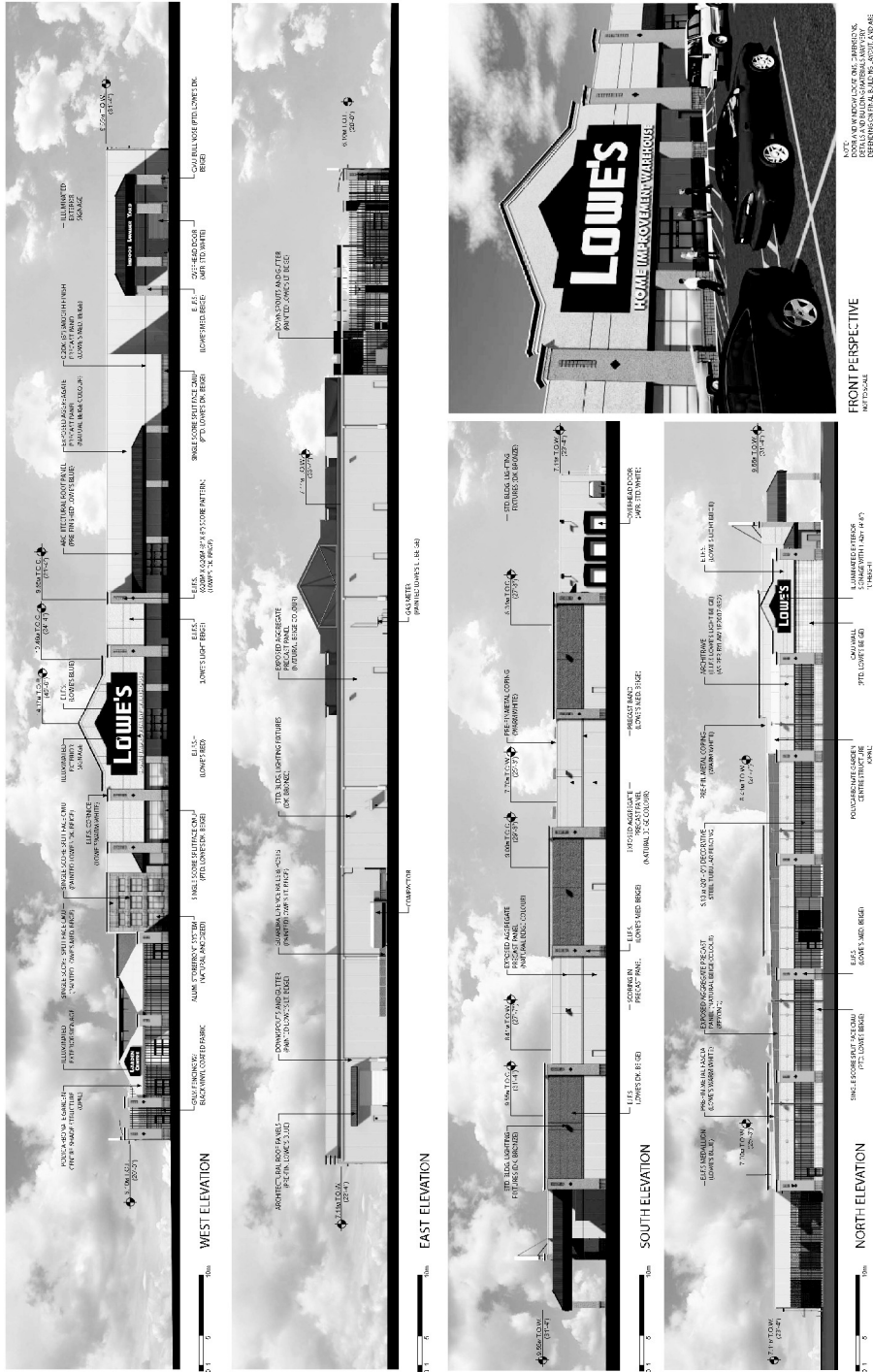
Site Plan
 Applicants Submitted Drawing
 Not to Scale
 12/06/2011



50 Resources Road

File #10 189749 WET 02 SA

Attachment 2: Elevations



50 Resources Road

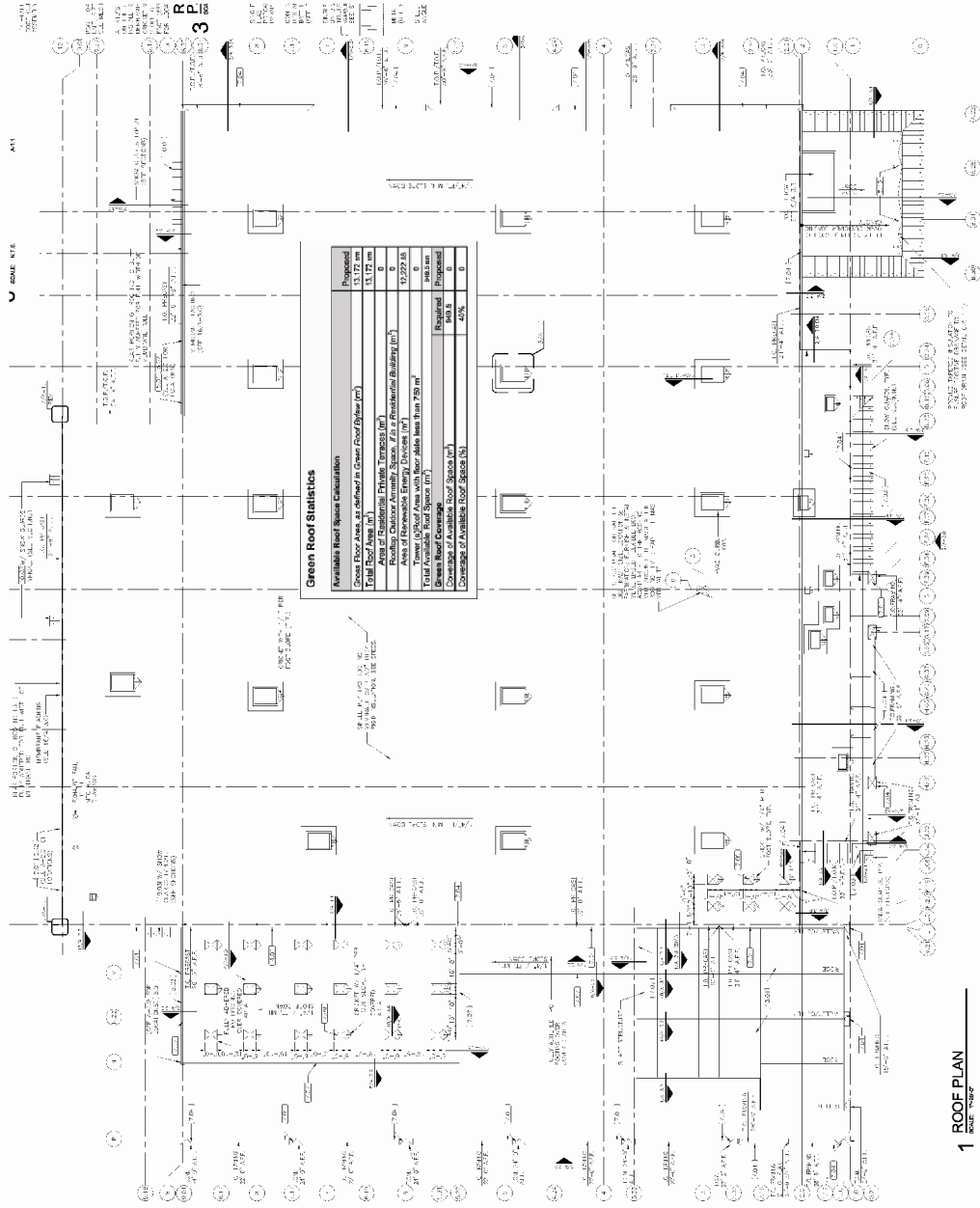
File #10 189749 WET 02 SA

Elevations

Applicant's Submitted Drawing

Not to Scale
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Attachment 3: Roof Plan



Roof Plan

Applicants Submitted Drawing

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