

1 Botham Road – Green Roof Bylaw Complete Exemption Request Report

Date:	December 14, 2011
To:	North York District Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	10 232965 NNY 23 SA

SUMMARY

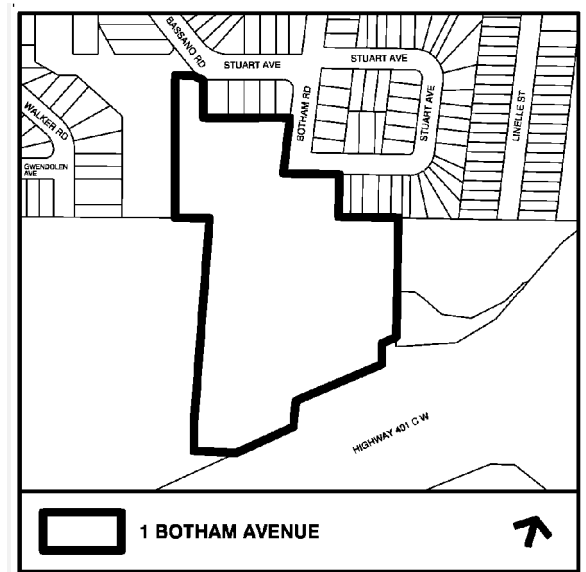
An application has been made by the Toronto Catholic District School Board (TCDSB) for approval of a complete exemption request from the requirement to construct a Green Roof at 1 Botham Road (St. Edward Catholic School), as required under Chapter 492, Green Roof, of the City of Toronto Municipal Code.

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 1 Botham Road; or
2. City Council approve the request for a complete exemption of the Green Roof requirement for the lands at 1 Botham 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/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 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/m² 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 m². 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 Toronto Catholic School Board (TCDSB) applicant has submitted an application for a Green Roof Complete Exemption Request which is associated with a Site Plan Control application (10 232965 NNY 23 SA), currently being reviewed by Planning Staff.

The subject lands, presently vacant, have a total area of 48,170 m². The proposed development is a new Catholic Elementary school (St. Edward Catholic School). The proposed school will be three storeys in height and have a total gross floor area of 4,114 m².

Green Roof Requirement

The proposed building has a roof area of 2,304 m². The minimum green roof area required under the Green Roof By-law for the proposed development is 20 percent of the Available Roof Space, which in this case is 460.8 m² 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:

1. Cool roofs are a more cost-effective option to comply with the Toronto Greening standards. The cost to install a green roof is substantially more than a cool or a regular roof;
2. The success of green roofs is dependent on an ongoing maintenance program. This maintenance program is unfunded and would be subject to annual competing budget demands. A cool roof meets the Green Standard immediately and for the life of the roof;

3. Installation and maintenance of green roofs are not funded by the Ministry of Education. To cover these costs, school boards will be forced to reduce much needed site work such as playground areas for kindergarten/elementary students. School communities look forward to these enhanced learning environments for their children, especially in urban centres like Toronto with small school sites;
4. The proposed new (St. Edward) elementary school will significantly enhance the quality of the site and will plant significant numbers of trees to support the attributes of the urban heat island impacts; and
5. As a teaching opportunity, green roofs are negligible and the TCDSB wants to direct their limited resources to improve the quality of grade related areas and provide teaching opportunities on their sites that can be used by all the students and the community.

Site Plan Control

A Site Plan Control application was submitted on August 4, 2010 for the proposed development, and is being reviewed by City staff.

Reason 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 \$92,160. Final calculation and collection of the payment is made prior to Building Permit Issuance.

CONTACT

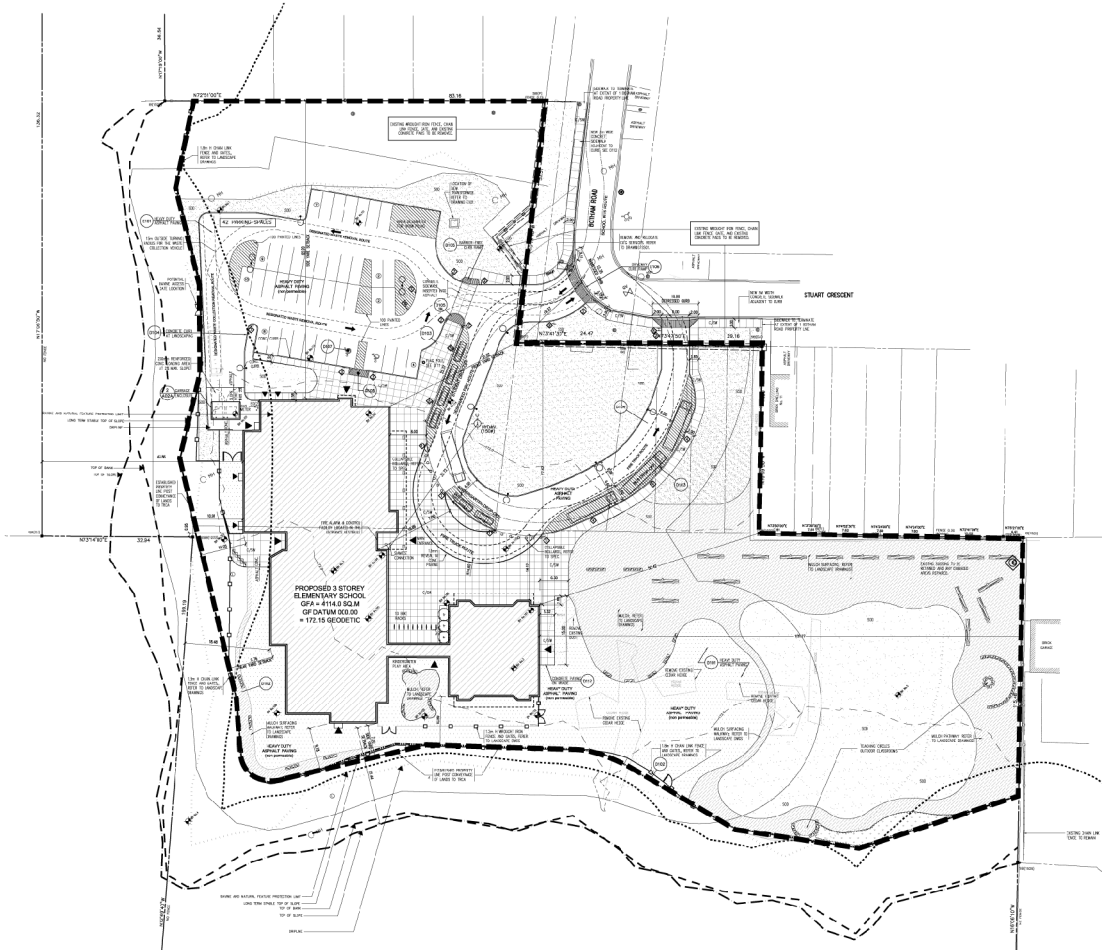
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SIGNATURE

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Community Planning, North York District

Attachment 1: Site Plan
Attachment 2: North and South Elevations
Attachment 3: West and East Elevations
Attachment 4: Roof Plan

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

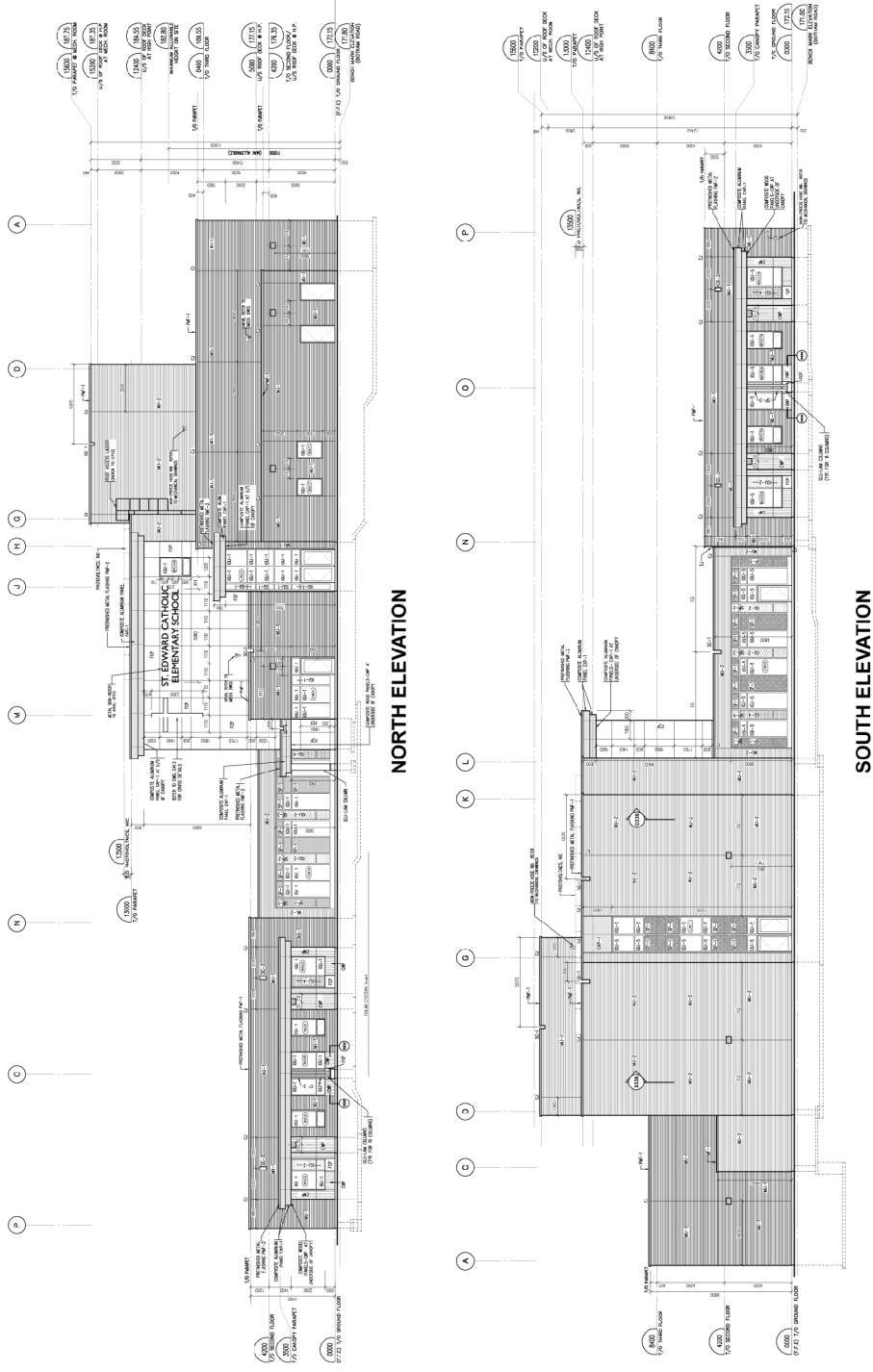
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1 Botham Road

File # 10 232965 NNY 23 SA

Attachment 2: North and South Elevations



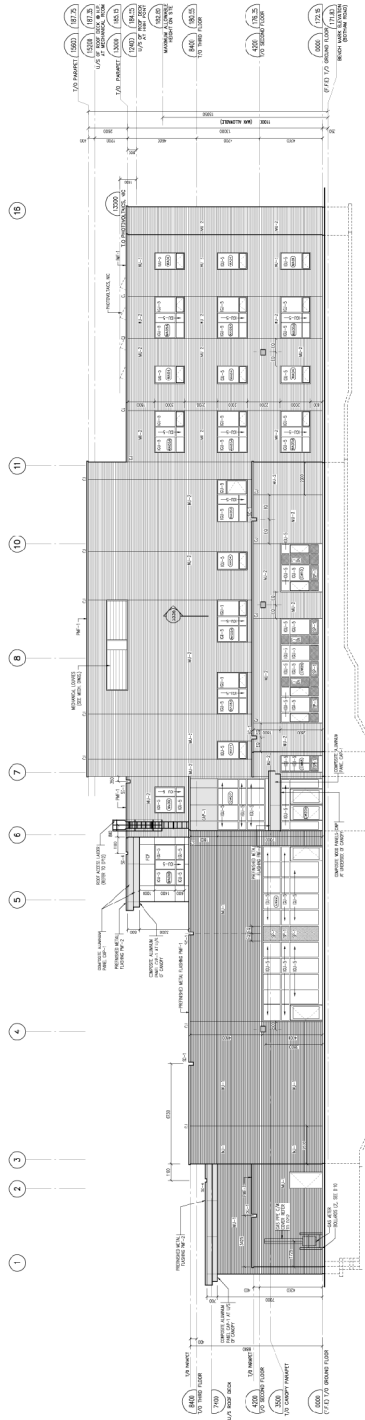
1 Botham Road

Elevations
 Applicant's Submitted Drawing

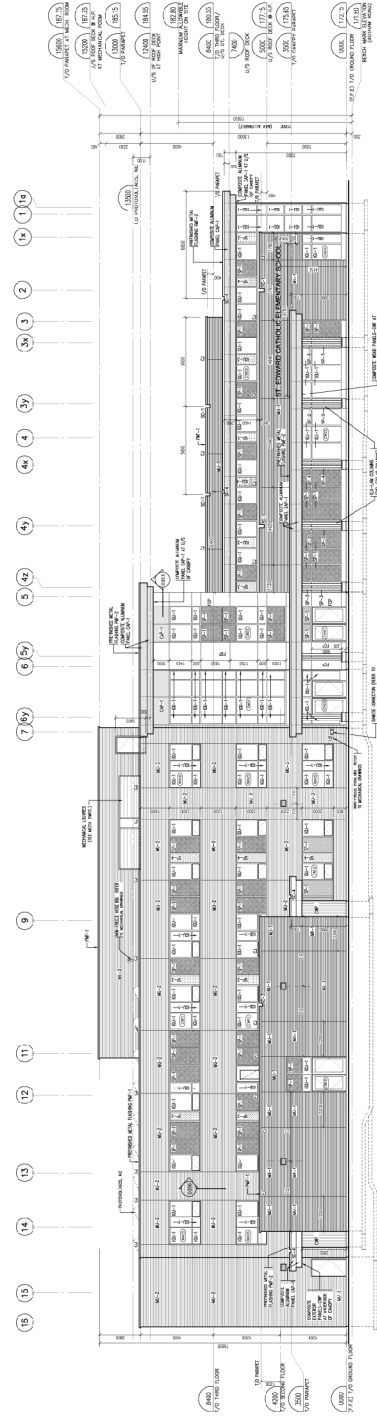
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Attachment 3: West and East Elevations



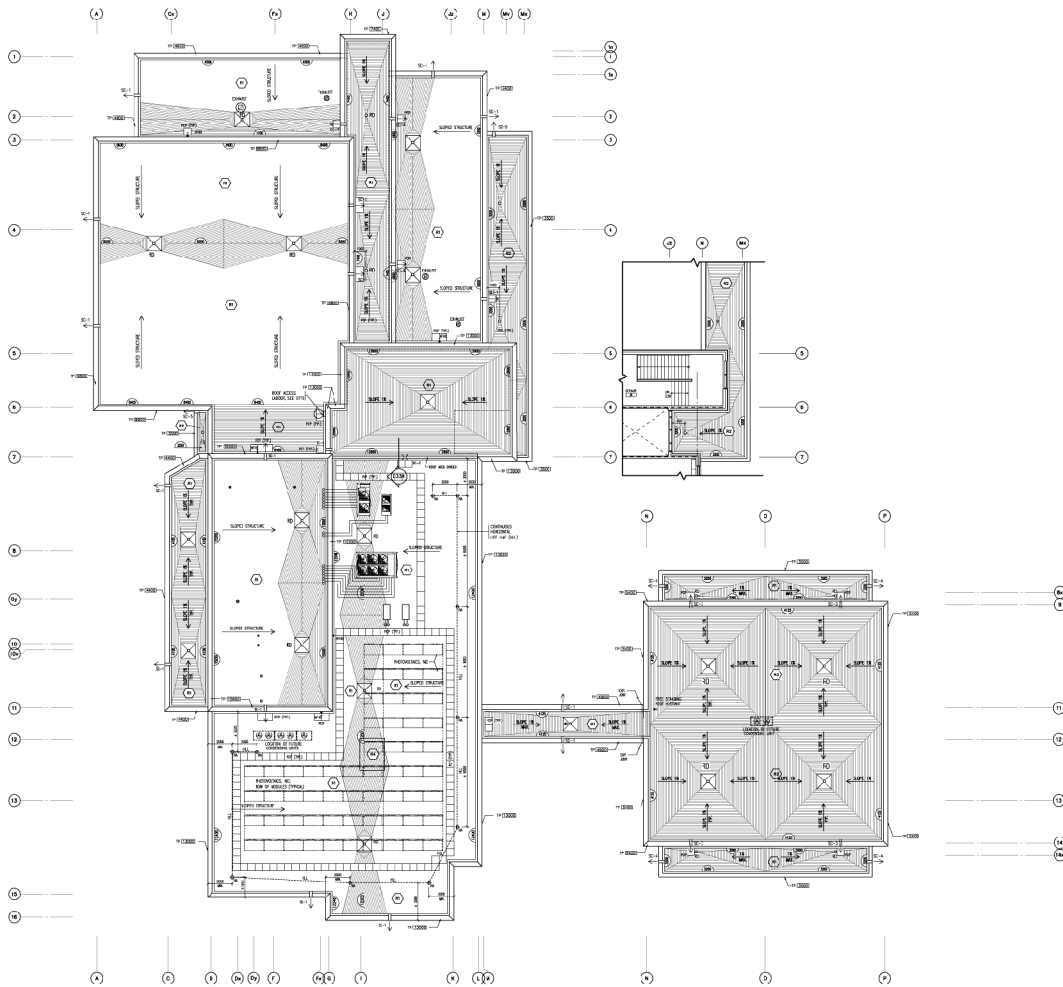
WEST ELEVATION



EAST ELEVATION

Elevations
1 Botham Road
 Applicant's Submitted Drawing
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Attachment 4: Roof Plan



Roof Plan

1 Botham Road

Applicant's Submitted Drawing

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12/15/2011

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