



STAFF REPORT ACTION REQUIRED

411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East – Official Plan Amendment, Zoning Amendment and Subdivision Applications – Supplementary Report

Date:	September 28, 2015
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward No. 36 – Scarborough Southwest
Reference Number:	P:\2015\Cluster B\PLN\City Council\PG15112

SUMMARY

At its meeting of September 8, 2015, Scarborough Community Council requested city Planning to report directly to City Council "on the feasibility of requiring the Owner to construct and maintain the development in accordance with Tier 2 performance measures of the Toronto Green Standard".

Build Toronto has advised City Planning that it is feasible to achieve the Tier 2 performance measures of the Toronto Green Standard for the residential portions of the development only. Build Toronto advises, however, that at this late stage in the planning approvals process it will not be feasible to upgrade the commercial component of the site redevelopment to achieve Tier 2 performance measures.

This report therefore recommends minor revisions to the Recommendations set out in the Final Report from the Director, Community Planning, Scarborough District dated August 28, 2015 as adopted by Scarborough Community Council (Item SC8.25).



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete the draft Zoning By-law amendment for the Birchcliff Community referenced as Attachment 12 in the report dated August 28, 2015, and replace it with the revised draft Zoning By-law amendment attached to the report dated September 28, 2015 from Chief Planner and Executive Director.
2. City Council further amend Recommendation 6. of the Final Report of the Director, Community Planning, Scarborough District dated August 28, 2015 to delete reference to achieving 'Tier 1 of the Toronto Green Standard' for the residential portions of the development under a Section 37 agreement, and replace it with the reference 'Tier 2 of the Toronto Green Standard'.
3. City Council direct that no further Public Notice is required in regard to these recommendations.

DECISION HISTORY

The Final Report from the Director, Community Planning, Scarborough District dated August 28, 2015 on the subject Build Toronto applications was considered at a statutory public meeting of Scarborough Community Council on September 8, 2015. (The report also addressed a separate City-initiated Official Plan amendment to identify a new public street on adjacent lands on Schedule 2 of the Plan, The Designation of Planned but Unbuilt Roads. This amendment is not directly related to the Built Toronto applications so is not discussed further in this Supplementary Report.) The Final Report can be viewed at the following link:

<http://www.toronto.ca/legdocs/mmis/2015/sc/bgrd/backgroundfile-83146.pdf>

The recommendations from Planning staff now before City Council were adopted unanimously by Scarborough Community Council (Item SC8.25). In adopting the recommendations, Community Council further requested that "the Director, Community Planning, Scarborough District, to report directly to City Council on the feasibility of requiring the Owner to construct and maintain the development in accordance with Tier 2 performance measures of the Toronto Green Standard". The Committee decision record in this regard can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.SC8.25>

COMMENTS

The Toronto Green Standard (TGS) provides an integrated set of targets, principles and practices for sustainable development. The TGS is a two-tiered set of performance measures that address: air and water quality, greenhouse gas emissions, energy efficiency, solid waste and the natural environment. As of January 31, 2010, new planning applications, including zoning by-law amendments, site plan approval and draft plan of subdivision, are required to meet the Tier 1 environmental performance measures.

Developers may also choose to meet Tier 2 performance measures to achieve a higher level of environmental performance. Tier 2 requires that all of Tier 1 be met together with higher set of 'core' and 'optional' targets. Developments that meet Tier 2 are also eligible for a 20% Development Charge refund (once verified by a third party consultant). The chart identified as Attachment 2 to this report compares the higher Tier 2 performance measures for the Build Toronto proposals over and above Tier 1 baseline requirements.

It is important to clarify that under the TGS, achieving Tier 1 performance measures is mandatory, while achieving Tier 2 performance measures is clearly to be a voluntary commitment by the development proponent and therefore not a requirement to otherwise be selectively imposed by the City.

Build Toronto's commitment throughout its planning applications has been to achieving the Tier 1 performance measures of the TGS for both the residential and commercial components in its proposed redevelopment on the Birchcliff Quarry lands.

Subsequent to the public meeting, Build Toronto staff have further reviewed the ability of both the residential apartment building and the standard and stacked townhouses being proposed, including those intended to be provided as affordable ownership housing units in partnership with Habitat for Humanity, to achieve the Tier 2 performance measures. Build Toronto staff have now confirmed with Planning staff that it will be feasible to achieve Tier 2 performance measures of the TGS for the new residential developments. Planning staff have therefore concluded that achieving Tier 2 performance measures of the TGS for the proposed residential buildings would, in this case, be feasible.

The site plan application for the proposed 9 100 m² large format retail store fronting Victoria Park Avenue (File 13 233047 ESC 36 SA), however, is nearing the end of the City's review process with a Notice of Approval Conditions (NOAC) likely to be ready for issuance soon after the rezoning bills (Attachments 10 and 11 of the Final Report dated August 28, 2015) are approved by City Council and are in force and effect.

Build Toronto advises that securing final lease commitments from its prospective major retail tenant is dependent on securing such rezoning at the earliest opportunity. Similarly, the commercial site plan has been developed throughout the planning approvals process, in close consultation with the tenant, having regard to Tier 1 performance measures only. Build Toronto indicates that achieving Tier 2 performance measures at this late stage in the planning approvals process would jeopardize negotiations to date with the retail tenant and cause further delays in obtaining site plan approval.

Build Toronto is therefore not prepared to voluntarily achieve Tier 2 performance measures of the TGS for the proposed commercial building. On this basis, Planning staff conclude that any requirement by the City to now achieve Tier 2 performance measures for the commercial building is not feasible and would also not be appropriate requirement or consistent with the general application of the TGS approved by City Council.

In order to apply Tier 2 requirements to the new residential buildings, it will be necessary to replace the draft zoning by-law amendment set out in Attachment 12 of the August 28, 2015 Final Report with the revised draft by-law amendment now set out in this report as Attachment 1: Revised Draft Zoning Amendment (Birchcliff Community Zoning By-law No. 8786 – Balance of Site).

As a procedural clarification, should the recommendations of this report to enact a revised zoning by-law amendment be adopted by City Council, and pursuant to Recommendation 10. of the August 28, 2015 Final Report addressing Chief Planner and Executive Director delegated approval of the draft plan of subdivision (with conditions as set out in Attachment 13: Conditions of Draft Plan Approval in that report), the Chief Planner and Executive Director will ensure that Condition No. 4 is revised to distinguish that the Tier 2 performance measures of the TGS will apply to the residential components of the development only, with Tier 1 performance measures continuing to apply to the commercial development.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

Attachment 1: Revised Draft Zoning By-law Amendment (Birchcliff Community Zoning By-law No. 8786 – Balance of Site)
Attachment 2: Toronto Green Standard Performance Measures

**Attachment 1: Revised Draft Zoning By-law Amendment
(Birchcliff Community Zoning By-law No. 8786 – Balance of Site)**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the Birchcliff Community Zoning By-law No. 8786, as amended,
With respect to the lands municipally known as
411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may in a By-law under Section 34 of the *Planning Act*, authorize increases in height or density of development beyond those otherwise permitted by the by-law in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS Subsection 37 (3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters; and

WHEREAS the owner of the land hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

WHEREAS the increases in the height or density permitted hereunder, beyond those otherwise permitted in the aforesaid lands by By-law No. 8786, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owner of such lands and the City of Toronto (hereinafter referred to as the "City"); and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE "A"** of the Birchcliff Community Zoning By-law No. 8786, as amended, is further amended for the lands outlined in the attached Schedule 'I' by deleting the existing Agricultural Holding (AG) and Park (P) zoning and replacing them with the Apartment Residential (A), Park (P) and Railway Corridor (RWY) Zones and the Performance Standards as shown on Schedule 'I', so that the amended zoning shall read as follows:

A – 19I – 108 – 136 – 152 – 205 – 208 – 231 – 274 – 295 – 299 – 301 – 356 – 357 – 358 – 359

A – 19J – 40L – 153 – 208 – 230 – 231 – 274 – 360 – 364 – 366 – 368 – 369

A – 19K – 82 – 136 – 154 – 208 – 231 – 274 – 361 – 365 – 367 – 368

A – 19L – 83 – 136 – 155 – 208 – 231 – 274 – 362 – 363 – 367 – 368

A – 19M – 40M – 59 – 156 – 186 – 230 – 231 – 274 – 362 – 365

A – 104

P

RWY

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

- 19I. Minimum 120 **dwelling units** and maximum 180 **dwelling units**, in which **dwelling units** are separated from each other horizontally, or both horizontally and vertically, and each of which has a separate entrance either through a common hallway or directly from outside.

Maximum **Gross Floor Area** 3.0 times the area of the lot or parcel.

- 19J. Maximum 69 **dwelling units**, in which **dwelling units** are separated from each other horizontally, or both horizontally and vertically, and each of which has a separate entrance directly from outside.

- 19K. Maximum 12 **dwelling units**, in which **dwelling units** are separated from each other horizontally, or both horizontally and vertically, and each of which has a separate entrance directly from outside.

- 19L. Maximum 24 **dwelling units**, in which **dwelling units** are separated from each other horizontally, or both horizontally and vertically, and each of which has a separate entrance directly from outside.

- 19M. Maximum 15 **dwelling units**.

BUILDING SETBACK FROM THE STREET

- 40L. Minimum 4.5 m, except minimum 1.0 m from the northerly street line. Garbage enclosures shall be set back a minimum of 10.0 m from the northerly street line and a minimum of 26.0 m from the easterly street line.
- 40M. Minimum 4.5 m, except minimum 6.0 m for the garage **main wall** containing the vehicular access and minimum 3.0 m from the street line of a cul-de-sac bulb.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LOT LINES

152. Minimum 7.5 m.
153. Minimum 7.5 m from a **side lot line** and minimum 15.5 m from a **rear lot line**.
154. Minimum 9.0 m, except minimum 7.5 m from the north **side lot line**.
155. Minimum 8.0 m, except minimum 7.5 m from the south **side lot line**.
156. Minimum **rear yard** building setback of 7.5 m on Part 'A' and minimum 6.0 m on Part 'B'.

PARKING

208. Minimum 1.2 spaces per **dwelling unit**.

MISCELLANEOUS

356. Minimum 4 **storeys**, maximum 8 **storeys** not exceeding an overall **height** of 26.0 m, excluding **basements** and rooftop mechanical penthouse.
357. Buildings shall not exceed a **45-degree angular plane** from a lot line abutting **Park "P"** Zones. Notwithstanding **CLAUSE V-INTERPRETATION, (f) Definitions**, **45-degree angular plane** means a plane extending at right angles to a line drawn at a 45 degree angle from horizontal measured from 10.5 m above the mid-point of the required minimum side yard setback abutting a **"P"** Zone. The resulting plane shall extend above the width, breadth and/or length of the lot.
358. The **side yard** abutting a **"P"** Zone shall be used for **soft landscaping**, walkways, private patios for ground floor **dwelling units** and **amenity spaces** only.

- 359. For that portion of a building above 6 **storeys** and/or 20 m in **height**, buildings shall be stepped back an additional 1.5 m from the **main wall** abutting a street.
- 360. Minimum interior separation between end walls of buildings of 2.4 m, except minimum 15.0 m where buildings are separated by a driveway and/or easements.
- 361. Minimum interior separation between end walls of buildings: 4.1 m
- 362. Minimum interior separation between end walls of buildings: 2.4 m
- 363. A minimum of 25% of the site shall be maintained as **landscaping**.
- 364. A minimum of 30% of the site shall be maintained as **landscaping**.
- 365. A minimum of 40% of the site shall be maintained as **landscaping**.
- 366. A minimum of 2 garbage enclosures having minimum horizontal dimensions of 4.6 m x 6.0 m each shall be provided.
- 367. A minimum of 1 garbage enclosure having minimum horizontal dimensions of 3.6 m x 3.6 m shall be provided.
- 368. Maximum **height**: 4 storeys and 13.5 m.
- 369. The following **CLAUSE VI – GENERAL PARKING REGULATIONS FOR ALL ZONES** requirements do not apply:

- i) Sub-section 2.1.1: Street Yard Parking.

- 3. **SCHEDULE "C", EXCEPTIONS MAP** is amended by deleting Exception No. 34 as it pertains to the subject lands.
- 4. **SCHEDULE "C", EXCEPTIONS LIST** is amended by deleting Exception No. 34.
- 5. **SCHEDULE "C", EXCEPTIONS MAP** and **EXCEPTIONS LIST** are amended by adding the following Exception No. 44:
 - 44. On those lands identified as Exception No. 44 on the accompanying Schedule "C" map, the following provisions shall apply:
 - (a) Matters to be provided pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended:

- i) The density of development permitted by this By-law is permitted subject to the owner of the lands, at its expense and in accordance with and subject to the execution and registration of the agreements referred to in Section (ii) herein, providing or funding the following facilities, services and matters, as follows:
 - a. \$500,000 for Above Base Park Improvements to the new Park Blocks 4 and 6 within the subdivision, to be provided on the following basis:
 - i. \$300,000 prior to issuance of the first above grade building permit for 'Part A'; and
 - ii. \$200,000 prior to issuance of the first above grade building permit for 'Part B'.
 - ii) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act, R.S.O., 1990, c.P. 13 as amended, to secure the facilities, services and matters referred to in Section (i) herein, which agreement shall be registered as a first priority on title to the lands to which this By-law applies.
 - iii) Each installment payment set out in (i) and (ii) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment of the funds by the owner to the City.
- (b) Additional matters to be provided pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended:
- i) The Owner will provide land on the site for affordable ownership housing sufficient to construct 24 stacked townhouse units comprising 8 two-bedroom and 16 three-bedroom units as follows:
 - a. The land shall be provided to a non-profit housing provider at no cost, and with no additional fees for the Owner's costs of land development and planning approvals, or for servicing and roads, provision of parkland or any other costs associated with developing the larger site.
 - b. The non-profit provider shall be responsible for the construction of the affordable ownership units on the land provided by the Owner.
 - c. The land shall be delivered, ready and available for development, as follows:

- i. All necessary planning and development-related approvals necessary to proceed with the construction are in place, save approvals pursuant to the Ontario Building Code Act; and
 - ii. The land is serviced to the lot line and able to be connected to existing services; and
 - iii. A Record of Site Condition suitable for residential development has been obtained, and any needed soil remediation has been undertaken or alternatively, provisions for the Owner to pay for soil remediation have been secured.
- d. The entire parcel of land sufficient to accommodate all 24 stacked townhouse units shall be ready for conveyance to the non-profit provider no later than the date that above-grade building permits are issued that would permit the construction of more than 30 townhouse or stacked townhouse units, other than for the 24 affordable ownership units.
- e. The location, size and configuration of the land parcel for the 24 Affordable Ownership units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning, and shall be:
 - i. Sufficient to accommodate all related facilities, including resident and visitor parking, and for garbage and recycling;
 - ii. Sufficient to accommodate the unit mix and minimum sizes and features set out herein and complying with all applicable Performance Standards of this by-law.
- f. The unit mix, minimum sizes and features of the 24 stacked townhouses shall be as follows:
 - i. 16 of the units shall be 3-bedroom units shall have at least 3-bedrooms, with a minimum unit size of 106.5 square metres;
 - ii. 8 of the units shall have at least 2-bedrooms, with a minimum unit size of 90.5 square metres;
 - iii. Each unit shall have one dedicated enclosed parking space provided;
 - iv. Each unit shall have private outdoor recreation amenity space in the form of a patio, balcony or roof deck.
- g. The Owner is responsible for obtaining Site Plan approval for the land parcel at no cost to the non-profit provider, including

the provision of design concept plans for the 24 stacked townhouse units.

- ii) The Owner will provide for 6 Affordable Ownership units within the apartment building on Block 5 as follows:
 - a. The 6 apartments, finished to the drywall stage of construction, will be provided to a non-profit provider for individual conveyance to the initial homeowner, with no costs for the land component of the units, and with no additional fees for the Owner's costs of land development and planning approvals including for condominium registration, or for servicing and roads, provision of parkland or any other costs associated with developing the larger site, or for the cost of design or building permit fees for the work undertaken by the Owner to complete the construction of the apartment building.
 - b. The amount of any payment to the Owner by the non-profit provider for the costs of construction of the 6 apartment units to the drywall stage of construction, and any costs associated with sales closing, shall not exceed an amount that will permit the sale price for each unit to meet the *affordable ownership housing* price for a 1-bedroom apartment to the satisfaction of the Chief Planner and Executive Director, City Planning, subject to the requirements in c. below.
 - c. The 6 apartments shall be one-bedroom apartments located so as to not to be contiguous with one another, with a minimum unit size of 55.5 square metres. The unit owner shall be provided at no extra cost with a dedicated enclosed parking space, a private patio or balcony, and a storage locker.
 - d. The 6 apartments shall be delivered to the non-profit provider, ready for the non-profit provider to complete the finishing work, no later than the date that 80% of the remaining units in the apartment building are ready and available for occupancy.
 - e. The Owner will, in consultation with the non-profit provider:
 - i. Submit the proposed unit layouts and Site Plan drawings identifying the location of the 6 apartment units and their related facilities for the approval of the Chief Planner and Executive Director, City Planning, with any subsequent changes to be to Chief Planner's satisfaction; and
 - ii. Apply for and obtain approved building permits that meet the requirements of sub-clause (b) ii) above.

- iii) The Owner will enter into an agreement with the non-profit provider to the satisfaction of the Chief Planner and Executive Director in consultation with the Director, Affordable Housing Office, to implement the provisions of sub-clauses (b) i) and ii) above, prior to the issuance of the first above-grade residential building permit for any purpose.
- iv) The non-profit provider will enter in to one or more Section 37 Agreements with the City for the affordable ownership units, and will agree to:
 - a. Build the 24 stacked townhouse units in accordance with paragraph (b) i) above, and to finish the construction of the 6 apartment units in accordance with sub-clause (b) ii) above;
 - b. Apply for and obtain approved building permits for the stacked townhouse units that meet the requirements of sub-clause (b) i) above; and
 - c. Apply for and obtain any required building permits to complete the construction of the 6 apartment units in accordance with sub-clause (b) ii) above.
- v) Each of the 30 *affordable ownership housing* units shall be provided and maintained as set out in clause (b) above and in accordance with the following provisions which shall be further set out in an agreement or agreements between the non-profit provider and the City as follows:
 - a. The *affordable ownership housing* units shall remain as *affordable ownership housing* for a period of at least 15 years.
 - b. Provisions will be made to secure the affordability of the *affordable ownership housing* units upon resale during this 15 year affordability period, and after the expiry of the 15 year period, to ensure repayment upon resale or refinancing to the City in an amount of at least the value of the community benefit provided by the contribution of the land, increased by the percentage increase in the appraised market value of such unit.
 - c. Affordable prices will be charged to the homeowners who purchase each of the 30 *affordable ownership housing* units during this 15 year affordability period such that the initial sale price shall not exceed the *affordable ownership housing* price, and upon resale, the sale price shall not exceed the initial sale

price increased by the percentage change in the appraised market value at the time of resale from the appraised market value at the time of the initial sale.

- vi) Each of the *affordable ownership housing* units during this 15 year affordability period shall be sold only to households who will occupy the unit as their principal residence and who meet the eligibility criteria for minimum household sizes and maximum household incomes for that unit type as follows:
 - a. The minimum size of household for each unit type shall be 1 person per bedroom;
 - b. The maximum household income for each unit type shall not exceed 4 times the payments for principle, interest and property taxes, with the principle and interest calculation based on the affordable ownership prices defined in the Site and Area Specific Policy 485 of the Official Plan.
 - vii) After the expiry of the 15 year affordability period in i), upon re-sale, the provisions in iii) herein for the sale price of each of the *affordable ownership housing* units, and the provisions in iv) herein for the eligibility criteria for purchasing households will no longer apply.
 - viii) A homeowner who purchased an *affordable ownership housing* unit during the 15 year affordability period and who sells or re-finance such unit after the expiry of the 15 year period, or no longer occupies it as their principal residence, will be required to meet the provisions for repayment in ii) herein.
- (c) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- i) The Owner shall construct and maintain the development in accordance with Tier 2 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee.

6. SCHEDULE "C", EXCEPTIONS MAP and EXCEPTIONS LIST are amended by adding the following Exception No. 45:

45. On those lands identified as Exception No. 45 on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) Only retaining walls and security fencing associated with adjacent railway activities are permitted.

7. **SCHEDULE "C", EXCEPTIONS MAP and EXCEPTIONS LIST** are amended by adding the following Exception No. 46:

46. On those lands identified as Exception No. 46 on the accompanying Schedule "C" map, the following provisions shall apply:

(a) Only **townhouse dwelling units** are permitted.

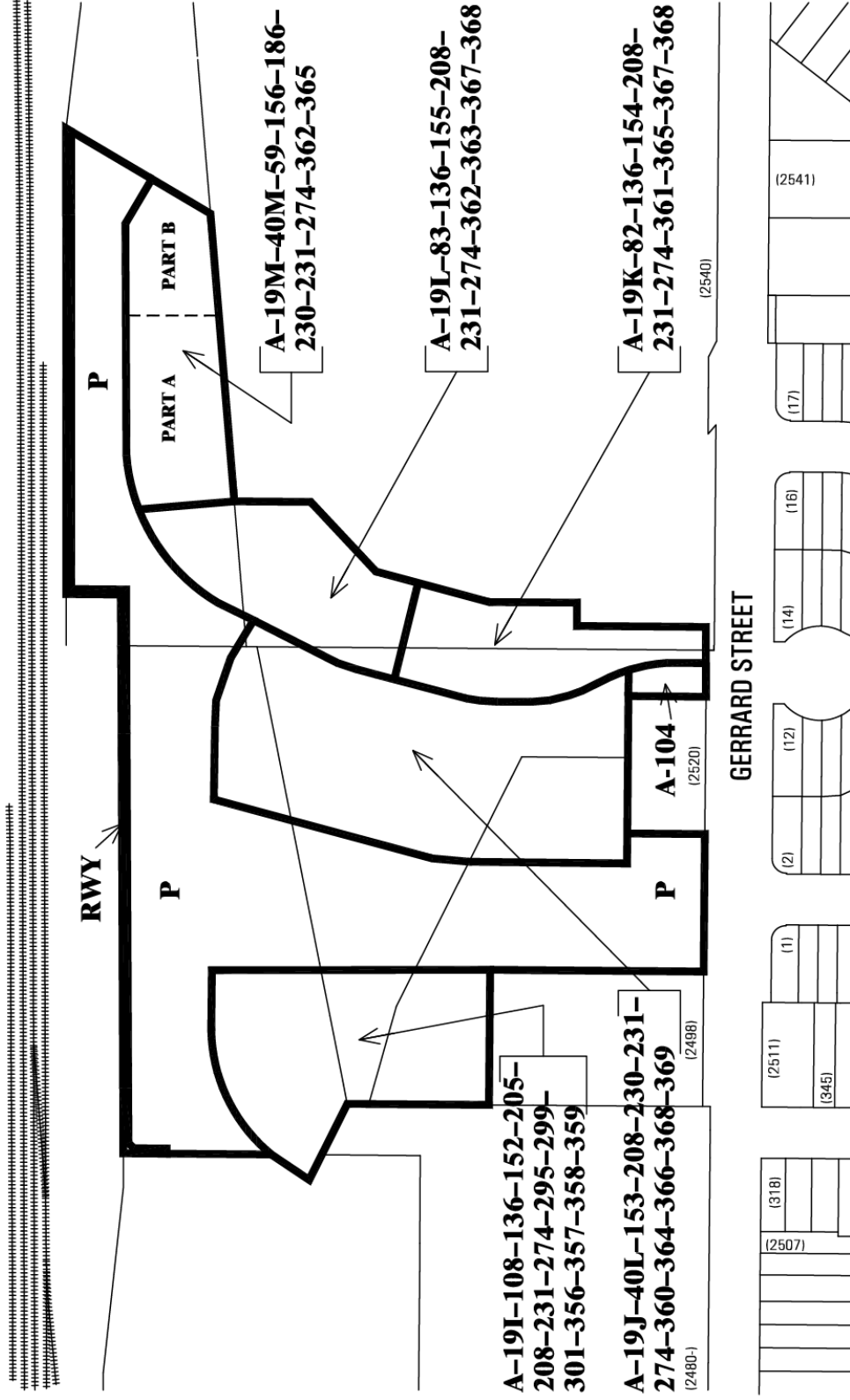
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



Zoning By-Law Amendment

411 Victoria Park Avenue

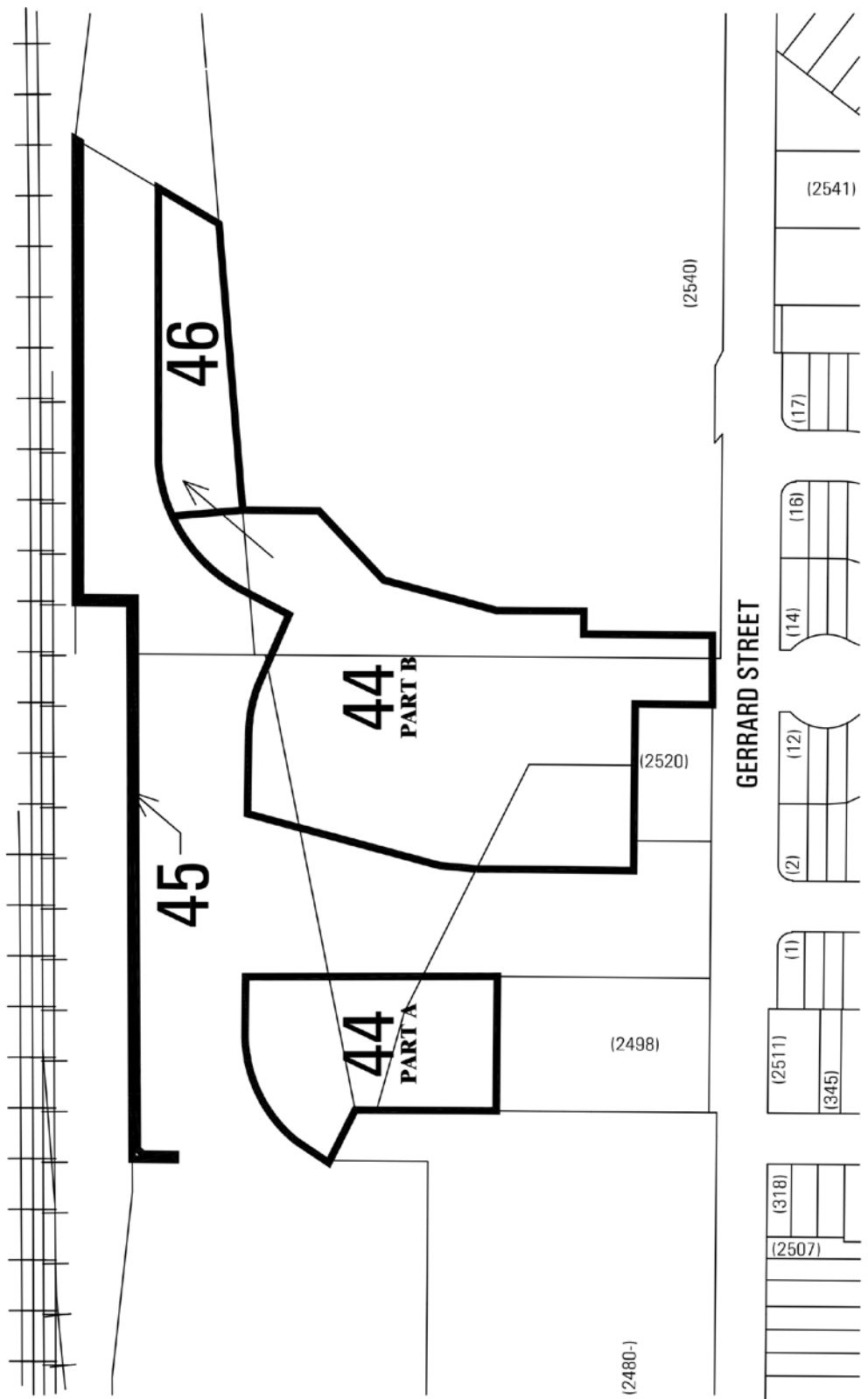
File #'s 12 297365 ESC 36 0Z; 13 233037 ESC 36 SB



Area Affected By This By-Law

Birchcliff Community By-law
Not to Scale
08/28/15

Schedule '2'



Zoning By-Law Amendment

411 Victoria Park Avenue

File #'s 12 297365 ESC 36 OZ; 13 233037 ESC 36 SB



Area Affected By This By-Law

Birchcliff Community By-law
Not to Scale
08/19/15



Attachment 2: Toronto Green Standard Performance Measures

TGS Targets		Tier 2 *	Tier 1*	Tier 2*	Tier 1*
Performance Measures		Commercial (Block 1)**		Apartment Residential (Block 5)***	
Core	Urban Heat Island reduction at-grade	75%	50%	75%	50%
	Energy efficiency	35% over MNECB	25% over MNECB	25% over OBC	15% over OBC
	Best practice building commissioning	Applies	N/A	Applies	N/A
	Water efficiency	Water efficient fixtures and appliances to meet 30% below baseline	N/A	Water efficient fixtures and appliances to meet 30% below baseline	N/A
	Reduction in potable water for irrigation	50%	N/A	50%	N/A
	Light pollution	Limits to architectural lighting use and additional light pollution control measures for internal light	Shielding of exterior light fixtures and no uplighting	Rooftop architectural illumination directed downward and off overnight during migratory bird seasons	Shielding of exterior light fixtures
Plus minimum 3 Optional enhanced features	Cycling infrastructure	See Tier 1	Secure long term bicycle parking with publicly accessible short term parking	Enhanced parking supply, provision for bike share	Secure long term bicycle parking with publicly accessible short term parking
	Stormwater retention	Enhanced stormwater retention	Refer to checklist for baseline stormwater balance, retention, and reuse measures	Enhanced stormwater retention and reuse	Refer to checklist for baseline stormwater balance, retention, and reuse measures

TGS Targets		Tier 2 *	Tier 1*	Tier 2*	Tier 1*
Performance Measures		Commercial (Block 1)**		Apartment Residential (Block 5)***	
Optional cont'd.	Natural heritage: site, glass and other design features for migratory birds	Glass is treated on all supplementary buildings and glass features	Refer to checklist for baseline requirement details	Treat min. 95% of all exterior glazing in first 12 m	Treat min. 85% of all Exterior glazing in first 12 m
	Storage and collection of recycling and organic waste	N/A	N/A	Three separate shutes (by waste stream) and enhanced storage	Easily accessible waste storage (incl. bulky items) and sorting system
	Reuse of building materials	Min. 5% reused content in building materials	N/A	Maintain at least 55% of existing structure and envelope	N/A
	Use of recycled materials	Min. 15% recycled content	N/A	Min. 20% recycled content	N/A
	Construction and demolition waste management	Min. 75% non-hazardous waste recycled	N/A	Min. 75% non-hazardous waste recycled	N/A
	Regional materials	N/A	N/A	Min. 20% of building materials sourced within 800 km of manufacturing site	N/A
* Except as noted, all other usual Tier 1 performance measures (by applicable Checklist) also apply to Tier 2 developments.					
Applicable TGS Checklists:					
** 'New Low-Rise Non-Residential Buildings (3 storeys or less) for applications submitted <i>prior to</i> Dec. 31, 2013.					
*** 'New Mid to High Rise Residential and all New Non-Residential Development' Version 2.0 for applications (i.e. site plan control applications still required) <i>after</i> Jan. 1, 2014. (Comparable performance measures apply to the townhouses proposed on Blocks 7, 8, 9 and 10).					