



STAFF REPORT ACTION REQUIRED

Further Amendment to the Green Roof By-law for Public and Separate School Board Buildings

Date:	May 14, 2012
To:	Planning and Growth Management Committee
From:	Acting Chief Planner and Executive Director, City Planning
Wards:	All
Reference Number:	Pg12029

SUMMARY

This report responds to a request from Planning and Growth Management Committee at its meeting April 19th, 2012 to report on an amendment to the Toronto Green Roof By-law to permit new public and separate school buildings and building additions to provide an alternative roof surface only where the area of the soft landscaping on a school site will be equal to or exceed the required areas of a green roof. At its meeting May 8, 2012, Council referred the report proposing that the Green Roof By-law be amended to permit new public and separate school board buildings and building additions to provide an alternative roof surface to the May 17th meeting of Planning and Growth Management Committee.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that, should Council choose, the following recommendation may be adopted instead of the recommendation contained in the report to Planning and Growth Management Committee dated February 23, 2012:

1. City Council request the City Solicitor prepare an amendment to Chapter 492 of the Municipal Code – Green Roofs, known as the Toronto Green Roof By-law, for submission to the City Council meeting of June 6 and 7, 2012 to allow for an alternative option to green roofs with respect to public and separate school board buildings that is subject to the provision of a contiguous area of soft landscaping at grade equal to or greater than the area of green roof required by the Green Roof By-law and provides a roof surface that:
 - a. Uses cool roofing materials for 100% of Available Roof Space; and
 - b. Complies with the stormwater management performance measures required through the Site Plan Approval process, pursuant to Section 114 of the City of Toronto Act; or where Site Plan Approval is not required, retains or collects for re-use at least the first 5 mm from each rainfall or 50 % of annual rainfall volume falling on the roof through systems that incorporate roof surfaces
2. City Council authorize the Chief Financial Officer to provide a refund equivalent to the cash-in-lieu of a green roof paid to the City at the time of building permit applications for public and separate school board buildings and building additions if the buildings comply with the alternative option mentioned in Recommendation number one of this report.

Financial Impact

The recommendations of this report will have no financial impact on the approved 2012 budget. The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

At its meeting on April 19, 2012 the Planning and Growth Management Committee requested the Acting Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee on May 17, 2012, on a by-law amendment to only allow an alternative option to the Green Roof By-law for new public and separate school board buildings or additions where the area of the soft landscaping on a school site will be equal to or exceed the required areas of green roof.

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=369#Meeting-2012.PG13>

At its meeting on May 8, 2012, City Council referred the report recommending that public and separate school buildings and building additions be permitted to provide an alternative roof surface that achieves a similar performance level to a green roof to the May 17th Planning and Growth Management Committee meeting. This report is also before you. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG13.2>

ISSUE BACKGROUND

This report is further to the report dated February 23, 2012 entitled Amendment to the Green Roof By-law for Public and Separate School Board Buildings, which recommended amending the Toronto Green Roof By-law to permit public and separate school board buildings and building additions to provide an alternative roof surface that achieves a similar performance level to a green roof. The February 23, 2012 report should be referred to for detailed information on implementation points, financial impacts, overview of the issue, discussion of the alternative roof option, and refund of cash-in-lieu paid, as these matters remain relevant should the recommendations of this report be adopted. The February 23, 2012 report also provided an update of the status of revisions to the Toronto Green Roof Construction Standard.

This report responds to the request to amend the Green Roof By-law to allow an alternative roof option to the Green Roof By-law for public and separate school board building sites only where the area of the soft landscaping will be equal to or exceed the required areas of green roof.

COMMENTS

At the April 19th meeting of Planning and Growth Management Committee, a number of deputations focused on concern that new public and separate schools would be potentially losing green space and an educational opportunity if allowed to utilize the recommended alternative roof option to a green vegetated roof. The Committee requested a report on a further amendment to the alternative roof option whereby an area of soft landscaping equal to the size of the required green roof be provided at grade where the alternative roof options was being considered. The proposed amendment to the alternative roof option would ensure that school sites with limited opportunity for soft landscaping at grade would have to install a green roof as per the Green Roof By-law requirements. This is a supportable option as it would likely mean that while larger school sites would have a cool roof alternative, smaller sites may still need to provide a green roof.

A review of the nine current school applications affected by the Green Roof By-law determined that all have soft landscaping that would exceed the required area of the green roof. In other words, under this proposed amendment all current school applications would be allowed to consider the alternative cool roof option as previously offered to the industrial sector buildings.

CONTACT

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SIGNATURE

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