

Complete in conjunction with the full Toronto Green Standard Version 4.0 (TGS V4.0) and Specifications.

TGS high performance measures are required for Residential & Non-Residential City-built Facilities and must be included in the capital budget and as part of your approved development application. City projects are third party verified during the construction documentation stage using one of the City's prequalified evaluators. For more information go to <http://www.toronto.ca/greendevlopment>.

Application Information: Site Plan Control Zoning Bylaw Amendment Draft Plan of Subdivision

Application Number:	Date Received (yyyy-mm-dd):		
Community Planner (First, Last Name):			
Is this checklist revised from an earlier submission?	Yes No		
Gross Floor Area (m ²):	Number of Storeys:	Number of Units:	Non-residential Gross Floor Area (m ²):
Proposal Description: (Include a narrative of your project highlighting green attributes or performances measures):			

Property and Applicant Information:

Address of Subject Land (Street Number and Name):	
Project Name:	
Applicant/Agent	
Name(First, Last Name):	Business Telephone Number:
Business Email:	Registered Owner (First, Last Name):



TGS Documentation includes the planning application submission including the completed TGS Checklist and the Statistics Template updated with each submission and documentation required post approval and reviewed by the qualified third party evaluator retained for your project. The City's Verification Protocol includes the complete details and documents that will be requested for review at the construction documentation and occupancy stages to include in the Verification Report. Contact Environmental Planning with any questions: sustainablecity@toronto.ca.

Tier 1: Air Quality

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*AQ 1.1	Single-Occupant Vehicle Trips	Reduce single occupancy vehicles trips by 25%	Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan Numbers:
*AQ 1.2	Electric Vehicle Infrastructure	Parking spaces equipped with an Energized Outlet in accordance with Zoning Bylaw 569-2013 as amended	TGS V4.0 Statistics Template Parking statistics include number and location of EV spaces performance level and EVEMS on Parking Plans	Plan Numbers:
*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	TGS V4.0 Statistics Template Project statistics include rates, number and type (long-term/short-term) of bicycle parking spaces Summary table includes number, type and % of net floor area occupied by bicycle parking for each parking floor or at-grade	Plan Numbers:
*AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking, secure controlled-access in accordance with Zoning Bylaw 569-2013:	Notations on Parking Plans to indicate the number of long-term parking spaces in each secure bicycle parking area	Plan Numbers:
*AQ 2.3	Short-term Bicycle Parking Location	Short-term bicycle parking, highly visible and publicly accessible location in accordance with Zoning Bylaw 569-2013	Notations on Parking Plans or Site Plan indicate location and the number of short-term spaces in each bicycle parking area	Plan Numbers:

TGS Version 4.0 Checklist: City Agency, Corporation and Division-owned Facilities, more than 100m²

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*AQ 2.4	Electric Bike Infrastructure	15% of parking spaces equipped with Energized Outlet (120 V)	Notations on Parking Plan includes location and performance level on	Plan Numbers:
*AQ 2.5	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	Notations indicate location and number of shower and change facilities	Plan Numbers:
*AQ 2.6	Publically Accessible Bike Parking	At least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard	Notations on Plans include location and number of spaces	Plan Numbers:
AQ 3.1	Connectivity	Pedestrian walkways	Notations on Site Plan, Landscape Plans and Details	Plan Numbers:
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	Notations on Plans and Details	Plan Numbers:
AQ 3.3	Weather Protection	Covered outdoor waiting areas	Notations on Plans and Details	Plan Numbers:
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	Notations on Plans and Details Lighting Plan	Plan Numbers:

Tier 1: Buildings Energy, Emissions and Resilience

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
GHG 1.1	Energy & Greenhouse Gas Emissions Limits	Demonstrate Zero annual Greenhouse Gas Intensity (GHGI) that meets the TGS performance limits: TEUI, TEDI pathway 50% improvement over SB-10 2017 Passive House Standards CaGBC Zero Carbon Building Standard	Design Stage Energy (Modelling) Report (EMR) and Energy Workbook prior to NOAC As-constructed Stage EMR Registration and certification documentation from other approved standards	Plan Numbers:
GHG 1.2	Refuge Area/Back-up power	72 hours of back-up power to the refuge area	Floor plans showing dimensions of refuge area Mechanical/Electrical Design Brief	Plan Numbers:
GHG 2.1	Material Emissions Assessment	Conduct an upfront Material Emissions Assessment for the structure and envelope	Embodied Carbon Report Template	Plan Numbers:
GHG 2.2	Whole Building LCA	Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope	Embodied Carbon Report Template	Plan Numbers:
GHG 3.1	Benchmarking & Reporting	Enroll the project in ENERGYSTAR® Portfolio	Confirmation of Registration	Plan Numbers:
GHG 3.2	Enhanced Commissioning	Complete commissioning process (CxP) for mechanical, electrical, plumbing, renewable energy systems and assemblies	Commissioning Agent Retained Commissioning Plan & Report	Plan Numbers:
GHG 3.3	Whole Building Air Leakage Testing (WBALT)	Conduct a Whole-building Air Leakage Test	Air Leakage Testing Report	Plan Numbers:

Tier 1: Water Quality and Efficiency

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*WQ 1.1	Water Balance, Quality & Quantity Control	Design the site to achieve all Water Balance, Water Quality and Water Quantity control targets required by the Wet Weather Flow Management Guidelines	Stormwater Management Report Notations on Plans (Landscape, Grading, Roof and Details) indicate green infrastructure features and locations consistent with Stormwater Report	Plan Numbers:
*WQ 1.2	Green Streets	Capture and control stormwater runoff from new streets in accordance with the City's green infrastructure standards and specifications for the Right-of-Way	Stormwater Management Report Landscape and Planting Plan, Public Utilities Plan consistent with Stormwater Report Notations indicate locations, feature type, location, dimensions and details	Plan Numbers:
WQ 1.3	On-site Green Infrastructure	Landscaped site area includes at least <u>one</u> of the following features: Enhanced Green Roof Enhanced landscape using pollinator plants Bioretention facility Reforested Area	Notations on the Roof Plan, Landscape and Planting Plans to indicate features size, type, location and plant lists Plan list identifies pollinator species if applicable Green Infrastructure Statistics Template Green Roof Statistics Template Stormwater Management Report references	Plan Numbers:
WQ 2.1	Water-Efficient Fixtures	Water fixtures or non-potable water sources to achieve 40% cent reduction in potable water	Water Efficiency Declaration and Specifications	Plan Numbers:
WQ 2.2	Efficient Irrigation	Reduce potable water use for irrigation by 60%	Landscape Plans show system details and plant list Water Efficiency-Irrigation Declaration and calculations	Plan Numbers:

Tier 1: Ecology and Biodiversity

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*EC 1.1	Tree Planting Areas and Soil Volume	Total volume of soil for tree planting areas = 40% of the site area divided by 66 m ² x 30 m ³ Each tree planting area has access to 30m ³ of soil	TGS V4.0 Statistics Template Soil Volume Template Notations indicate soil volume (depth and area,) species and quantity for each planting area Soil Volume Plan	Plan Numbers:
*EC 1.2	Trees Along Street Frontages	Trees planted along street frontages with access to 30 m ³ of soil/tree	Notations indicate soil volume (soil depth and area) species and quantity for each planting area Planting details, Soil Volume Plan Public Utilities Plan	Plan Numbers:
EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	Notations indicate soil volume (depth and area), species and quantity on the Planting Plan/Soil Volume Plan for parking areas	Plan Numbers:
EC 1.4	Watering Program	Four-year Watering program for private trees	Notations on the Planting Plan include watering program methods and watering schedule	Plan Numbers:
EC 2.1	Green & Cool Paving	Treat 75% of non-roof hardscape to reduce the urban heat island	TGS V4.0 Statistics Template Materials list includes SRI of high albedo paving Notations indicate location of treated hardscape and soft landscaping	Plan Numbers:

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EC 2.2	On-site Landscaping, Native and Plants	Landscape includes 50% native plants and native flowering species	TGS V4.0 Statistics Template Plant list includes common name, scientific name, size, quantity, stock type, native or non-native and flowering species Notations indicate potable or non-potable irrigation system on Landscape Plan	Plan Numbers:
EC 2.3	Green & Cool Roofs	At least <u>one</u> or a combination of the following: Green Roof Solar PV; or Cool Roof	TGS V4.0 Statistics Template Green Roof Statistics Template on roof plan. Notations include green roof locations identified on elevations and roof plans Notations include SRI of cool roof on roof plan and location of solar panels	Plan Numbers:
*EC 3.1	Ravine & Natural Feature Protected Area: Stewardship	Stewardship Plan implemented for setbacks	Stewardship Plan (if applicable) Notations indicate Stewardship Plan area	Plan Numbers:
*EC 3.2	Ravine & Natural Feature Protected Area: NHS	Natural Heritage System and the Ravine Protected Area planted with 100% native plants	TGS V4.0 Statistics Template Plant list identifies native or non-native species and plants from regionally appropriate seed source	Plan Numbers:
EC 4.1	Climate Positive Landscapes	Climate Positive Design Challenge Or, Conduct a lifecycle assessment (LCA) for the landscape design	Registration and certification LCA report template	Plan Numbers:

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EC 5.1	Bird-Friendly Glazing	85% of all exterior glazing within the first 16m treated including fly-through and High Hazard Areas, to reduce bird collisions	TGS V4.0 Statistics Template Bird Friendly Statistics Template Notations on Elevation Plans include treatment area, and material legend showing type, density and colour of visual markers, and High Hazard Areas	Plan Numbers:
EC 5.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions	TGS V4.0 Statistics Template Bird Friendly Statistics Template Notations on Elevation Plans include treatment area, and material legend showing type, density and colour of visual markers, and High Hazard Areas	Plan Numbers:
EC 5.3	Grate Porosity	Maximum porosity of ventilation grates is 20mm X 20mm or 10mm x50mm	Notations indicate location and porosity of ground level grates	Plan Numbers:
EC 5.4	Exterior Lighting	Dark Sky compliant fixtures	Notations indicate Dark Sky compliant fixtures Lighting Plan Electrical Specifications	Plan Numbers:

Tier 1: Waste and Circular Economy

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Rezoning or Subdivision applications)	Plans and Drawings
*SW 1.1	Waste Collection and Sorting	Waste sorting system for garbage, recycling and organics	TGS V4.0 Statistics Template Notations on Floor Plans indicate type and location of waste sorting system	Plan Numbers:
*SW 1.2	Waste Storage Space	Waste storage rooms	Notations on Floor Plans or Parking Plans indicate area and location of waste storage rooms	Plan Numbers:
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items (Residential)	Documentation in accordance with O. Reg. 103/94	Plan Numbers:
SW 1.4	Compaction	Waste storage room with space for containers and the compactor unit (Residential)	Notations on Plans indicate area and location of waste storage rooms and compactor unit	Plan Numbers:
SW 1.5	Household Hazardous Waste	Provide dedicated space for the collection and storage for household hazardous waste	Floor Plans showing location and dimensions of storage area	Plan Numbers:
SW 2.1	Building & Material Reuse	Maintain Existing Structural Elements: Walls, Floors, Roofs, and Envelope Or, Maintain Interior Non-structural Elements Or, Conduct a whole building LCA	Notations on Architectural Plans Embodied Carbon Report Template	Plan Numbers:

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SW 3.1	Sourcing of Raw Materials	At least 25% of permanently installed building products meet 2 responsible extraction criteria	Materials Specifications and calculations	Plan Numbers:
SW 4.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	Documentation in accordance with O. Reg. 103/94	Plan Numbers:
SW 4.2	Construction Waste Diversion	<p>Divert at least 75% of the total construction and demolition material from landfill Or,</p> <p>Generate less than 100 kg/m² of construction and demolition waste through reuse and source reduction</p>	Construction and Demolition Waste Plan Specifications for Construction Waste	Plan Numbers: