

# TORONTO GREEN STANDARD – CHECKLIST



For New Mid-High Rise Residential, Commercial, Industrial and Institutional Development (4 storeys and higher).

Complete in conjunction with the full Toronto Green Standard and Specifications.

The Toronto Green Standard (TGS) is a two-tier set of performance measures, with supporting guidelines, for sustainable site and building design for new development. Its purpose is to promote site and building designs that address air quality, greenhouse gas emissions, energy efficiency, water quality and efficiency, solid waste and ecology.

This Checklist is part of a Complete Application. It must contain adequate detail on how the design meets the Toronto Green Standard. The Checklist must also reference the appropriate plans, drawings and reports that demonstrate compliance with the performance measures. Complete the Checklist in conjunction with the appropriate Standard that applies to the development type, including the Specifications, Definitions and Resources column that provides more information on how to comply. The Checklist is completed by the project architect or planning consultant and is submitted to City Planning staff as part of your development application.

## Application Submitted

- Site Plan Control       Zoning Bylaw Amendment       Draft Plan of Subdivision

### Office Use Only

District Offices:  North York District       Toronto East York District       Scarborough District       Etobicoke York District  
Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_ Application No.: \_\_\_\_\_  
Is this checklist revised from an earlier submission?     Yes     No

## Property and Applicant

Address of Subject Land (Street Number/Name): \_\_\_\_\_

### Applicant/Agent

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_ Registered Owner: \_\_\_\_\_

Eastern Avenue Developments Limited and

### Proposal Description

Calloway REIT (Eastern Ave.) Inc.

Gross Floor Area: \_\_\_\_\_ Number of Storeys: \_\_\_\_\_ Number of Units: \_\_\_\_\_

Project Information (include a narrative of your project highlighting green attributes or performance measures)

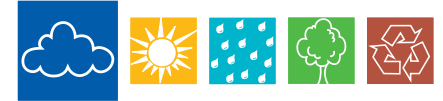
- Tier 1 performance measures are required by the City and must be addressed as part of your approved development application.
- Tier 2 performance measures are voluntary with higher performance levels. Achieving Tier 2 means that you are eligible to apply for a 20% refund of the development charges paid to the City.

**Check here if you intend to achieve Tier 2 of the Toronto Green Standard (complete pages 9-12).**

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## TIER 1: AIR QUALITY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 1.1	Automobile Infrastructure  <b>EXAMPLE</b>	Parking above minimum requirement is provided with roughed-in conduits for electric vehicles or dedicated priority parking spaces	A minimum of 100 automobile parking spaces are required under the ZBL.  115 automobile parking spaces are provided for this development. Dedicated carpool parking is provided for 15 spaces.	Site Plan # A1-01 Underground Garage Plan# Other #
AQ 1.1	Automobile Infrastructure	Parking above minimum requirement is provided with roughed-in conduits for electric vehicles or dedicated priority parking spaces		Site Plan # Underground Garage Plan # Other #
AQ 2.1	Cycling Infrastructure	Minimum bicycle parking rates		Site Plan # Underground Garage Plan # Other #
AQ 2.3	Cycling Infrastructure	Secure, weather protected occupant bicycle parking		Site Plan # Underground Garage Plan # Other #
AQ 2.4	Cycling Infrastructure	Visible, accessible at-grade visitor bicycle parking		Site Plan # Other #
AQ 2.5	Cycling Infrastructure	Shower and change facilities (commercial/institutional only)		Floor Plan # Other #

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 3.1	Pedestrian Infrastructure	Buildings on the site connected to off-site pedestrian paths, transit stops and parking areas		Site Plan # Landscape Plan # Other #
AQ 3.2	Pedestrian Infrastructure	Continuous, universally accessible, barrier free and clearly designated sidewalks, crosswalks and walkways		Site Plan # Other #
AQ 3.3	Pedestrian Infrastructure	Covered outdoor waiting areas		Site Plan # Building Cross-section# Other #
AQ 3.4	Pedestrian Infrastructure	Pedestrian-specific lighting		Site Plan # Landscape Plan # Other #
AQ 3.5	Pedestrian Infrastructure	Direct pedestrian linkage from the buildings to adjacent transit stops		Site Plan # Other #
AQ 4.1	Urban Heat Island Reduction: At Grade	One of the following is provided: <input type="checkbox"/> High-albedo surface materials <b>OR</b> <input type="checkbox"/> Open grid pavement <b>OR</b> <input type="checkbox"/> Shade within 5 years of construction <b>OR</b> <input type="checkbox"/> Combination of above 3 options		Landscape Plan # Other #

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 4.2	Urban Heat Island Reduction: At Grade	Shade trees planted along all street frontages, open space frontages and public walkways		Site Plan # Landscape Plan # Other #
AQ 4.3	Urban Heat Island Reduction: At Grade	Shade trees planted in surface parking areas		Site Plan # Landscape Plan # Other #
AQ 5.1	Urban Heat Island Reduction: Roof	Choose the applicable category: <input type="checkbox"/> Green roof required under the Green Roof Bylaw <b>OR</b> <input type="checkbox"/> Buildings not covered by the Green Roof Bylaw <b>OR</b> <input type="checkbox"/> City owned buildings and ABCCD's		Site Plan # Roof Plan # Other #

## TIER 1: GREENHOUSE GAS EMISSIONS/ENERGY EFFICIENCY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
GHG 1.1	Minimum Energy Performance	Building designed for at least 25% improvement over the Model National Energy Code for Buildings		<input type="checkbox"/> Final Design Stage Energy Model Report <b>OR</b> <input type="checkbox"/> Small Buildings Checklist

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## TIER 1: WATER QUALITY, QUANTITY AND EFFICIENCY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
WQ 1.1	Construction Activity	<i>Erosion and Sediment Control Guidelines for Urban Construction</i> adhered to during construction and demolition		Site Grading Plan # Other #
WQ 2.1	Stormwater Retention (Water Balance)	Stormwater retained on-site to the same level of annual volume of overland runoff allowable under pre-development conditions		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 2.2	Stormwater Retention (Water Balance)	One of the following is provided: <input type="checkbox"/> The first 5mm from each rainfall retained on-site <b>OR</b> <input type="checkbox"/> Maximum allowable annual runoff volume is no more than 50% of the total average annual rainfall depth.		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 3.1	Water Quality-Stormwater Run-Off	80% of total suspended solids removed from all runoff leaving the site		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 3.2	Water Quality-Stormwater Run-Off	E.Coli controlled in runoff from sites discharging directly into Lake Ontario or waterfront areas		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 4.1	Water Efficiency	Water efficient plant material provided for 50% of landscaped area		Landscape Plan # Other #

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## TIER 1: ECOLOGY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
EC 1.1	Urban Forest: Tree Protection	Compliance with standards for tree protection barriers during construction		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.2	Urban Forest: Tree Protection	All trees that are 30cm DBH (diameter at breast height) or more are retained		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.3	Urban Forest: Tree Protection	Trees of all diameters are retained that are located within a Ravine Protected area		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.4	Urban Forest: Tree Protection	Trees of all diameters adjacent to City of Toronto streets and roadways and City-owned Parkland are retained and protected		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 2.1	Urban Forest: Encourage Tree Growth	One tree planted on-site for every 30m <sup>2</sup> of site area covered by soft landscaping		Landscape Plan # Other #
EC 2.2	Urban Forest: Encourage Tree Growth	Minimum soil volume provided for trees planted in hardscaping		Landscape Plan # Other #

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
EC 2.3	Urban Forest: Encourage Tree Growth	Minimum soil volume provided for trees planted in soft landscaping		Landscape Plan # Other #
EC 2.4	Urban Forest: Encourage Tree Growth	Watering program for trees for the first 2 years after planting		<input type="checkbox"/> Arborist Report Landscape Plan # Other #
EC 3.1	Natural Heritage: Site	Native species planted		<input type="checkbox"/> Arborist Report Landscape Plan # Other #
EC 3.2	Natural Heritage: Site	No invasive species planted on properties or streets abutting ravines and natural area parks		Landscape Plan # Other #
EC 3.3	Natural Heritage: Site	Plant only native species in setbacks from the top-of-bank valley, ravine, bluff, or buffer area		Landscape Plan # Other #
EC 4.1	Soil Quality and Planting Conditions	Soil is retained on-site or adjusted or replaced with soil of equal or better quality		Landscape Plan # Other #
EC 5.1	Glass and Other Design Features for Migratory Birds	<input type="checkbox"/> Glass is treated with a density pattern for the first 10-12m of a building above grade <b>OR</b> <input type="checkbox"/> Reflections are muted for the first 10-12m of a building above grade		Building Elevation # Building Cross-Section # Other#

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
EC 5.2	Glass and Other Design Features for Migratory Birds	Glass is treated to a height of at least 12m above the level of a green roof		Building Elevation# Building Cross-Section # Other#
EC 5.3	Glass and Other Design Features for Migratory Birds	Ground level ventilation grates have a porosity of less than 2cm X 2cm		Site Plan # Other #
EC 6.1	Light Pollution	Exterior light fixtures are shielded		Site Plan# Landscape Plan # Other #
EC 6.2	Light Pollution	No up-lighting from exterior light fixtures		Site Plan# Landscape Plan # Lighting Plan # Other #

## TIER 1: SOLID WASTE

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
SW 1.1	Storage and Collection of Recycling and Organic Waste	Storage and collection areas for recycling and organic waste are within or attached to the building		Floor Plan # Other #
SW 1.2	Storage and Collection of Recycling and Organic Waste	Minimum recycling room areas		Site Plan # Underground Garage Plan # Floor Plan # Other #



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**Tier 2** is the voluntary, enhanced performance level. Site plan applications received on or after May 1, 2009 that meet both Tier 1 and 2 of the Toronto Green Standard are eligible to apply for a potential refund of 20% of development charges (DCs) paid to the City. Completion of Tier 2 involves meeting all of the performance measures identified below as **CORE** and selecting three performance measures identified as **OPTIONAL**. Indicate where Tier 2 performance measures will be documented in the right hand columns of the checklist.

Tier 2 is verified during the construction stage by third party evaluators registered with the City. The detailed eligibility criteria, application and verification procedures are found at: <http://www.toronto.ca/planning/environment/developerinfo.htm>.

## TIER 2 CORE

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 4.4	Urban Heat Island Reduction: At Grade	Enhanced Urban Heat Island: At Grade performance measure provided		Landscape Plan # Other # <input type="checkbox"/> Declaration template
GHG 1.2	Minimum Energy Performance	Building designed and constructed for 35% improvement over the Model National Energy Code for Buildings		<input type="checkbox"/> As Constructed Energy Model Report <b>OR</b> <input type="checkbox"/> Small Buildings Checklist
GHG 2.1	Minimum Energy Performance	Commission the project using best practice commissioning		<input type="checkbox"/> Declaration template
WQ 4.2	Water Efficiency	30% reduction in potable water consumption using efficient fixtures		<input type="checkbox"/> Declaration template

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
WQ 4.3	Water Efficiency	50% reduction in potable water used for irrigation		Landscape Plan # Roof Plan # Other # <input type="checkbox"/> Declaration template
EC 6.3	Light Pollution	No spotlighting or roof top vanity lighting		Roof Plan # Lighting Plan # Other #
EC 6.4	Light Pollution	Outward spillage of internal light is reduced by one of the following: <input type="checkbox"/> Reducing the input power to lighting fixtures <input type="checkbox"/> Shielding all openings in the building envelope		<input type="checkbox"/> Declaration template

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## TIER 2 OPTIONAL (SELECT 3)

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 2.2	Cycling Infrastructure	Enhanced bicycle parking rates provided		Site Plan # Underground Garage Plan # Other #
GHG 1.3	Minimum Energy Performance	Certified in-suite smart metres installed in all residential units		<input type="checkbox"/> Declaration template
WQ 2.3	Stormwater Retention (Water Balance)	Enhanced stormwater retention is provided		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
EC 3.4	Natural Heritage: Site	Plant only native tree species on properties or streets abutting ravines and natural areas		Site Plan# Landscape Plan # Other #
EC 3.5	Natural Heritage: Site	Setback from top-of-bank is planted with only native species		Landscape Plan # Other #
EC 5.4	Glass and Other Design Features for Migratory Birds	Glass is treated on all supplementary building and glass features		Building Elevation# Building Cross-Section #

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
SW 1.3	Storage and Collection of Recycling and Organic Waste	Capacity of recycling containers is provided		Floor Plan #  Other #
SW 2.1	Reuse of Building Materials	At least 5% reused content in building materials is provided		<input type="checkbox"/> Declaration template
SW 3.1	Use of Recycled Materials	At least 15% recycled content in building materials		<input type="checkbox"/> Declaration template
SW 4.1	Construction and Demolition Waste Management	At least 75% of construction and demolition debris is recycled		<input type="checkbox"/> Declaration template