

TORONTO GREEN STANDARD – CHECKLIST



For New Low-Rise Residential Buildings (minimum of 5 dwellings/units and 3 storeys or under).

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: _____

Proposal Description

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 7-9).

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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 2.1	Urban Heat Island Reduction: At Grade EXAMPLE	<p><u>One</u> of the following is provided:</p> <p><input type="checkbox"/> High-albedo surface materials OR</p> <p><input type="checkbox"/> Open grid pavement OR</p> <p><input type="checkbox"/> Shade within 5 years of construction OR</p> <p><input type="checkbox"/> Combination of above 3 options</p>	<p><i>A minimum of 50% of the hard surface area is treated with high albedo surface materials with an SRI value of 29.</i></p> <p><i>The total hard surface area is 200m² and 100m² is treated with high-albedo materials.</i></p>	<p>Landscape Plan # L1-01</p> <p>Other #</p>
AQ 1.1	Pedestrian Infrastructure	Grading and surface treatment, in accordance with the Toronto Accessibility Design Guidelines		<p>Site Plan #</p> <p>Other #</p>
AQ 2.1	Urban Heat Island Reduction: At Grade	<p><u>One</u> of the following is provided:</p> <p><input type="checkbox"/> High-albedo surface materials OR</p> <p><input type="checkbox"/> Open grid pavement OR</p> <p><input type="checkbox"/> Shade within 5 years of construction OR</p> <p><input type="checkbox"/> Combination of above 3 options</p>		<p>Landscape Plan #</p> <p>Other #</p>
AQ 3.1	Urban Heat Island Reduction: Roof	<p><u>One</u> of the following is provided:</p> <p><input type="checkbox"/> Cool roof OR</p> <p><input type="checkbox"/> Combination of cool and green roof</p>		<p>Landscape Plan #</p> <p>Roof Plan #</p> <p>Other #</p>

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	Design building to achieve at least EnerGuide 80 energy efficiency rating		<p><input type="checkbox"/> Proof of Registration with a NRCan Authorized Service Provider</p>

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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	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)	Retain stormwater on-site to the same level of annual volume of overland runoff allowable under pre-development conditions (for sites greater than 0.1 hectares)		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 2.2	Stormwater Retention (Water Balance)	For sites greater than 0.1 hectares, one of the following is provided: <input type="checkbox"/> The first 5mm from each rainfall retained on-site OR <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	1 large growing shade tree per residential lot planted		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 2.2	Urban Forest: Encourage Tree Growth	Minimum soil volume provided for trees planted in hardscaping		Landscape Plan # Other #
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 #

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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 4.1	Soil Quality and Planting Conditions	Protect soils from compaction during construction		Landscape Plan # Other #
EC 4.2	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 12m of a building above grade OR <input type="checkbox"/> Reflections are muted for the first 12m of a building above grade		Building Elevation # Building Cross-Section # Other #
EC 5.2	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	No up-lighting from exterior light fixtures		Site Plan # Lighting Plan # Landscape Plan # Other #
EC 6.2	Light Pollution	Exterior light fixtures are shielded		Site Plan # Landscape 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 2.2	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	Design and construct building(s) to achieve at least EnerGuide 85 energy efficiency rating		<input type="checkbox"/> Proof of Certification from a NRCan Authorized Service Provider
GHG 1.3	Minimum Energy Performance	ENERGY STAR compliant refrigerators and dishwashers in each unit		Construction specifications
GHG 3.1	Minimum Energy Performance	One of the following is provided: <input type="checkbox"/> ENERGY STAR compliant water heater OR <input type="checkbox"/> Tankless water heater		Construction specifications
WQ 4.2	Water Efficiency	75% of water fixtures and appliances installed are water efficient		<input type="checkbox"/> Declaration template
WQ 4.3	Water Efficiency	50% reduction in potable water used for irrigation		Landscape Plan # Roof Plan # Other # <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
GHG 2.1	Minimum Energy Performance	On-site renewable energy		<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	Only native tree species planted 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 planted with only native species		Landscape Plan # Other #
EC 5.3	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 1.1	Construction and Demolition Waste Management	At least 75% of construction and demolition debris is recycled		<input type="checkbox"/> Declaration template
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