







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.

<b>Application Submitted</b>			
☐ Site Plan Control	Zoning Bylaw Amendment	☐ Draft Plan of Subdivision	
Office Use Only			
District Offices: North Yo	rk District Toronto East York Distr	rict Scarborough District	☐ Etobicoke York District
Date Received:	Planner:		Application No.:
Is this checklist revised from	an earlier submission? $\square$ Yes $\square$ No		
Property and Applicant			
Address of Subject Land (Str	eet Number/Name):		
Applicant/Agent			
	Telephone:	E-mail:	Registered Owner:
Proposal Description	N I (Or	Ni salas a Cilago	
	Number of Storeys:		_
Project Information (include	a narrative of your project highlighting green a	ttributes or performance measures)	
Tier 1 performance measures a	are required by the City and must be addressed as part o	f your approved development application.	
Tier 2 performance measures a	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 the control of the control	o achieve Tier 2 of the Toronto Green Standard	l (complete pages 9-12).	









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#### **TIER 1: AIR QUALITY**

Section	Development Feature	Tier 1 Required Performance Measure Summary	<b>Description</b> (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 1.1	Automobile Infrastructure EXAMPLE	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	<b>Description</b> (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		Site Plan #
	IIII astructure	areas		Landscape Plan #
				Other#
AQ 3.2	Pedestrian	Continuous, universally accessible, barrier free		Ov. Di. #
AU 3.2	Infrastructure	and clearly designated sidewalks, crosswalks		Site Plan #
		and walkways		Other #
AQ 3.3	Pedestrian	Covered outdoor waiting areas		Site Plan #
	Infrastructure			Building
				Cross-section#
				Other #
AQ 3.4	Pedestrian Infrastructure	Pedestrian-specific lighting		Site Plan #
	minastructure			Landscape Plan #
				Other#
AQ 3.5	Pedestrian	Direct pedestrian linkage from the buildings to		Site Plan #
	Infrastructure	adjacent transit stops		Other #
AQ 4.1	Urban Heat Island	One of the following is provided:		Landscape Plan #
	Reduction: At Grade	☐ High-albedo surface materials <b>OR</b>		Other#
		Open grid pavement <b>OR</b>		
		☐ Shade within 5 years of construction <b>OR</b> ☐ Combination of above 3 options		



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Section	Development Feature	Tier 1 Required Performance Measure Summary	<b>Description</b> (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:  ☐ Green roof required under the Green Roof Bylaw OR ☐ Buildings not covered by the Green Roof Bylaw OR ☐ 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	<b>Description</b> (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		<ul> <li>□ Final Design Stage Energy Model Report</li> <li>OR</li> <li>□ Small Buildings Checklist</li> </ul>



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#### **TIER 1: WATER QUALITY, QUANTITY AND EFFICIENCY**

Section	Development Feature	Tier 1 Required Performance Measure Summary	<b>Description</b> (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
WQ 1.1	Construction Activity	Erosion and Sediment Control Guidelines for Urban Construction 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		☐ Stormwater Management Report Site Grading Plan # Other #
WQ 2.2	Stormwater Retention (Water Balance)	One of the following is provided:  The first 5mm from each rainfall retained on-site <b>OR</b> Maximum allowable annual runoff volume is no more than 50% of the total average annual rainfall depth.		☐ 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		☐ 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		☐ 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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TIED 1. ECOLOGY

Section	Development Feature	Tier 1 Required Performance Measure Summary	<b>Description</b> (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		☐ 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		☐ 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		☐ 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		☐ 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	<b>Description</b> (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		☐ Arborist Report  Landscape Plan #  Other #
EC 3.1	Natural Heritage: Site	Native species planted		☐ 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	☐ Glass is treated with a density pattern for the first 10-12m of a building above grade <b>OR</b> ☐ 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	Glass is treated to a height of at least		Building Elevation#
	Features for Migratory Birds	12m above the level of a green roof		Building Cross-Section #
				Other#
EC 5.3	Glass and Other Design	Ground level ventilation grates have a		Site Plan #
	Features for Migratory Birds	porosity of less than 2cm X 2cm		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		Site Plan#
		fixtures		Landscape Plan #
				Lighting Plan #
				Other #

#### **TIER 1: SOLID WASTE**

Section	Development Feature	Tier 1 Required Performance Measure Summary	<b>Description</b> (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: <a href="http://www.toronto.ca/planning/environment/developerinfo.htm">http://www.toronto.ca/planning/environment/developerinfo.htm</a>.

#### **TIER 2 CORE**

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	<b>Description</b> (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#
				☐ Declaration template
GHG 1.2	Minimum Energy Performance	Building designed and constructed for 35% improvement over the Model National Energy Code for Buildings		☐ As Constructed Energy Model Report <b>OR</b>
				☐ Small Buildings Checklist
GHG 2.1	Minimum Energy Performance	Commission the project using best practice commissioning		☐ Declaration template
WQ 4.2	Water Efficiency	30% reduction in potable water consumption using efficient fixtures		☐ Declaration template









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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	<b>Description</b> (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 #
				☐ 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:		☐ Declaration template
		☐ Reducing the input power to lighting fixtures		
		☐ Shielding all openings in the building envelope		









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#### **TIER 2 OPTIONAL (SELECT 3)**

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	<b>Description</b> (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		□ Declaration template
WQ 2.3	Stormwater Retention (Water Balance)	Enhanced stormwater retention is provided		☐ 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	<b>Description</b> (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		□ Declaration template
SW 3.1	Use of Recycled Materials	At least 15% recycled content in building materials		□ Declaration template
SW 4.1	Construction and Demolition Waste Management	At least 75% of construction and demolition debris is recycled		□ Declaration template