

TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST



For New Low-Rise Residential Development (5 dwelling units or more)

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 new development. Its purpose is to promote sustainable site and building designs that address Toronto's urban environmental pressures: air quality, climate change and energy efficiency, water quality and efficiency, ecology and solid waste.

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 refund of development charges equivalent to 20% of the 2014 rate.

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	UHI, Non-roof hardscape EXAMPLE	One of the following is provided: <input type="checkbox"/> High-albedo surface materials OR <input type="checkbox"/> Open grid pavement OR <input type="checkbox"/> Shade within 5 years of construction OR <input type="checkbox"/> Combination of above 3 options	<i>A minimum of 50% of the hard surface area is treated with high albedo surface materials with an SRI value of 29.</i> <i>The total hard surface area is 200m² and 100m² is treated with high-albedo materials.</i>	Landscape Plan # L1-01 Other #
AQ 1.1	Connectivity	Safe, accessible pedestrian routes that connect with off-site pedestrian networks and priority destinations		Site Plan # Other #
AQ 1.2	Sidewalk space	Pedestrian clearway at least 2.1m wide to accommodate pedestrian flow		Site Plan # Other #
AQ 1.3	Pedestrian specific lighting	Pedestrian-scale lighting		Site Plan # Other #
AQ 2.1	UHI, Non-roof hardscape	One of the following is provided: <input type="checkbox"/> High-albedo surface materials OR <input type="checkbox"/> Open grid pavement OR <input type="checkbox"/> Shade from tree canopy within 5 years <input type="checkbox"/> Shade from structures covered by solar panels OR <input type="checkbox"/> Combination of above 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 3.1	Green & cool roofs	One of the following is provided: <input type="checkbox"/> Cool roofing materials for 100% of the Available Roof Space OR <input type="checkbox"/> Green roof and cool roofing materials for 100% of the Available Roof Space		Landscape 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	Energy efficiency	Design building(s) to achieve Supplementary Standard SB-12 (OBC 2017)		<input type="checkbox"/> Energy Efficiency Design Summary

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	Erosion & sediment control	Adherence to <i>Erosion and Sediment Control Guidelines for Urban Construction</i>		Site Grading Plan # Other #
WQ 2.1	Stormwater balance	Stormwater retained on-site to the same level of annual volume allowable under pre-development conditions		<input type="checkbox"/> Stormwater Management Report Site Grading 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
WQ 2.2	Stormwater retention & reuse	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		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 3.1	Total suspended solids (TSS)	Remove 80% of total suspended solids based on the post-development level of imperviousness		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 3.2	E. Coli reduction	Control the amount of E. Coli directly entering Lake Ontario and waterfront areas		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
WQ 4.1	Drought-tolerant landscapes	Water efficient plant material provided for at least 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	Tree protection	Adherence to the Tree Protection Policy and Specifications for Construction Near Trees		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.2	Preservation of mature trees	Protect and retain all trees that are 30 cm or more DBH from injury or removal		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.3	Ravine protection	Within the Ravine Protected Area, protect and retain trees of all diameters		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.4	Street tree retention	Protect and retain all trees adjacent to City of Toronto streets and roadways and City-owned Parkland		<input type="checkbox"/> Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 2.1	Tree planting	Tree canopy cover distributed across site area and public boulevard		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	Soil volumes	Provide all trees planted with a minimum volume of 30 m ³ of high quality soil per tree		Landscape Plan # Other #
EC 2.3	Trees along street frontage	Plant large shade trees along all street frontages		Landscape Plan # Other #
EC 2.4	Trees in parking lots	Plant shade trees throughout the parking lot interior		Landscape Plan # Other #
EC 2.5	Watering program	Provide a watering program for trees for at least the first 2 years after planting		<input type="checkbox"/> Arborist Report Landscape Plan # Other #
EC 3.1	Biodiversity in landscapes	Plant landscaped site area using a minimum of 50% native species		<input type="checkbox"/> Arborist Report Landscape Plan # Other #
EC 3.2	Ravines and natural areas buffers	Where a setback from top-of-bank is required, plant landscaped area of the setback with native species		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 3.3	Invasive species	No invasive species on properties along streets abutting ravines and natural areas		Landscape Plan # Other #
EC 4.1	Bird friendly glazing	Where abutting ravines or natural areas, treat exterior glazing using a combination of the following strategies: <input type="checkbox"/> Visual markers <input type="checkbox"/> Muted reflections <input type="checkbox"/> Visual markers on all glass railings		Building Elevation # Building Cross-Section # Other #
EC 4.2	Grate porosity	Ensure ground level grates have a porosity of less than 20 mm x 20 mm (or 40 mm x 10 mm)		Site Plan # Other #
EC 5.1	Exterior lighting	Shield all exterior light fixtures		Site Plan # Lighting Plan # Landscape Plan # Other #

TIER 1: SOLID WASTE

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	Waste collection and storage	Provide an easily accessible dedicated area for the collection and storage of recycling materials		Site 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 refund of development charges equivalent to 20% of the 2014 rate. 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: toronto.ca/greendevlopment.

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	Enhanced UHI, Non-roof hardscape	Treat at least 75% of the site's non-roof hardscape		Landscape Plan # Other # <input type="checkbox"/> Declaration template
GHG 1.2	Enhanced energy efficiency	Design and construct building(s) to achieve at least ENERGY STAR® or R2000® requirements		<input type="checkbox"/> Proof of Certification from a NRCan Authorized Service Provider
GHG 1.3	Energy efficient appliances	Provide ENERGY STAR® labeled refrigerators, clothes washers and dishwashers in each unit		<input type="checkbox"/> Declaration template
WQ 4.2	Water efficient fixtures	Install high efficiency (low flow) fixtures and fittings		<input type="checkbox"/> Declaration template
WQ 4.3	Irrigation	Design the landscape and irrigation system to reduce the overall irrigation demand by 50%.		Landscape Plan # Roof Plan # Lighting Plan # Other #

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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	On-site renewable energy	Design and install on-site renewable energy systems		<input type="checkbox"/> Declaration template
WQ 2.3	Enhanced stormwater retention & reuse	Provide enhanced stormwater retention and reuse		<input type="checkbox"/> Stormwater Management Report Site Grading Plan # Other #
EC 2.6	Enhanced trees in parking lots	Plant shade trees in surface parking areas		Site Plan # Landscape Plan # Other #
EC 2.7	Enhanced tree planting	Provide additional tree planting beyond the development site and the associated public boulevard		Site Plan # Landscape Plan # Other #
EC 3.4	Enhanced landscaping	Restore or protect a minimum 50% of the site area or 20% of the total site area with native or drought tolerant vegetation		Site Plan # Landscape Plan # Other #

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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
EC 4.3	Enhanced Bird friendly glazing	Treat the exterior glazing using a combination of the following strategies <input type="checkbox"/> Visual markers <input type="checkbox"/> muted reflections <input type="checkbox"/> Treat all glass railings with visual markers		Landscape Plan # Other #
SW 1.2	Enhanced waste collection & storage	Provide separated kitchen cabinet space for segregated collection of recyclables, organics and waste		Floor Plan # Other #
SW 2.1	Construction waste	Recycle at least 75% of non-hazardous construction and demolition debris.		<input type="checkbox"/> Declaration template
SW 3.1	Regional materials	Ensure that at least 20% of a project's building materials or products have been extracted, harvested, recovered or processed within 800 km of the final manufacturing site.		<input type="checkbox"/> Declaration template