

TORONTO GREEN STANDARD CHECKLIST

For New Mid-High Rise Residential, Commercial, Industrial and Institutional (4-storeys and higher)
Complete in conjunction with the full Toronto Green Standard and Specifications available at:
<http://www.toronto.ca/greendevlopment>

The Toronto Green Standard (TGS) is a tool to design sites and buildings that are more environmentally friendly. Achieving the performance targets set out in the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. This Checklist is part of a Complete Application. When completing the checklist refer to the applicable TGS Standard for the detailed Performance Measure and Specifications. It should be completed by the project architect or planning consultant and provided 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. _____

Property and Applicant

Address of Subject Land (Street Number / Name)

154 Front St. East, Toronto, Ontario

Applicant/Agent

Name Robert Cadeau Telephone 416 593 6500
E-mail rcadeau@architectsalliance.com
Registered Owner FMC Front Street Developments Inc.

Proposal Description:

Building Type: Residential Apartment/condominium Commercial Institutional
 Other Retail at grade

Gross Floor Area 39,021 SM # of Storeys: 34 # of Units 537

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

The Project is a residential highrise building with retail space at its base located in downtown Toronto. It is close to surface TTC transit. The project supports the green initiative for higher density in urban areas, provides public green space at its western edge and innovative designed exterior amenity spaces at the 9th and 25th level.

► 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 measures with higher performance levels. Achieving 2 means that you are eligible to apply for a 20% refund of the development charges paid.

Check here if you intend to achieve Tier 2 of the Toronto Green Standard (complete pages 11-13)

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TIER 1: AIR QUALITY

Section	Development Feature	Performance Measure	Tier 1 Compliance Level	Description (How is this performance measure being met)	Reference the Plans, Drawings or Reports
AQ 1.1	Automobile Infrastructure EXAMPLE			<i>A minimum of 100 automobile parking spaces are required under the ZBL</i> <i>115 automobile parking spaces are provided for this development. Conduits for electrical outlets will be roughed in to 15 spaces.</i>	Site Plan # <u>A1-01</u> 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	Required	N/A. the project is not above minimum requirements for parking	Site Plan # _____ Underground Garage Plan # <u>A07-08</u> Other # _____
AQ 2.1	Cycling Infrastructure	Minimum bicycle parking rates	Required	The project meets Tier 1 required parking for bicycles	Site Plan # <u>A09</u> Underground Garage Plan # <u>A07-08</u> Other # <u>A06</u>
AQ 2.3	Cycling Infrastructure	Secure, weather protected occupant bicycle parking	Required	All occupant Bike Parking is located in weather protected areas, Levels P-5 to P-1	Site Plan # <u>A10</u> Underground Garage Plan # <u>A07-08</u> Other # _____
AQ 2.4	Cycling Infrastructure	Visible, accessible at-grade visitor bicycle parking	Required	73 At grade spaces are provided, 26 visitors, 44 residents	Site Plan # <u>A10</u> Other # _____

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	Description (How is this performance measure being met)	Reference the Plans, Drawings or Reports
AQ 2.5	Cycling Infrastructure	Shower and change facilities (commercial/institutional only)	Required	N/A shower and Change facilities are not required	Floor Plan # _____ Other # _____
AQ 3.1	Pedestrian Infrastructure	Buildings on the site connected to off-site pedestrian paths, transit stops and parking areas	Required	N/A the building is not adjacent to these requirements	Site Plan # _____ Landscape Plan # _____ Other # _____
AQ 3.2	Pedestrian Infrastructure	Continuous, universally accessible, barrier free and clearly designated sidewalks, crosswalks and walkways	Required	All areas are universally accessible	Site Plan # <u>A09</u> Other # <u>A07-19</u>
AQ 3.3	Pedestrian Infrastructure	Covered outdoor waiting areas	Required	10th level Overhangs at the west end and 8th level overhangs at the east end provide outdoor cover at entries	Site Plan # <u>A10</u> Building Cross-section # <u>A22</u> Other # _____
AQ 3.4	Pedestrian Infrastructure	Pedestrian-specific lighting	Required	Street Lighting provides required pedestrian lighting	Site Plan # <u>A09</u> Landscape Plan # _____ Lighting Plan # _____ Other # _____
AQ 3.5	Pedestrian Infrastructure	Direct pedestrian linkage from the buildings to adjacent transit stops	Required	pedestrian oriented paving from building access to sidewalk and surface transit stop provided	Site Plan # <u>A09</u> Other # _____

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	Description (How is this performance measure being met)	Reference the Plans, Drawings or Reports
AQ 4.1	Urban Heat Island Reduction: At Grade	<p>One of the following is provided:</p> <p><input type="checkbox"/> High-albedo surface materials</p> <p style="text-align: center;">OR</p> <p><input type="checkbox"/> Open grid pavement</p> <p style="text-align: center;">OR</p> <p><input type="checkbox"/> Shade within 5 years of construction</p> <p style="text-align: center;">OR</p> <p><input checked="" type="checkbox"/> Combination of shading, high-albedo and open grid paving materials</p>	Required	High Albedo paving will be provided at grade. This will supplement tree planting to provide shade in 5 years	Landscape Plan # <u>L1 L2</u> Other # _____
AQ 4.2	Urban Heat Island Reduction: At Grade	Shade trees planted along all street frontages, open space frontages and public walkways	Required	Shade trees are planted 8-10M centres on municipal streets. spacing may vary due to Pucc servicing or driveway conflict	Site Plan # <u>A09</u> Landscape Plan # <u>L1 L2</u> Other # _____
AQ 4.3	Urban Heat Island Reduction: At Grade	Shade trees planted in surface parking areas	Required	N/A there is no surface parking	Site Plan # _____ Landscape Plan # _____ Other # _____
AQ 5.1	Urban Heat Island Reduction: Roof	<p>Choose the standard for the roof category that applies:</p> <p><input checked="" type="checkbox"/> Green roof required under the Green Roof By-law</p> <p><input type="checkbox"/> Buildings not covered by the Green Roof By-law</p> <p><input type="checkbox"/> City owned buildings and ABCCD's</p>	Required	60% of the project non usable roof space is green roof	Landscape Plan # _____ Roof Plan # <u>A21</u> Other # _____

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TIER 1: GREENHOUSE GAS EMISSIONS/ENERGY EFFICIENCY

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

TIER 1: WATER QUALITY, QUANTITY AND EFFICIENCY

Section	Development Feature	Performance Measure	Tier 1 Compliance Level	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.	Required	N/A site fully excavated, storm water retained in property	Site Grading Plan # _____ Other # <input type="text"/>
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	Required	Yes, stormwater retained in accordance to section 2.2.1.1 of City of Toronto Flow Guidelines	<input checked="" type="checkbox"/> Stormwater Management Report Site Grading Plan # <input type="text"/> SG-01 Other # _____
WQ 2.2	Stormwater Retention (Water Balance)	One of the following is provided: <input checked="" type="checkbox"/> The first 5 mm 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.	Required	First 5mm from each rainfall is retained on site for non potable supply system	<input checked="" type="checkbox"/> Stormwater Management Report Site Grading Plan # <input type="text"/> SG-01 Other # _____
WQ 3.1	Water Quality-Stormwater Run-	80% of total suspended solids removed from all runoff leaving the site	Required	Yes, Water Quality meets this	<input checked="" type="checkbox"/> Stormwater Management

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	Description (How is this performance measure being met)	Reference the Plans, Drawings or Reports
	Off				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	Required	N/A No discharge to Lake. Discharge of water over 5mm depth directed to storm sewer	Site Grading Plan # <u>SG-01</u> <input checked="" type="checkbox"/> Stormwater Management Report Other # _____
WQ 4.1	Water Efficiency	Water efficient plant material for 50% of landscaped area	Required	Water efficient plant material used for 50% of planted landscape area	Landscape Plan # <u>L100</u> Other # <u>L101-102</u>

TIER 1: ECOLOGY

Section	Development Feature	Performance Measure	Tier 1 Compliance Level	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	Required	N/A. The six trees along the north edge of the site will be removed	Site Plan # _____ Landscape Plan # _____ Tree Preservation Plan # _____ <input checked="" type="checkbox"/> Arborist Report Other # <u>A05</u>
EC 1.2	Urban Forest: Tree Protection	All trees that are 30cm DBH (diameter at breast height) or more are retained	Required	N/A There are no trees at this diameter on site	Site Plan # _____

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	Description (How is this performance measure being met)	Reference the Plans, Drawings or Reports
					Landscape Plan # _____ Tree Preservation Plan # _____ <input type="checkbox"/> Arborist Report Other # _____
EC 1.3	Urban Forest: Tree Protection	Trees of all diameters are retained that are located within a Ravine Protected area	Required	N/A. no ravine area on site	Site Plan # _____ Landscape Plan # _____ Tree Preservation Plan # _____ <input type="checkbox"/> Arborist Report 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	Required	N/A. There are no trees on site as described	Site Plan # _____ Landscape Plan # _____ Tree Preservation Plan # _____ <input checked="" type="checkbox"/> Arborist Report Other # _____
EC 2.1	Urban Forest: Encourage Tree Growth	One tree planted on-site for every 30m ² of site area covered by soft landscaping	Required	2 trees per 30M2 soft landscaping	Landscape Plan # <u>L100</u> Other # _____
EC 2.2	Urban Forest: Encourage Tree Growth	Minimum soil volume for trees planted in hardscaping	Required	All tree plantings meet minimum	Landscape Plan # <u>L100, 101,</u> Other <u>102</u>

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	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 for trees planted in soft landscaping	Required	yes the trees in soft landscape comply	Landscape Plan # <u>L100, 101</u> , Other # <u>102</u>
EC 2.4	Urban Forest: Encourage Tree Growth	Watering program for trees for the first 2 years after planting.	Required	The trees do have an irrigation system for watering program	Landscape Plan # _____ <input type="checkbox"/> Arborist Report Other # _____
EC 3.1	Natural Heritage: Site	Native species planted	Required	50% native species planted	Landscape Plan # <u>L100</u> <input type="checkbox"/> Arborist Report Other # _____
EC 3.2	Natural Heritage: Site	No invasive species planted on properties or streets abutting ravines and natural area parks	Required	N.A. there are no ravines or natural areas abutting site	Landscape Plan # _____ Other # _____
EC 3.3	Natural Heritage: Site	Only native species are planted setbacks from the top-of-bank valley, ravine, bluff, or buffer area	Required	N.A. there are no ravines or natural areas abutting site	Landscape Plan # _____ Other # _____
EC4.1	Soil Quality and Planting Conditions	Soil is retained on-site or adjusted or replaced with soil of equal or better quality	Required	native soil will be replaced by soil of equal or better quality	Landscape Plan # <u>L200</u> , Other # <u>201</u>
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 OR	Required	Glass will be fritted with a pattern for 10 to 12M above Grade	Building Elevation # <u>A23-24</u> Building Cross

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	Description (How is this performance measure being met)	Reference the Plans, Drawings or Reports
		Reflections are muted for the first 10-12m of a building above grade			Section # _____ Other # _____
EC 5.2	Glass and Other Design Features for Migratory Birds	Glass is treated to a height of at least 10-12m above the level of the green roof	Required	The project incorporates a facade grid pattern which creates a patterned surface for birds	Building Elevation # <u>A23-24</u> 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.	Required	Ground level ventilation grates will have a porosity of less than 2cm x 2cm	Site Plan # <u>A09</u> Other # _____
EC 6.1	Light Pollution	Exterior light fixtures are shielded	Required	Exterior street lighting provides site lighting which is shielded also rear lane lighting is wall mounted facing down	Site Plan # <u>A09</u> Landscape Plan # _____ Lighting Plan # _____ Other # _____
EC 6.2	Light Pollution	No up-lighting from exterior light fixtures	Required	No uplighting is provided as req'd	Site Plan # <u>A09</u> Landscape Plan # <u>L100</u> Lighting Plan # _____ Other # _____

TIER 1: SOLID WASTE

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Section	Development Feature	Performance Measure	Tier 1 Compliance Level	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	Required	storage areas are within the building, the truck collects the bin in the laneway	Floor Plan # <u>A09</u> Other # _____
SW 1.2	Storage and Collection of Recycling and Organic Waste	Minimum recycling room areas	Required	The recycling area is part of waste storage. required area for the room is provided	Site Plan # <u>A09</u> Underground Garage Plan # <u>A08</u> Floor Plan # _____ Other # _____

TORONTO GREEN STANDARD CHECKLIST: TIER 2

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Tier 2 is a voluntary, higher performance level than Tier 1. If your approved development application addresses Tier 2, you are eligible to apply for a 20% refund of the development charges paid as per the City’s current development charge bylaw policies (Bylaw 275-2009, as amended) Please note that Council may amend the bylaw and related policies from time to time and that Tier 2 includes compliance with Tier 1 of the Toronto Green Standard.

There are seven **core performance measures** that must be addressed *and* you must choose at least three of the remaining optional performance measures to be considered eligible for the development charge (DC) refund. Tier 2 must be completed as follows:

- Complete and submit the Tier 1 and 2 Checklists as part of your development application. Make updates as needed and resubmit.
- To apply for the 20% DC refund, you must have your Tier 2 performance measures verified by an approved third party who may also conduct a walk-through of your property once constructed. Declaration templates referred to below are submitted when you confirm compliance with Tier 2 performance measures and apply for the DC refund; they are not included in your planning application.
- Your completed Tier 2 documentation and development charge refund application form must be submitted to City Planning for review.
- See the Toronto Green Standard website (address above) for copies of the forms that must be submitted and detailed instructions.
- *Tier 2 documentation requirements are subject to confirmation by Environmental Planning.*

TIER 2 CORE TARGETS

Section	Development Feature	Performance Measure	Tier 2 Compliance Level	Description (How is this performance measure being met)	Reference Plans, Drawings or Reports
AQ 4.4	Urban Heat Island Reduction: At Grade	Enhanced Urban Heat Island: At Grade performance measure provided	Voluntary		<i>Landscape Plan</i> # _____ <i>Other</i> # _____ <i>Declaration template</i>
GHG 1.2	Minimum Energy Performance	Building designed and constructed for 35% improvement over the Model National Energy Code for Buildings	Voluntary		<input type="checkbox"/> <i>Final Design Stage Energy Model Report</i> OR <input type="checkbox"/> <i>Small Buildings Checklist</i>
GHG 2.1	Minimum Energy Performance	Commission the project using best practice commissioning	Voluntary		<i>Copy of Commissioning Report</i>

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Section	Development Feature	Performance Measure	Tier 2 Compliance Level	Description (How is this performance measure being met)	Reference Plans, Drawings or Reports
WQ 4.2	Water Efficiency	30% reduction in potable water consumption using efficient fixtures and appliances	Voluntary		<i>Declaration template/calculation</i>
WQ 4.3	Water Efficiency	50% reductions in potable water used for irrigation	Voluntary		<i>Landscape Plan</i> # _____ <i>Roof Plan</i> # _____ <i>Other</i> # _____ <i>Declaration template</i>
EC 6.3	Light Pollution	No spotlighting or roof top vanity lighting	Voluntary		<i>Roof Plan</i> # _____ <i>Lighting Plan</i> # _____ <i>Other</i> # _____
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	Voluntary		<i>Declaration template</i>

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TIER 2 OPTIONAL MEASURES (SELECT 3)

Section	Development Feature	Performance Measure	Tier 2 Compliance Level	Description (How is this performance measure being met)	Reference Plans, Drawings or Reports
AQ 2.2	Cycling Infrastructure	Enhanced bicycle parking rates provided	<input type="checkbox"/> Voluntary		Site Plan # _____ Underground Garage Plan # _____ Other # _____
GHG 1.3	Minimum Energy Performance	Certified in-suite smart meters installed in all residential units	<input type="checkbox"/> Voluntary		Declaration template
WQ 2.3	Stormwater Retention (Water Balance)	Enhanced stormwater retention	<input type="checkbox"/> Voluntary		Site Grading Plan # _____ <input type="checkbox"/> Stormwater Management Report Other # _____
EC 3.4	Natural Heritage: Site	Plant only native tree species on properties or streets abutting ravines and natural areas	<input type="checkbox"/> Voluntary		Site Plan # _____ Landscape Plan # _____ Other # _____
EC 3.5	Natural Heritage: Site	Setback from top-of-bank is planted with only native species	<input type="checkbox"/> Voluntary		Landscape Plan # _____ Other # _____
EC 5.4	Glass and Other Design Features for Migratory Birds	Glass is treated on all supplementary building and glass features	<input type="checkbox"/> Voluntary		Building Elevation # _____ Building Cross Section # _____
SW 1.3	Storage and Collection of Recycling and Organic Waste	Capacity of recycling containers is provided	<input type="checkbox"/> Voluntary		Declaration template
SW 2.1	Reuse of Building Materials	At least 5% reused content in building materials is provided	<input type="checkbox"/> Voluntary		Declaration template
SW 3.1	Use of Recycled Materials	At least 15% recycled content in building materials	<input type="checkbox"/> Voluntary		Declaration template
SW 4.1	Construction and Demolition Waste Management	At least 75% of construction and demolition debris is recycled	<input type="checkbox"/> Voluntary		Declaration template