

34-38 Hazelton Avenue – Green Roof By-law Complete Exemption Request Report

Date:	May 2, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	Site Plan Control Application File No. 10 295984 STE 27 SA

SUMMARY

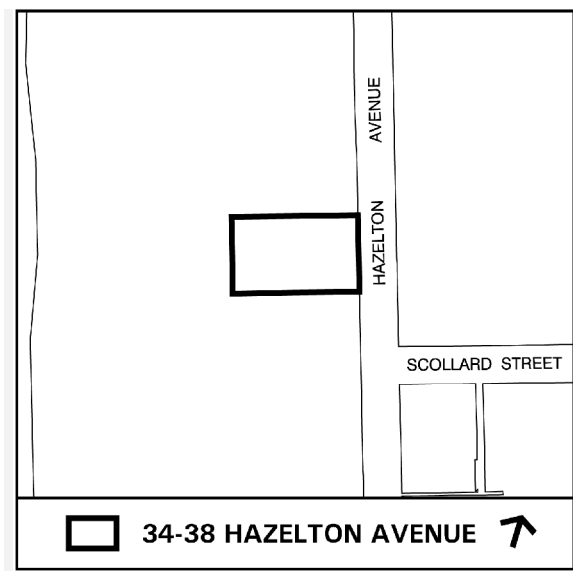
An application has been made by Vince Cornacchia, Cornacchia Planning Services Inc., on behalf of Alterra-Zinc (Hazelton) Ltd., for approval of a complete exemption request from Chapter 492, Green Roof, of the City of Toronto Municipal Code at 34-38 Hazelton Avenue.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the request for complete exemption of the Green Roof requirement for the lands at 34-38 Hazelton Avenue 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, the amount of \$16,400.00 as cash-in-lieu of construction of a Green Roof



such amount calculated on the basis of \$200.00/ m² of Green Roof not provided to the satisfaction of the Chief Building Official. **OR**

2. City Council refuse the request for complete exemption of the Green Roof requirement for the lands at 34-38 Hazelton Avenue.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On July 6, 2009 the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines for both Official Plan Amendment and Zoning By-law Amendment applications.

Notwithstanding the appeal to the board, Toronto City Council, at its meeting on September 30 and October 1, 2009, adopted a report from Toronto and East York Community Council recommending approval of the Official Plan Amendment and Rezoning applications.

On December 7, 2010, the Ontario Municipal Board issued a final Order with the final form of the Official Plan Amendment and Zoning By-law Amendment. Also, on March 28, 2011 the Ontario Municipal Board attached the agreed upon Section 37 requirements to the Board's Order issued December 7, 2010.

A copy of the Toronto and East York Community Council's report and any background information can be viewed on the City of Toronto website at:

<http://www.toronto.ca/legdocs/mmis/2009/te/reports/2009-09-15-te27-cr.htm>

ISSUE BACKGROUND

Proposal

The applicant has submitted an application for a complete exemption request from a required Green Roof.

The total available roof area is 273.2 m². With respect to the City's requirements under the Green Roof By-law 583-2009, the amount of the roof area which would be required to be covered with a green roof is 82 m², or 30 per cent of the total available roof area.

The applicant is proposing to not include a green roof for this project for the following reasons:

1. The total required green roof area is quite small in overall area, which is not likely to result in any real value from an environmental perspective;
2. Due to the size and configuration of the roof, even this small amount of green roof, if installed, would be fragmented over the available roof area, resulting in 4

separate patches of green roof, further reducing any perceived environmental value, and making it impractical to maintain;

3. Two of the four patches of potential green roof areas sit atop the elevator room roof and the stair room roof, making maintenance difficult, and possible unsafe.

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.

Site Plan Control

A Site Plan Control Application was submitted in November 2010 proposing a new 7-storey building containing 21 residential units, and 47 parking spaces in 3 levels below grade parking. The existing structure, a heritage building which was designated under Part V of the Heritage Act on August 1, 2002, is proposed to be partially demolished.

Reasons for Application

The Site Plan Control Application 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 \$16,400.00. Final calculation and collection of the payment is made prior to Building Permit Issuance.

CONTACT

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SIGNATURE

Gregg Lintern, Director, MCIP, RRP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations – East and West

Attachment 3: Elevations – North and south

Attachment 4: Roof Plan

Attachment 1: Site Plan



34-38 Hazelton Avenue

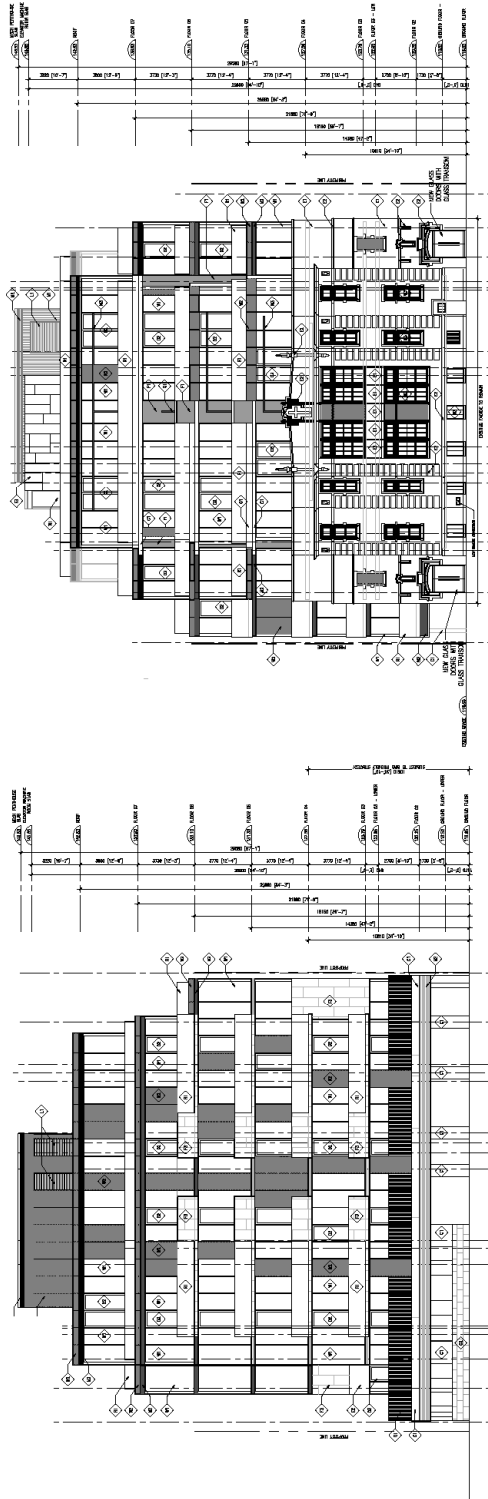
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Site Plan
 Applicant's Submitted Drawing

Not to Scale
 04/26/2011



Attachment 2: Elevations – East and West



East

West

34-38 Hazelton Avenue

Elevations

Applicant's Submitted Drawing

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Attachement 3: Elevations – North and South



34-38 Hazelton Avenue

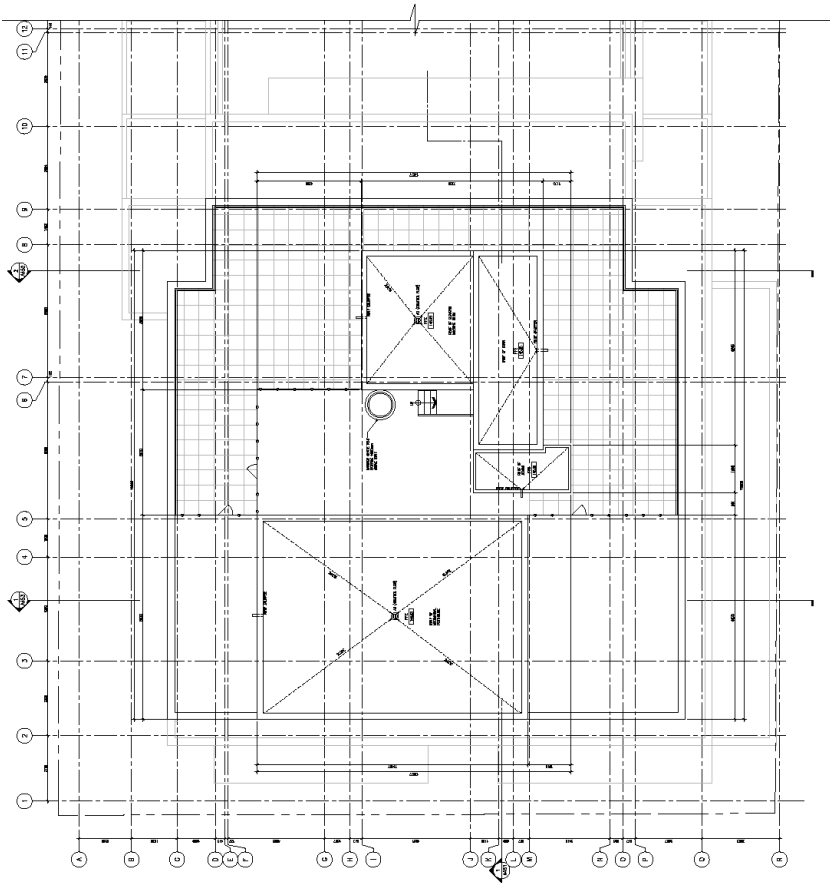
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Elevations

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Attachment 4: Roof Plan



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Roof Plan

Applicant's Submitted Drawing



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