



# High Performance, Low Emissions New Construction

**Instructions:** Complete the HP Checklist in conjunction with the full Toronto Green Standard Version 4 (TGS V4) and Specifications. Discuss your project with the Environmental Planning Office (416.392.0191) before applying.

All projects must complete and demonstrate compliance with Tier 1 and pay Development Charges in order to be eligible to apply for the Development Charge Refund. Tier 1 is verified through Site Plan Approvals. The Tier 2 and 3 high performance standards are third party verified and certified by prequalified consultants. Review the current Development Charges Bylaw and DC Refund Cap rates to determine the potential incentive available to your project.

For more information about the standards and available incentives for sustainable, low carbon projects, go to [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment).

**Performance Level Targeted:**  Tier 2  Tier 3

**Development type:**

- Low-Rise Part 9 Housing (>5 Dwelling Units)
- Non-Residential Commercial Office, Institutional or Retail
- Mid-High Rise Residential (Greater than 4 storeys)

**Eligibility:**

- Tier 1 compliance/documentation provided
- The project is subject to development charges payable
- Development Charge Refund application and information requested. Email to: [sustainablecity@toronto.ca](mailto:sustainablecity@toronto.ca)

**Property and Applicant Information:**

Site Plan Application Number:	<input type="text"/>	Building Permit Number:	<input type="text"/>
Project Name:	<input type="text"/>		
Builder Company Name:	<input type="text"/>		
Address of Subject Land (Street Number and Name):			
<input type="text"/>			
<b>Applicant/Agent</b>			
Name(First, Last Name):	<input type="text"/>		Business Telephone Number:
Business Email:	<input type="text"/>	Registered Owner (First, Last Name):	<input type="text"/>



**Tier 2 &3: Core (Complete all fields)**

**Energy Efficiency, Greenhouse Gas Emissions & Resilience  
Mid-High Rise Residential & Non-residential**

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
<b>Greenhouse Gas Emissions Limits GHG 1.1</b>	Demonstrate an annual greenhouse gas intensity (GHGI) that meets the performance limits provided		<input type="checkbox"/> As-constructed Stage Energy Report
<b>Energy Performance GHG 1.2</b>	Design the building to achieve TEUI, TEDI targets by building type (required) OR 50% improvement above OBC, SB-10, Division 3 (2017) for other building types		<input type="checkbox"/> As-constructed Stage Energy Report
<b>Embodied Emissions GHG 2.1</b>	Conduct a Material Emissions Assessment for the structure and envelope in accordance with the CaGBC Zero Carbon Building Standard		<input type="checkbox"/> Materials Emissions Assessment Report
<b>Embodied Emissions (Optional) GHG 2.2</b>	Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard; demonstrate a 20% reduction		<input type="checkbox"/> WBLCA Report
<b>Refuge Area and Back-Up Power Generation GHG 3.1</b>	Provide a refuge area with heating, cooling, lighting, potable water, and power available; Provide 72 hours of back-up power to the refuge area		<input type="checkbox"/> Declaration template



# High Performance, Low Emissions New Construction

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
<b>Benchmarking &amp; Reporting GHG 4.1</b>	Register the building on Energy Star Portfolio Manager		<input type="checkbox"/> Declaration template
<b>Best Practice Commissioning GHG 4.2</b>	Commission the building using best practice commissioning		<input type="checkbox"/> Commissioning Plan/Report Declaration template
<b>Air Tightness Testing GHG 4.3</b>	Conduct a whole building Air Tightness Test in accordance with the City of Toronto target and guideline		<input type="checkbox"/> ATT Test Plan/Report <input type="checkbox"/> Declaration template

## Energy Efficiency, Greenhouse Gas Emissions Low Rise Housing

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
<b>Buildings Energy Performance GHG 1.2</b>	Design, construct and label the building to achieve CHBA Net Zero Home Labelling Program or Passive House Standards		<input type="checkbox"/> Proof of registration and certification from CHBA or PHC

## High Performance, Low Emissions New Construction

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
<b>Solar Readiness</b> GHG 2.1	Buildings are designed to accommodate connections to solar PV or solar thermal		Roof Plan # <input style="width: 100%; height: 20px;" type="text"/> Other Plan # <input style="width: 100%; height: 20px;" type="text"/> <input type="checkbox"/> Declaration template
<b>On-Site Renewable Energy</b> GHG 2.2	Design on-site renewable energy systems to supply at least 5% of the building's annual energy consumption from renewable energy sources; and, 20% of the building's annual energy consumption from low-carbon thermal energy sources		Roof Plan # <input style="width: 100%; height: 20px;" type="text"/> Other Plan # <input style="width: 100%; height: 20px;" type="text"/> <input type="checkbox"/> Declaration template
<b>Embodied Emissions</b> GHG 3.1	Conduct a Material Emissions Assessment for the structure and envelope in accordance with the BEAM Estimator Tool		<input type="checkbox"/> Materials Emissions Assessment Report

## High Performance, Low Emissions New Construction

### Water & Ecology

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
<b>Water Efficient Fixtures</b> WQ 2.1	Install water fixtures that achieve at least a 40% reduction in potable water consumption for the building (not including irrigation)		<input type="checkbox"/> Declaration template
<b>Water Efficient Irrigation</b> WQ 22	Where soft landscaping exists on the site, reduce potable water use for irrigation by 60%		Roof Plan # <input style="width: 100%; height: 20px;" type="text"/> Other Plan # <input style="width: 100%; height: 20px;" type="text"/> <input type="checkbox"/> Declaration template
<b>Climate Positive Landscape Design</b> EC 4.1	Enroll the project in the Climate Positive Design Challenge or, Conduct a lifecycle assessment (LCA) for the landscape design at the Concept Design and Detailed Design stages		<input type="checkbox"/> Proof of registration with CPD <input type="checkbox"/> LCA report



## High Performance, Low Emissions New Construction

### Waste and the Circular Economy

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
<b>In-suite Waste Storage Space</b> SW 1.3	Provide separated cabinet space in all kitchen suites for segregated collection of: recyclables, organics, and garbage		Floor Plan # <input type="text"/> Garage Plan # <input type="text"/>
<b>Building and Material Reuse</b> SW 2.1	Maintain existing structural elements (walls, floors, roofs, and envelope and/or reuse existing interior non-structural elements (e.g. interior walls, doors, floor coverings and ceiling systems) for at least 30% of the project completed floor area		<input type="checkbox"/> Declaration template
<b>Sourcing of Raw Materials</b> SW 2.2	Ensure at least 25% (by cost) of the total value of permanently installed building products meet the requirements for at least two of the responsible extraction criteria		<input type="checkbox"/> Declaration template
<b>Construction Waste Diversion</b> SW 4.2	Divert at least 75% of total construction and demolition materials or, generate less than 100 kg/m <sup>2</sup> of construction and demolition waste through reuse and source reduction design strategies		<input type="checkbox"/> Declaration template  <input type="checkbox"/> Waste Management Plan and Report