

Complete in conjunction with the full Toronto Green Standard Version 4.0 (TGS V4.0) and Specifications.

Tier 1 performance measures are required by the City and must be included as part of your approved development application.

Tier 2 and 3 higher performance levels are voluntary and associated with financial incentives. To determine eligibility for incentives go to www.toronto.ca/greendevlopment.

Performance Level: ☒ Tier 1 (Required) ☐ Tier 2 ☐ Tier 3

Application Information: ☐ Site Plan Control ☒ Zoning Bylaw Amendment ☐ Draft Plan of Subdivision

Application Number:

Date Received (yyyy-mm-dd):

Community Planner (First, Last Name):

Is this checklist revised from an earlier submission? ☐ Yes ☒ No

Gross Floor Area (m²): Number of Storeys: Number of Units: Non Residential Gross Floor Area (m²):

Proposal Description: (Include a narrative of your project highlighting green attributes or performances measures):

The proposed development includes two buildings: 1. The north building (Building A) supporting a 25-storey tower and an 18-storey tower atop a three-storey podium and 2. The south building (Building B) supporting a 36-storey tower atop a three-storey podium. The development proposal also includes a 1,000 sm POPS/Park, green roof and geothermal heating and cooling system.

Property and Applicant Information:

Address of Subject Land (Street Number and Name):

Project Name:

Applicant/Agent

Name(First, Last Name):

Business Telephone Number:

Business Email:

Registered Owner (First, Last Name):

TGS Documentation includes the submission of the completed Tier 1 TGS Checklist and the Statistics Template updated with each planning submission. All sections must be completed for SPA. The TGS Statistics Template is provided on the Project Statistics Plan with each submission in addition to the TGS Checklist. For projects pursuing Tier 2 or 3, a separate TGS High Performance checklist must be submitted prior to NOAC.

Tier 1: Air Quality

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*AQ 1.1	Single-Occupant Vehicle Trips	Reduce single occupancy vehicles trips by 25%	<input checked="" type="checkbox"/> Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan Numbers: TIS
*AQ 1.2	Electric Vehicle Infrastructure	Parking spaces equipped with an Energized Outlet in accordance with Zoning Bylaw 569-2013 as amended	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Project parking statistics include number and location of EV spaces <input checked="" type="checkbox"/> Notations indicate location of EV spaces, performance level and EVEMS on Parking	Plan Numbers: A0.01, A1.02
*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input checked="" type="checkbox"/> Project statistics include rates, number and type (long-term/short-term) of bicycle parking spaces <input checked="" type="checkbox"/> Summary table includes number, type and % of net floor area occupied by bicycle parking for each parking floor or at-grade	Plan Numbers: A0.01, A1.03, A1.04
*AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking, secure controlled-access in accordance with Zoning Bylaw 569-2013:	<input checked="" type="checkbox"/> Notations on Parking Plans to indicate the number of long-term parking spaces in each secure bicycle parking area	Plan Numbers: A1.03, A1.04

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*AQ 2.3	Short-term Bicycle Parking Location	Short-term bicycle parking, highly visible and publicly accessible location in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> Notations on Parking Plans or Site Plan indicate location and the number of short-term spaces in each bicycle parking area	Plan Numbers: A1.03, A1.04
*AQ 2.4	Electric Bike Infrastructure	15% of parking spaces equipped with Energized Outlet (120 V)	<input type="checkbox"/> Notations on Parking Plan includes location and performance level on parking plans	Plan Numbers: A1.03, A1.04
*AQ 2.5	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> Notations indicate location and number of shower and change facilities	Plan Numbers: A1.03
*AQ 2.6	Publically Accessible Bike Parking	At least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard	<input checked="" type="checkbox"/> Notations on Plans include location and number of spaces	Plan Numbers: A1.03
AQ 3.1	Connectivity	Pedestrian walkways N/A	<input type="checkbox"/> Notations on Site Plan, Landscape Plans and Details	Plan Numbers:
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	<input type="checkbox"/> Notations on Plans and Details	Plan Numbers:

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
AQ 3.3	Weather Protection	Covered outdoor waiting areas N/A	<input type="checkbox"/> Notations on Plans and Details	Plan Numbers: <div></div>
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	<input type="checkbox"/> Notations on Plans and Details <input type="checkbox"/> Lighting Plan	Plan Numbers: <div></div>

Tier 1: Buildings Energy, Emissions and Resilience

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
GHG 1.1	Greenhouse Gas Emissions Limits	Demonstrate an annual Greenhouse Gas Intensity (GHGI) that meets the TGS performance limits N/A	<input type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC	Plan Numbers: <div></div>
GHG 1.2	Building Energy Performance	Design the building to achieve the TEUI and TEDI targets by building type OR 25% improvement above OBC, SB-10, Division 3 (2017)	<input type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC	Plan Numbers: <div></div>

Tier 1: Water Quality and Efficiency

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*WQ 1.1	Water Balance, Quality Control & Quantity Control	Design the site to achieve all Water Balance, Water Quality and Water Quantity control targets required by the Wet Weather Flow Management Guidelines	<input checked="" type="checkbox"/> Stormwater Management Report <input checked="" type="checkbox"/> Notations on Plans (Landscape, Grading, Roof and Details) indicate green infrastructure features and locations consistent with Stormwater Report	Plan Numbers: <div>FSR SWM Report</div>
*WQ 1.2	Green Streets	Capture and control stormwater runoff from new streets in accordance with the City's green infrastructure standards and specifications for the Right-of-Way	<input checked="" type="checkbox"/> Stormwater Management Report <input checked="" type="checkbox"/> Landscape and Planting Plan, Public Utilities Plan consistent with Stormwater Report <input checked="" type="checkbox"/> Notations indicate locations, feature type, location, dimensions and details	Plan Numbers: <div>FSR SWM Report</div>
WQ 1.3	On-site Green Infrastructure	Landscaped site area includes at least <u>one</u> of the following features: <input type="checkbox"/> Enhanced Green Roof <input type="checkbox"/> Enhanced landscape using pollinator plants <input type="checkbox"/> Bioretention facility <input type="checkbox"/> Reforested Area	<input type="checkbox"/> Notations on the Roof Plan, Landscape and Planting Plans to indicate features size, type, location and plant lists <input type="checkbox"/> Plan list identifies pollinator species if applicable <input type="checkbox"/> Green Infrastructure Statistics Template <input type="checkbox"/> Green Roof Statistics Template <input type="checkbox"/> Stormwater Management Report references	Plan Numbers: <div></div>

Tier 1: Ecology and Biodiversity

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*EC 1.1	Tree Planting Areas and Soil Volume	Total volume of soil for tree planting areas = 40% of the site area divided by 66 m ² x 30 m ³ Each tree planting area has access to 30m ³ of soil	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input checked="" type="checkbox"/> Soil Volume Template <input checked="" type="checkbox"/> Notations indicate soil volume (depth and area,) species and quantity for each planting area <input checked="" type="checkbox"/> Soil Volume Plan	Plan Numbers: L-2
*EC 1.2	Trees Along Street Frontages	Trees planted along street frontages with access to 30 m ³ of soil/tree	<input checked="" type="checkbox"/> Notations indicate soil volume (soil depth and area) species and quantity for each planting area <input checked="" type="checkbox"/> Planting details, Soil Volume Plan <input checked="" type="checkbox"/> Public Utilities Plan	Plan Numbers: L-1, L-2, L-4, L-5
EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	<input type="checkbox"/> Notations indicate soil volume (depth and area), species and quantity on the Planting Plan/Soil Volume Plan for parking areas	Plan Numbers:
EC 1.4	Watering Program	Four-year Watering program for private trees N/A	<input type="checkbox"/> Notations on the Planting Plan include watering program methods and watering schedule	Plan Numbers:
EC 2.1	Green & Cool Paving	Treat 75% of non-roof hardscape to reduce the urban heat island	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Materials list includes SRI of high albedo paving <input type="checkbox"/> Notations indicate location of treated hardscape and soft landscaping	Plan Numbers:

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
EC 2.2	On-site Landscaping, Native and Plants	Landscape includes 50% native plants and native flowering species N/A	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Plant list includes common name, scientific name, size, quantity, stock type, native or non-native and flowering species <input type="checkbox"/> Notations indicate potable or non-potable irrigation system on Landscape Plan	Plan Numbers: <div></div>
EC 2.3	Green & Cool Roofs	At least <u>one</u> or a combination of the following: <input type="checkbox"/> Green Roof required under the Green Roof By-Law or, <input type="checkbox"/> Green Roof Bylaw does not apply, provide 100% of Available Roof Space with one or a combination - Green Roof <input type="checkbox"/> Solar PV <input type="checkbox"/> Cool Roof	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Green Roof Statistics Template on roof plan. <input type="checkbox"/> Notations include green roof locations identified on elevations and roof plans <input type="checkbox"/> Notations include SRI of cool roof on roof plan and location of solar panels	Plan Numbers: <div></div>
*EC 3.1	Ravine & Natural Feature Protected Area: Stewardship	Stewardship Plan implemented for setbacks	<input type="checkbox"/> Stewardship Plan (if applicable) <input type="checkbox"/> Notations indicate Stewardship Plan area	Plan Numbers: <div></div>
*EC 3.2	Ravine & Natural Feature Protected Area: NHS	Natural Heritage System and the Ravine Protected Area planted with 100% native plants	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Plant list identifies native or non-native species and plants from regionally appropriate seed source	Plan Numbers: <div>L-1</div>

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
EC 5.1	Bird-Friendly Glazing	85% of all exterior glazing within the first 16m treated including fly-through and High Hazard Areas, to reduce bird collisions	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Bird Friendly Statistics Template <input type="checkbox"/> Notations on Elevation Plans include treatment area, and material legend showing type, density and colour of visual markers, and High Hazard Areas	Plan Numbers: <div></div>
EC 5.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions	<input type="checkbox"/> Notations include required treated area, type of treatment, surface, density and colour of visual markers	Plan Numbers: <div></div>
EC 5.3	Grate Porosity	Maximum porosity of ventilation grates is 20mm X 20mm or 10mm x50mm	<input type="checkbox"/> Notations indicate location and porosity of ground level grates	Plan Numbers: <div></div>
EC 5.4	Exterior Lighting	Dark Sky compliant fixtures	<input type="checkbox"/> Notations indicate Dark Sky compliant fixtures <input type="checkbox"/> Lighting Plan	Plan Numbers: <div></div>

Tier 1: Waste and Circular Economy

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*SW 1.1	Waste Collection	Waste sorting system for garbage, recycling and organics	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input checked="" type="checkbox"/> Notations on Floor Plans indicate type and location of waste sorting system	Plan Numbers: <div>A1.02, A1.03</div>
*SW 1.2	Waste Storage Space	Waste storage rooms	<input checked="" type="checkbox"/> Notations on Floor Plans or Parking Plans indicate area and location of waste storage rooms	Plan Numbers: <div>A1.02, A1.03</div>

Checklist – Toronto Green Standard Version 4.0 2022
**TGS Version 4.0 Checklist: Mid to High Rise Residential and
all New Non-Residential Development**

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items (Residential) N/A	<input type="checkbox"/> Notations on Plans indicate area and location for bulky items collection	Plan Numbers: <div></div>
SW 1.4	Compaction	Waste storage room with space for containers and the compactor unit (Residential)	<input type="checkbox"/> Notations on Plans indicate area and location of waste storage rooms and compactor unit	Plan Numbers: <div></div>
SW 4.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	<input type="checkbox"/> Documentation in accordance with O. Reg. 103/94	Plan Numbers: <div></div>